



LINCOLN COUNTY PLANNING DEPARTMENT

512 CALIFORNIA AVE | LIBBY, MT. 59923 | P: (406) 283-2309

LCPLANNING@LIBBY.ORG | WEBSITE: [HTTP://WWW.LINCOLNCOUNTYMT.US/PLANNING-HOME](http://www.lincolncountymt.us/planning-home)

FIRST MINOR SUBDIVISION APPLICATION

APPLICANT(S) INFORMATION:

1. SUBDIVIDER: Name: _____ Phone (____) _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Signature: _____ Email: _____

2. SUBDIVIDER: Name: _____ Phone (____) _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Signature: _____ Email: _____

PROPERTY

3. TITLE HOLDER: Name: _____ Phone (____) _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Signature: _____ Email: _____

4. PREPARED BY: Company Name: _____ Daytime Phone (____) _____

Representative's Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Signature: _____ Email: _____

Montana Professional Registration Number (*if applicable*): _____

DEVELOPMENT INFORMATION:

1. Pre-Application Meeting Date: _____
2. Name of the Proposed Subdivision: _____
3. Current Legal Description: _____
(COS Number, Plat Number/Name, Township, Range, Section)
4. Geocode or Tax ID Number (can be obtained from Clerk & Records Office): _____

5. **LOCATION:**

- | | | | |
|---|---|---|----------------|
| <input type="checkbox"/> Libby Area | Happy's Inn | <input type="checkbox"/> Yaak Area | McCormick Area |
| <input type="checkbox"/> Troy (City Limits) | <input type="checkbox"/> Bull Lake Area | <input type="checkbox"/> Other Outlying areas of Troy | |
| Eureka (City Limits) | Rexford | <input type="checkbox"/> Fortine-Trego-Stryker Area | |
| <input type="checkbox"/> West Kootenai Area | Other Outlying areas of Eureka | Glen Lake Area | |

6. **STYLE OF SUBDIVISION** (CHECK ALL THAT APPLY):

- | | | | |
|---|--|---------------------------------------|---|
| <input type="checkbox"/> Residential Lots | <input type="checkbox"/> Commercial Lots | <input type="checkbox"/> Condominiums | <input type="checkbox"/> Lifting of Agricultural Covenant |
| <input type="checkbox"/> Other | | | |

7. Will any easements be filed in conjunction with the final subdivision plat?
 YES NO *If Yes, attach a copy to this application*

8. Generally describe the existing land uses that are on and adjoining the subject property:

Subject Property: _____
 North: _____
 South: _____
 East: _____
 West: _____

9. **SUBDIVISION STATISTICS**

Number of Acres		Number of Lots	
Lot Acres		Minimum Lot Size	
Road Acres		Maximum Lot Size	
Type of Lots (Check all that Apply)			
<input type="checkbox"/> Single-Family			
<input type="checkbox"/> Condominium			
<input type="checkbox"/> Other (explain):			

SUMMARY OF PROBABLE IMPACTS

The Summary of Probable Impacts is for a *first minor subdivision*. It must clearly identify, IN DETAIL, impacts identified in MCA 76-3-608(3)(a) (outlined below).

IMPACT ON AGRICULTURE

YES NO Is the proposed subdivision or its associated improvements located on or near land that is or has been used for agricultural purposes? If Yes, describe any potential impacts.

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 it in an irrigation district? If so, what is the name: _____
- YES NO Do you intend to provide access to the irrigation ditch for all lots for water use?
- 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:

Complete the following table to describe current conditions and, if applicable, any proposed improvements to roads serving the subdivision, including non-motorized facilities.

Road Name:	<i>Road 1</i>		<i>Road 2</i>	
Onsite or offsite:	On <input type="checkbox"/>	Off <input type="checkbox"/>	On <input type="checkbox"/>	Off <input type="checkbox"/>
Right-of-way type: (<i>public/private</i>)				
If public, indicate the jurisdiction.				
Right-of-way width:				
Surface type:				
Surface width and shoulder width:				
Maximum grade:				

Road length:		
Maintenance responsibility:		
Curbs/Gutters:		
Culverts/Bridges:		
Drainage swales:		
Estimated time for completion:		

Is year-round access by conventional automobiles over legal rights-of-way available to the subdivision and to all lots and common facilities within the subdivision? YES NO

If not, what is the plan to provide access?

If access to the property crosses any private property not owned by the subdivider or property owner, provide evidence of right to use private easements.

Utilities and Services:

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

Electricity: _____

Communications: _____

Propane: _____

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?

Sewage Disposal:

Identify and describe the type of sewage disposal 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?

Schools:

Describe the available educational facilities that would serve this subdivision?

Elementary: _____

Middle: _____

Senior High: _____

Emergency Services:

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

<i>Type of Protection</i>	<i>Name of Provider</i>	<i>Distance between provider / subdivision</i>
Structure Protection:		
Wildland Protection:		
Police Protection:		
Ambulance Service:		
Air Response:		

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

If so, which one: _____

YES NO If not, will it be annexed in that District or FSA?

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

YES NO Is the property within the Libby/Troy Superfund Site

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 power lines?

YES NO Land on or adjacent to Superfund or hazardous waste sites?

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?

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

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

Groundwater / Hydrology: *(using available data)*

Identify the potential for groundwater to be contaminated or depleted because of the subdivision and any steps necessary to avoid depletion or degradation of groundwater. Include copies of well logs from adjacent properties

Topography/Geology / Soils:

- Yes No Does the property have slopes over 30%? (If yes, indicate as “No Build, No Alteration” on the plat)
- Yes No Shallow Bedrock
- Yes No Unstable Slopes
- Yes No Unstable or Expansive Soils

Provide an evaluation of any known hazards affecting the development which could result in property damage or personal injury due to the hazards below 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
- 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.

Vegetation:

Generally describe the major vegetation types, such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest. Identify critical plant communities such as:

- 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, include assessment)
- Yes No Are there any wetland and/or riparian areas on the property? (list types and location)

IMPACT ON WILDLIFE and WILDLIFE HABITAT

Identify the species of fish and wildlife that use the area

Report Prepared By: _____