



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)

SUBDIVISION APPLICATION – PART 1

(Majors and Subsequent Minors only)

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. **TYPE OF SUBDIVISION**

☐ Subsequent ☐ Major

6. **LOCATION:**

- ☐ Libby Area ☐ Happy's Inn ☐ Yaak Area ☐ McCormick Area
- ☐ Troy (City Limits) ☐ Bull Lake Area ☐ Other Outlying areas of Troy
- ☐ Eureka (City Limits) Rexford ☐ Fortine-Trego-Stryker Area
- ☐ West Kootenai Area ☐ Other Outlying areas of Eureka ☐ Glen Lake Area

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

- ☐ Residential Lots ☐ Commercial Lots ☐ Condominiums ☐ Lifting of Agricultural Covenant
- ☐ Other

8. Will any easements be filed in conjunction with the final subdivision plat?

☐ YES ☐ NO *If Yes, attach a copy to this application*

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

Subject Property: _____

North: _____

South: _____

East: _____

West: _____

10. SUBDIVISION STATISTICS

	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V
Number of Acres					
Lot Acres					
Road Acres					
Common / Park Area					
Number of Lots					
Total Lot Size					
Minimum Lot Size					
Maximum Lot Size					
Type of Lots (<i>Check all that Apply</i>)					
☐ Single-Family					
☐ Condominium					
☐ Other (<i>explain below</i>):					

SUBDIVISION APPLICATION – PART 2

Primary Review Impact Questionnaire

The Primary Review Impact Questionnaire serves as a Summary of Probable Impacts for a *subsequent minor and major subdivision application submittal*. It must clearly identify, IN DETAIL, the impacts identified in MCA 76-3-608(3)(a) (outlined below). Where **potentially significant adverse impacts** result, proposed avoidance and mitigation efforts to reasonably minimize such impacts must be described. *Major subdivisions may be required to complete a full Environmental and Community Impact Assessment* depending on site conditions and proposed development.

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, answer the questions below

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

2. Describe possible conflicts or nuisance problems 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.

3. 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 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 subdivision or associated improvements alter the movement or availability of water?

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

Describe possible nuisance problems which the subdivision would generate regarding agricultural water user facilities, e.g., safety hazards to residents from irrigation ditches, head gates, siphons, sprinkler systems, or other agricultural water user facilities. In addition, describe any problems for operating and maintaining irrigation systems, and whether agricultural

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. *If necessary, include a separate sheet.*

	<i>Road 1</i>	<i>Road 2</i>	<i>Road 3</i>	<i>Road 4</i>
Road Name:				
	☐	☐	☐	☐
Right-of-way type: (public/private)				
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:				

1. Estimate how much daily traffic the subdivision will generate on existing nearby streets when fully occupied (*using the Institute for Transportation Engineers trip generation standards*).
2. Describe the capability of existing and proposed roads to safely accommodate this increased traffic
3. Describe increased maintenance problems and increased cost due to this increase in volume
4. 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.

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: _____

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 connection to an existing system is proposed, describe estimated impacts on the existing system, and provide documentation that permission has been granted to hook up to the existing system.

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?

Where connection to an existing system is proposed, describe estimated impacts on the existing system, and provide documentation that permission has been granted to hook up to the existing system.

Schools:

Describe the available educational facilities that would serve this subdivision?

Elementary: _____

Middle: _____

Senior High: _____

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

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 additional children cannot be accommodated, describe the plan to reduce impacts and estimate the increased costs that would be necessary to do so.

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?

Provide a statement from the Fire Department/District indicating whether the increased population can be accommodated by the present personnel and facilities.

Provide a statement from the Sheriff 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 to a new use:
- When the lots are all improved:

Parkland & Recreational Dedication: (Major subdivisions only)

How will the parkland requirement be satisfied?

- ☐ 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 a previous dedication, describe the original dedication and demonstrate how the previous dedication meets the requirements for this proposal.

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

List other parks / 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:

Lot sizes in acres	0.5 or smaller	>0.5 and <1.0	>1 and <3	>3 and <5	>5	Total
Number of Lots						
Total acreage in lot category						
Park dedication requirement						
Total parkland proposed						

IMPACT 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 avoidance or mitigation measures that are proposed to address identified hazard(s) above. Include report and recommendations for properties within Libby/Troy superfund sites from the Asbestos Resource Program.

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

IMPACT ON NATURAL ENVIRONMENT

Public Lands:

Is the subdivision proposal adjacent to public lands (If Yes, respond to 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?

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

Historical Features:

Identify any known historic, paleontological, archaeological or cultural sites, structures or objects on or within a half mile of the proposed subdivision and describe any plans to protect them.

How would the intrinsic value of significant historical, visual, or open space features be affected by the subdivision?

Surface Water*:

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

Indicate the names and sizes of any natural water systems such as streams, rivers, intermittent streams, lakes or marshes.

☐ 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 artificial water systems such as canals, ditches, aqueducts, reservoirs, and irrigation systems (*Indicate the names, sizes and present uses of each*)?

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

FIRM Panel: _____ 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 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

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

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

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

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

Topography/Geology / Soils*:

☐ YES ☐ NO Does the property have slopes over 30%? (If yes, indicate as "No Build, No Alteration" on the plat:

Provide an evaluation of suitability for the proposed land uses. Include a map identifying any areas with highly erodible soils; and a slope map identifying the following: 7%, 9%, 15%, 20% and 30% grade overlaid on the preliminary 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

Describe 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 as a result of topographical or geological conditions.

☐ 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:

Identify on a map the distribution of 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) |

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

Describe measures to do the following:

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

- 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

IMPACT ON WILDLIFE and WILDLIFE HABITAT

Identify the species of fish and wildlife that use the area and evaluate how they will 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; and indicate such areas on a map.

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).

**Additional Information may be required for large projects or based on specific site conditions:*

Report Prepared By: _____