

*Urban
Fringe
Development
Area
Plan
2008
Yearbook*



July 2009

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Introduction and Glossary

This document is the first annual update of the supporting data used to create the Urban Fringe Development Area (UFDA) Growth Policy Amendment adopted November 24, 2008 by the Missoula City Council and December 23, 2008 by the Missoula Board of County Commissioners.

According to City of Missoula building permit data and population trends documented by the U.S. Census over the last 50 years, there is reason to assume the Missoula urban area will continue to grow at an average rate between 1 and 2% per year. As a result the Missoula Urban Service Area (URSA) will have to accommodate approximately 15,000 new dwelling units within the next 20 to 30 years.

The purpose of the UFDA project, initiated in January of 2008, was to provide governing bodies with information for addressing growth inside the Urban Service Area within a regional context. Secondly, the project served as a forum for government agencies to address concerns and issues related to growth with the eventual goal of a coordination of resources. Thirdly, the project opened a dialogue with residents of the area regarding growth and the need to accommodate some degree of change within most of the URSA neighborhoods.

The resulting UFDA amendment is a guide to a pattern of growth that is consistent with the goals of the existing growth policy, the realities of development pressure, and the desire to keep Missoula the livable community it is. The guides (more specifically an allocation of potential dwelling units) were based on many factors.

Factors include existing zoning, existing entitled lots, the amount of developable land, and regulatory constraints to development. Additional considerations for growth, evaluated in a more qualitative nature, are access to existing and planned infrastructure and transit and natural resources important to Missoulians such as urban agriculture, riparian areas, wetlands, and wildlife habitat.



While many people would like to see their neighborhoods stay as they are with little change, Missoula keeps growing. Even during the current recession, the URSA in 2008 saw new building starts at a rate of .9%. The UFDA allocations serve as a baseline for neighborhoods to begin to make decisions on how to accommodate that growth through the neighbor-

hood planning process. The Orchard Homes and Target Range neighborhoods are currently thus engaged.

This document shows the changes to some of these factors that have occurred during the calendar year 2008



GLOSSARY OF TERMS

Urban Service Area: The Urban Service Area (URSA) is defined as the City of Missoula Wastewater Sewer Service Area. At the time the UFDA Growth Policy Amendment was adopted, the URSA included 33,080 acres.

Constrained Lands: Lands constrained from residential development are: public ownership, conservation easements, cemeteries and golf courses, parks, 100-year regulated 1988 FEMA floodplain, slopes greater than 20%, riparian resource areas, airport restricted lands, and zoning restricted lands. Constrained lands inside the URSA account for 13,601 acres, or 40% of the total area.

Developable Land: Developable land was defined using the Montana tax assessor's Computer Assisted Mass Appraisal Database (CAMA). Parcels were considered "developable" if their assessed land value was equal to or greater than the value of the land's improvements. Additionally, land assessed as agricultural was considered "developable" because of its low assessed value. This dataset reflects information from July, 2007.

At the time of adopting the UFDA Growth Policy Amendment, developable land totaled 5,218 acres inside the URSA, with a potential build out, based on existing zoning, of 30,335 dwelling unit.

Suitability Analysis: This was a qualitative analysis that suggested thresholds of suitability for residential development based on evaluation of eight specific criteria. The criteria used to determine suitability included access/proximity to: Mountain Water, City Sewer, roads, transit and bike routes, city fire travel response time, prime soils and open space, sensitive lands, and key wildlife habitat. The Suitability Analysis is part of a report developed in July, 2008 and can be viewed on the UFDA website.

Entitled Lots: Entitled Lots are those included in major subdivisions and major final plats that received preliminary approval or were filed between 2004 and 2008. In January, 2008, there were 4,557 entitled lots.

Neighborhoods: The neighborhoods referred to in the project are study areas comprised of census block groups. They are not necessarily consistent with City-defined neighborhoods or established neighborhood associations.

The UFDA project manager is Laval Means, in the Office of Planning and Grants. She can be contacted at 258-3797. Comments regarding UFDA or the Annual Summary can be sent to OPG@co.missoula.mt.us.

UFDA maps and past presentations can be viewed at the OPG Urban Initiatives website at the Urban Fringe Development Area section.

<http://www.co.missoula.mt.us/opgweb/UrbanInitiative/index.htm#UFDA>

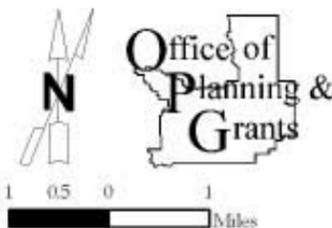
Missoula County Residential Development Allocation Within Urban Services Area

Legend

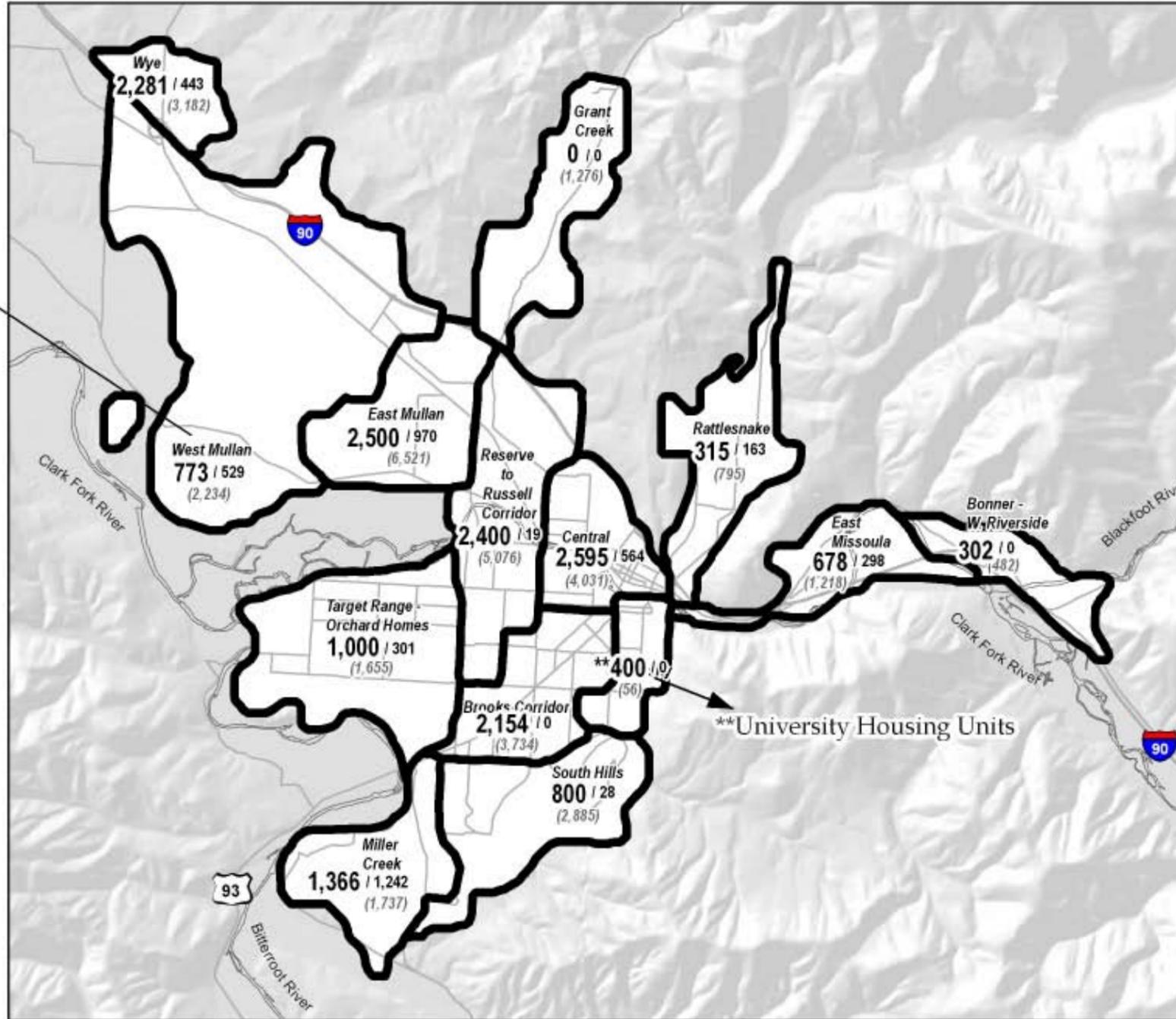
-  Areas in the Missoula Urban Services Area
-  Rivers

Area Name
#A / #B (#C)

- #A Residential growth allocation - Projected new housing units plus entitled lots.
- #B Entitled lots - Major preliminarily approved subdivisions and Major final plats (2004 - 2008).
- #C Units permitted by zoning plus entitled lots. In unzoned areas as recommended by land use designation.



Office of
Planning &
Grants



Source: Missoula Office of Planning and Grants

Map 18

A growth policy amendment based on the Urban Fringe Development Area (UFDA) Project was adopted by the Missoula City Council on November 24, 2008 and by the Missoula Board of County Commissioners on December 23, 2008. That amendment included the Residential Development Allocation Map shown on this page and is referred to as Map 18 in the Missoula County Growth Policy.

This map indicates number of potential dwelling units, entitled lots, and potential dwelling units by zoning that could occur on developable land in the fourteen neighborhoods within the Urban Service Area.

During the approval process of the amendment to the Growth Policy, the governing bodies expressed interest in annually updating the dwelling unit numbers shown on this map. The 2008 Update Map on page 8 reflects the new data.

This map is the baseline for updated information on new residential development.

335 New Dwelling Units Permitted

Legend

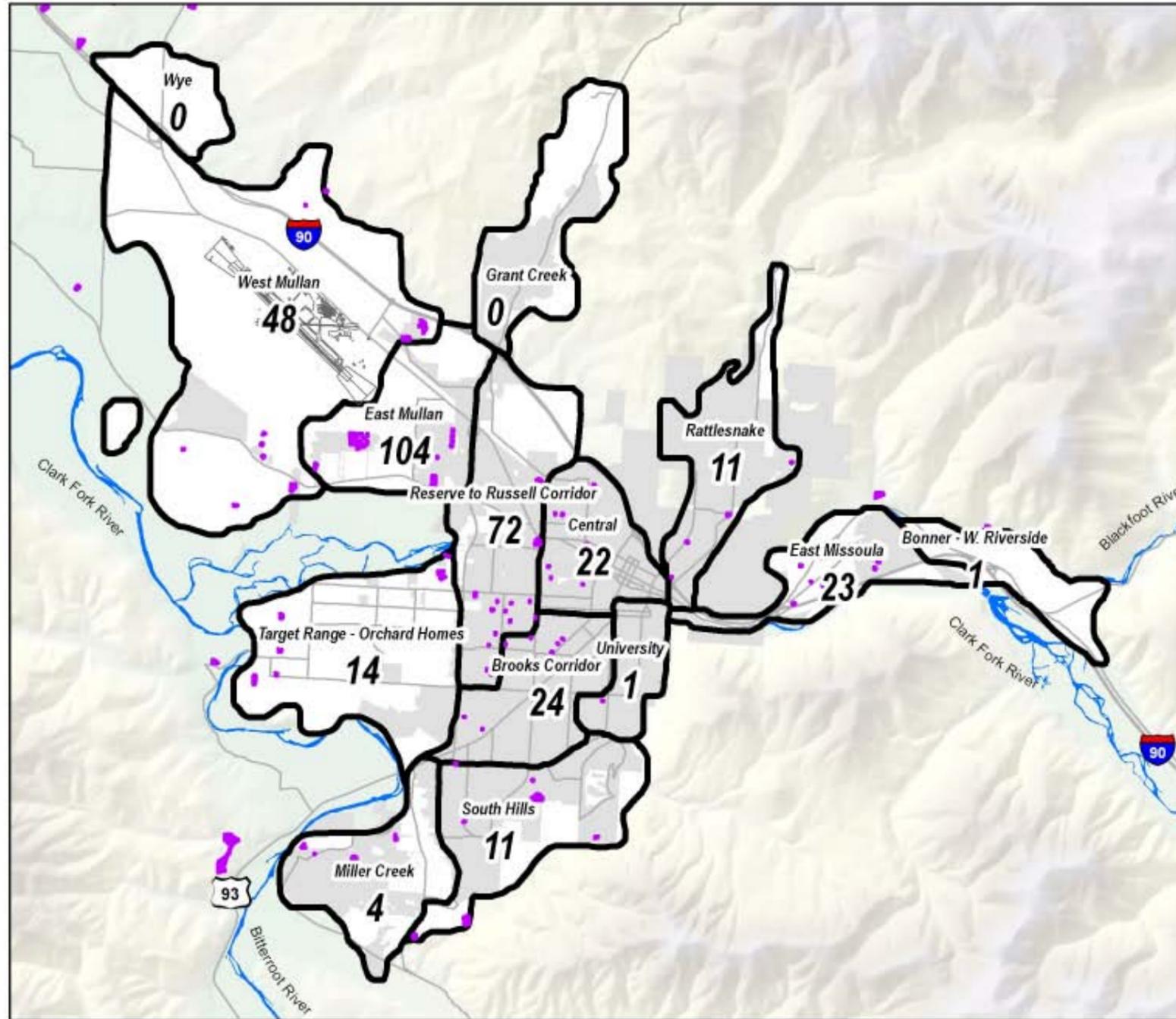
- Parcels With Building Permits for New Construction 1/1/2008 - 12/31/2008
- City Limits
- Areas in the Missoula Urban Services Area

Area Name	#A
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#A Total Permitted New Residential Dwellings Units

Newly permitted residential dwelling units are either single family, duplex, or multi-family residences. Extracted from Permits Plus - a Missoula City/County Building Permits database (March 2009) for the time period 1/1/2008-12/31/2008.

Data are not to scale.

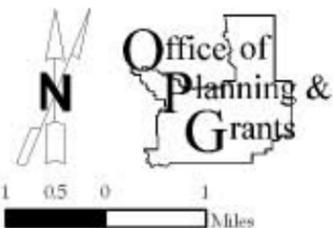


City and County Building Departments report that 335 new dwelling units were permitted within the Missoula URSA in 2008. This is slower growth than in previous years and is less than half the rate Missoula has experienced over the last seven years.

New building permits were fairly well distributed with only five neighborhoods having fewer than five permits. The bulk of the new construction building permits were for single family residences. The East Mullan area remains popular for new development with nearly one third of all the building permits.

Permits included five multi-unit structures with a total of 93 units. Those projects are:

- 36-unit condominium project at 4100 Mullan
- 35-unit Equinox – homeWord project at the corner of Russell and West Broadway
- 12-plex at 1301 Montana
- 8-plex at 1237 Kensington
- 3-unit condominium complex at 1105 Stephens



112 Entitled Lots Approved per Subdivision Process

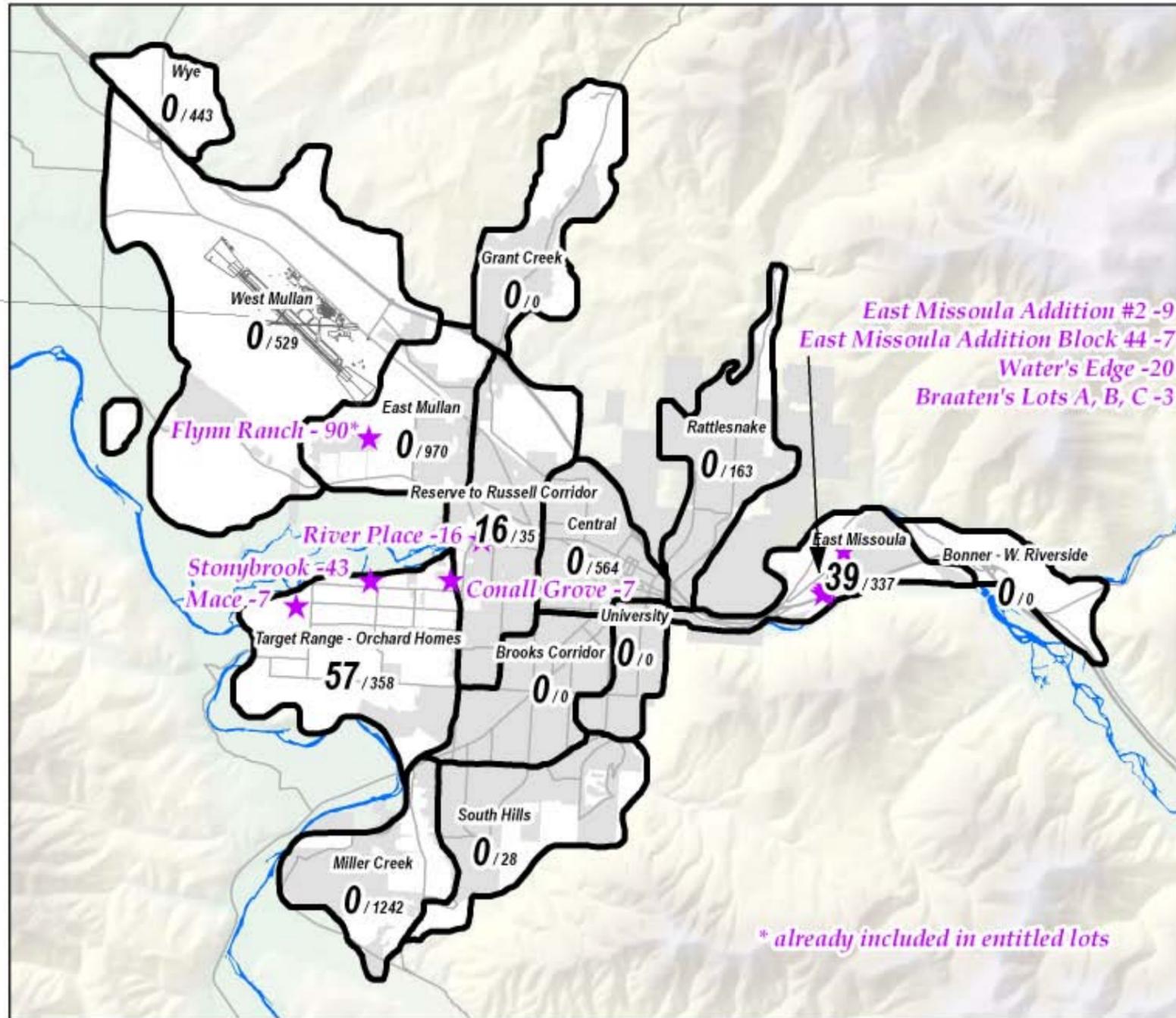
Legend

- ★ Preliminarily Approved Major Subdivision 2008
- City Limits
- Areas in the Missoula Urban Services Area

Area Name	#A / #B
Wye	0 / 443
West Mullan	0 / 529
Grant Creek	0 / 0
East Mullan	0 / 970
Rattlesnake	0 / 163
Central	0 / 564
University	0 / 0
Brooks Corridor	0 / 0
South Hills	0 / 28
Miller Creek	0 / 1242
Target Range - Orchard Homes	57 / 358
Conall Grove	7 / 7
East Missoula	39 / 337
Bonner - W. Riverside	0 / 0
River Place	16 / 35
Stonybrook	43 / 43
Mace	7 / 7
Flynn Ranch	90 / 90

#A New Entitled Lots
Dwelling units in major preliminarily approved residential subdivisions. 1/1/2008 - 12/31/2008

#B Total Entitled Lots
Original entitled lot number from UFDA 2008 Growth Policy Amendment plus new entitled lots.



** already included in entitled lots*



In 2008, there were nine major subdivisions approved for a total of 202 lots on 63 acres. However, because 90 of those lots were included in the original entitled lots count, the total for 2008 is 112 new entitled lots.

Average size for newly created lots was slightly less than 1/3 acre (13,600 square feet). The largest lots, slightly more than one acre, were in the Mace Subdivision in Target Range; the smallest, approximately 5,000 square feet, were in East Missoula Addition Block 44 Subdivision.

The largest subdivisions were annexed into the city concurrent with the subdivision process:

- Flynn Ranch (90 lots)
- Stonybrook (43 lots)

Other major subdivisions were:

- Conall Grove (7 lots) - city
- River Place (16 lots) - city
- Mace (7 lots) - county
- East Missoula Addition#2 (9 lots) - county
- East Missoula Addition Block 44 (7 lots) - county
- Water's Edge (20 lots) - county
- Braaten's Lots A,B,C, (3 lots) - county

The subdivisions occurred in four of the neighborhoods: East Missoula, East Mullan, Russell to Reserve, and Target Range-Orchard Homes

OPG is also tracking the creation of new lots through means other than subdivision. Inside the URSA, one 20 acre parcel was divided into two lots in the East Mullan Area.

2008 Update to UFDA Residential Allocation Map Entitled Lots and Potential Units by Zoning

Legend

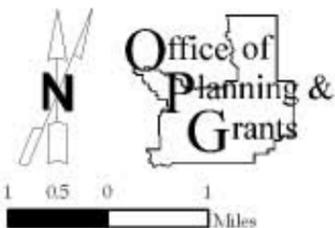
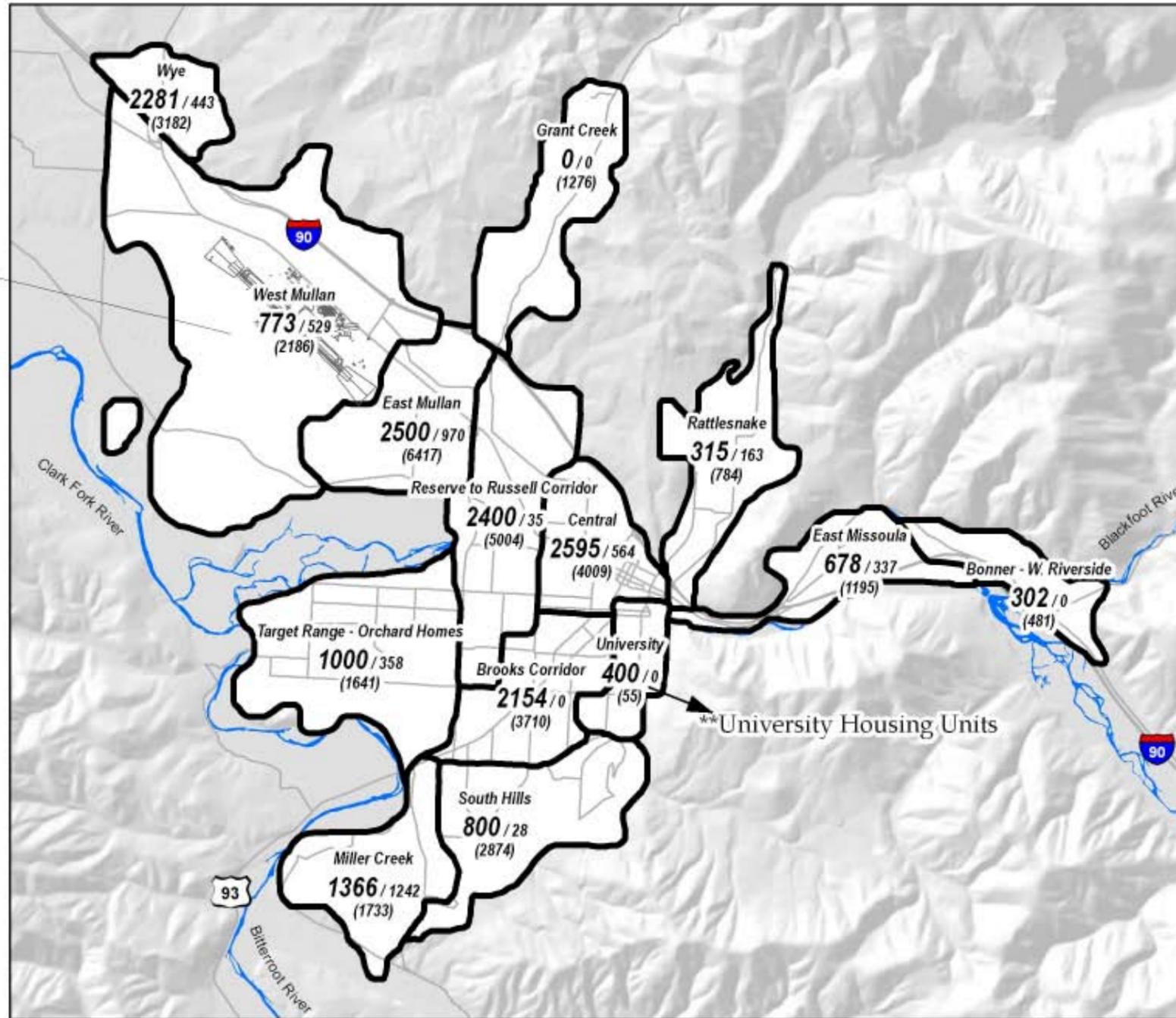
Areas in the Missoula Urban Services Area

Area Name
#A / #B
(#C)

#A Residential growth allocation - UFDA 2008 Growth Policy Amendment

#B Entitled lots - UFDA 2008 Growth Policy Amendment PLUS new entitled lots

#C Units permitted by zoning - UFDA 2008 Growth Policy Amendment MINUS number of new dwelling units permitted



6/15/2009 Source: Missoula Office of Planning and Grants & City of Missoula Public Works

Concern about the growing Missoula urban area has highlighted the importance of tracking development and understanding growth trends. This summary map incorporates new entitled lots and new residential building permits into an update of the original growth policy allocation map on page 5.

The Allocation number (#A) remains constant as the original growth policy amendment number (from Map 18). This is a benchmark.

The number of Entitled Lots (#B) in three areas increased, so this number was updated in those three areas. In calendar year 2008 there were a total of nine major preliminarily approved subdivisions in the URSA for 202 dwelling units. However, the Flynn Ranch subdivision, approved in 2008, was not included in this tally, because it was already counted in the Growth Policy Amendment number (from Map 18).

The number (#C), representing additional potential dwelling units on developable land allowed according to zoning, was adjusted area by area according to the number of new dwelling units documented in building permits. The resulting (#C) is the original growth policy number (from Map 18) minus dwelling units permitted in calendar year 2008. This shows the drop in potential future development in the area according to zoning.

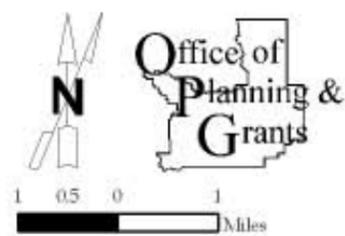
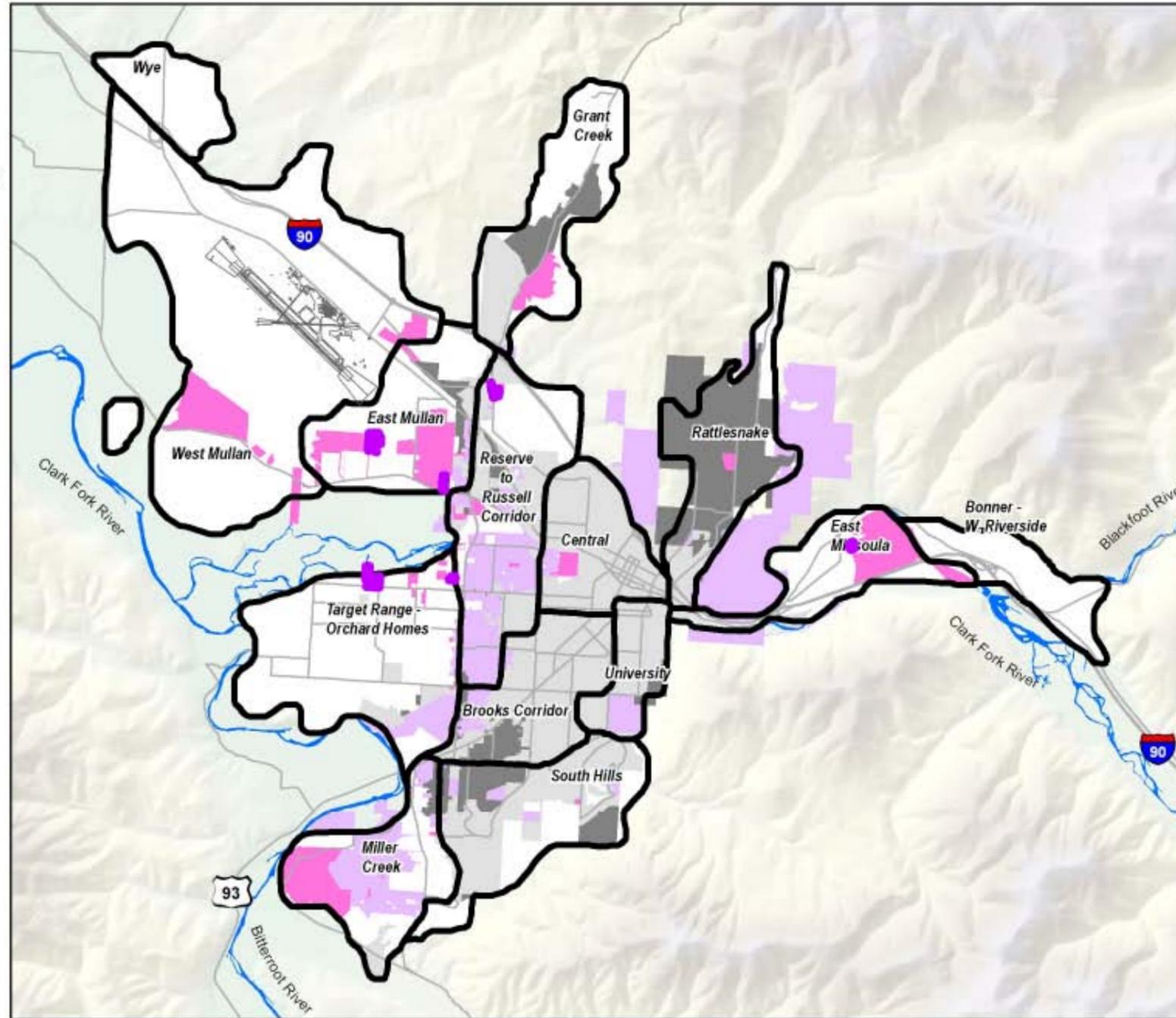
Six New Annexations

Legend

- Calendar Year 2008
- 6 Annexations (55 acres)
- Annexations by Decade**
- 2000 - 2007 (2,182 Acres)
- 1990 (4,978 Acres)
- 1980 (3,331 Acres)
- City Limits
- Areas in the Missoula Urban Services Area

Annexation and resolution data provided by City of Missoula GIS. Downloaded 5/7/2009

Parcel representations are not to scale.



Annexations are an indication of where and how the city is growing. Many new annexations happen as part of the subdivision process. Some annexations occur through requests to move property into the City jurisdiction, without subdivision. Most occur at the request of a property owner. The last City-initiated annexation project was titled the "Southwest Missoula Area" and included Linda Vista, Blue Vista and others, and was completed in 2000.

New annexations are shown in purple. In 2008, there were six annexations totaling 55 acres.

In this map annexations are also coded by decade starting in the 1980's when 3,331 acres (5.2 sq. miles) of land were annexed. In the 1990's 4,978 acres (7.8 sq miles) were annexed and from 2000 through 2007, 2,182 acres (3.4 sq miles) were annexed. At year's end (2008) the city's boundaries encompassed some 17,555 acres (27.4 sq. miles).

With the expansion of the city limits comes the expansion of city services such as fire protection and police protection. Provisions for city sewer and public water systems are addressed on a case-by-case basis.

2008 annexations included:

- Stonybrook Subdivision
- Flynn Ranch Subdivision
- RLD-1 portion of Canyon River
- Industrial area off Reserve Street on Grant Creek Road.
- Hallings Farm Addition
- Proposed Conall Grove Addition

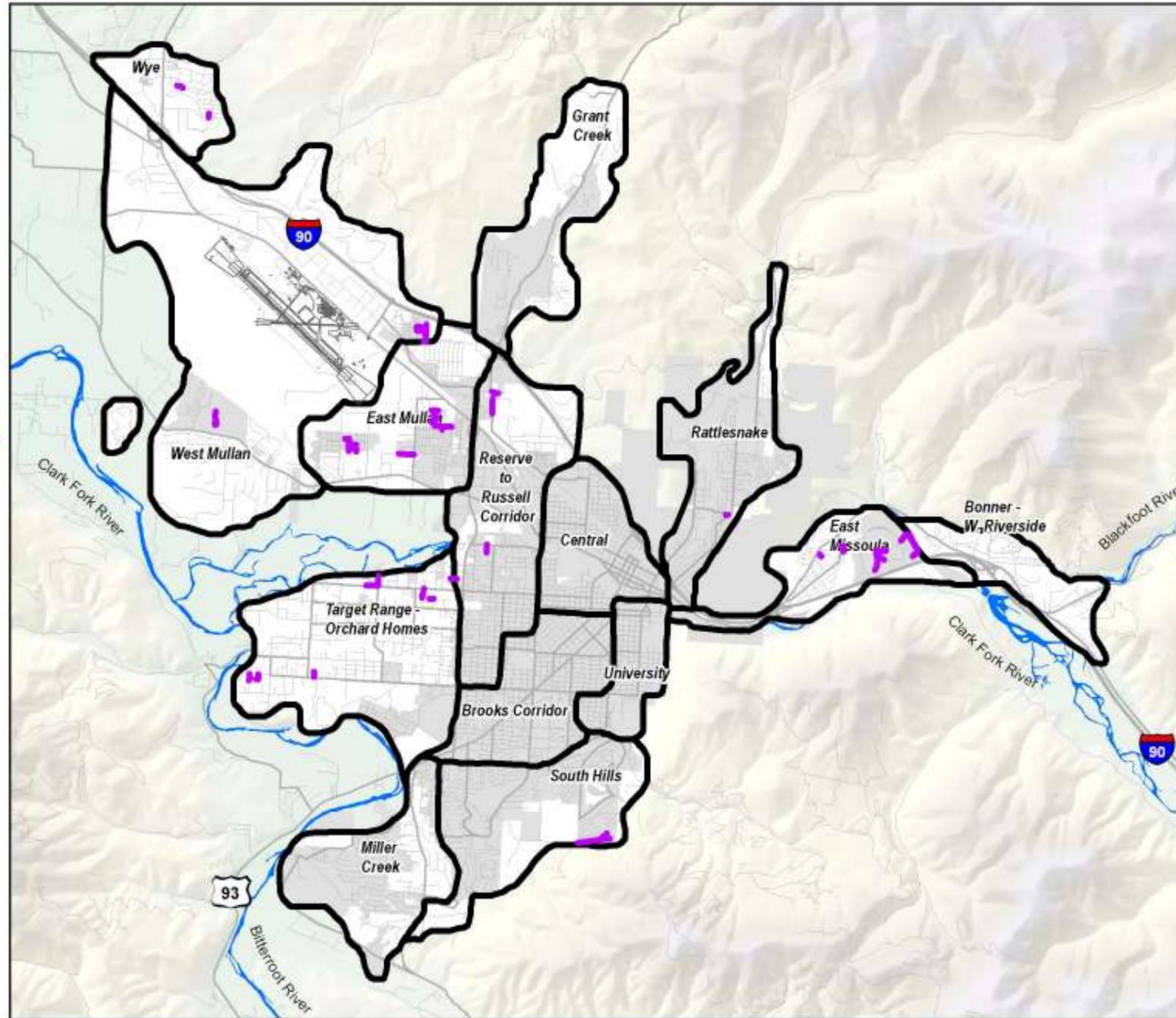
23,881 Feet New Public Road Paved

Legend

-  New Roads 2008
(23,881 feet or 4.5 miles)
-  Existing Roads
(612 miles)
-  City Limits
-  Areas in the Missoula Urban Services Area

New road data collected from City of Missoula Public Works using 2008 gas tax data provided to MDT. County data provided by County Mapping and GIS, extracted from the roads network.

Data are not to scale.



New roads, shown in purple, were documented by City of Missoula Public Works and Missoula County Public Works. Most new roads were created as subdivisions were developed.

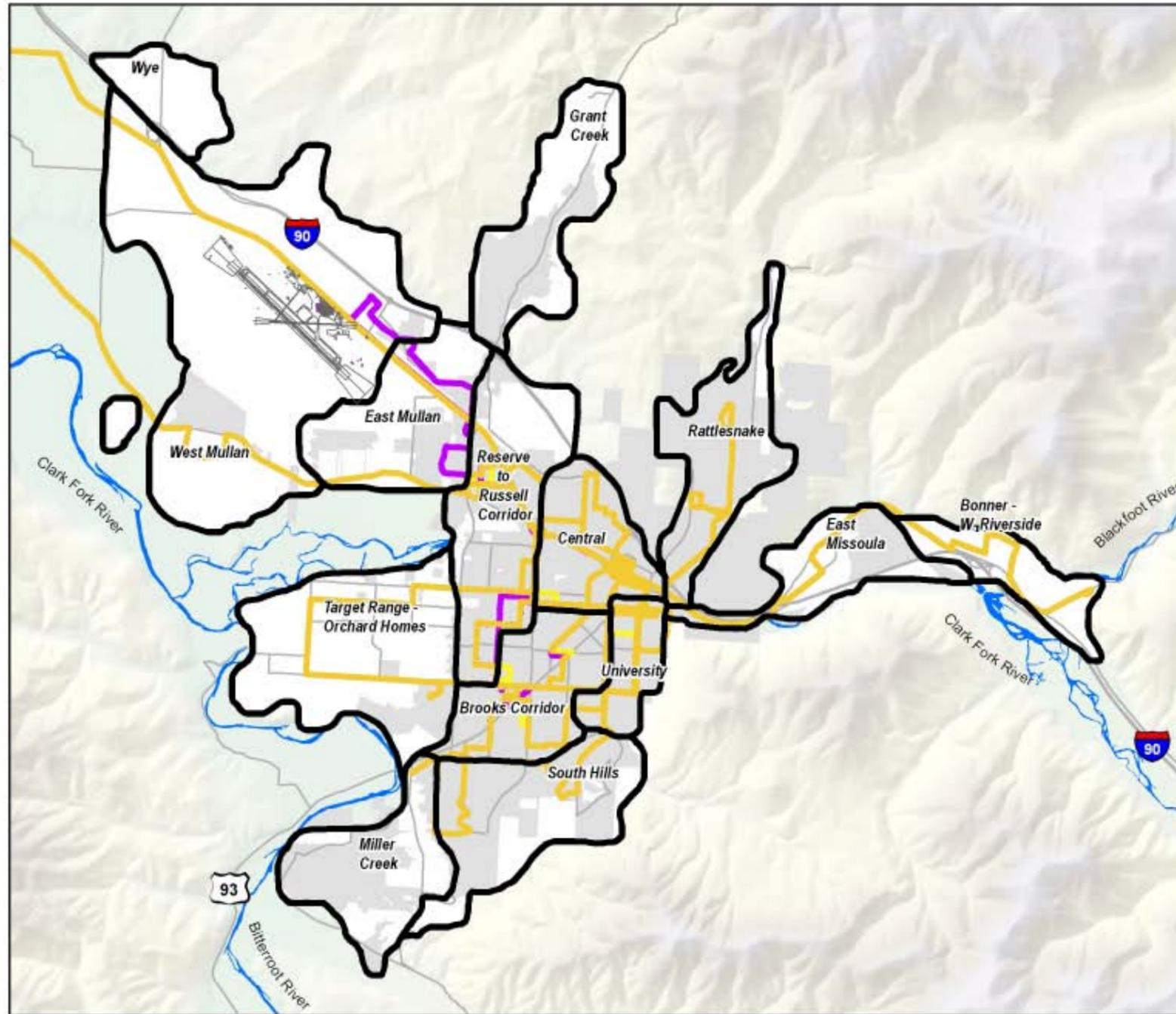
Inside the URSA there are a total of 612 miles of road, including the 4.5 miles added in 2008.

The city accounts for the majority of the roads with 368 miles. The county portion of the URSA contains 244 miles of road.

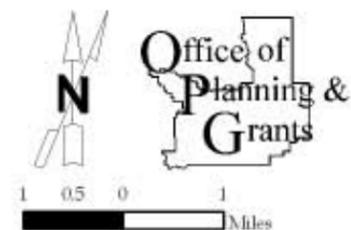
Alternative Transportation Update

Legend

-  No Change Between 2005 and 2008 Bus Route
-  New Mountain Line Bus Routes
-  City Limits
-  Areas in the Missoula Urban Services Area



Existing bike commuter network and major bike/pedestrian facilities did not change in 2008. They are not shown on map.



This map shows the current and previous Mountain Line Bus Routes. New routing is shown in purple and the unchanged routing is shown in orange.

Over the last year there has been some increase in frequency of service. Mountain Line has also instituted reroutes to include areas inside Pleasant View Homes and Canyon Creek Village.

Mountain Line ridership increased 4.7% from fiscal year 2008 to 2009. Total fiscal year Mountain Line passengers including paratransit and Senior Van rides:

2008: 811,216
2009: 849,051

In 2008 there was no change to the existing bicycle/pedestrian infrastructure.

Committed Bike/Ped Commuter Network projects from FFY 2009-2013 Transportation Improvement Program (TIP) Amendment #3:

- Milwaukee Trail Russell to Reserve
- Milwaukee Trail Reserve to Mullan
- Silver Park and Mill Site Trail – California St. Bridge to Bitterroot Branch/Milwaukee Trail
- Playfair Sidewalk
- Grant Creek Trail
- Milltown Trails
- Kim Williams to Canyon River
- Deer Creek Connections

Projected Road Congestion 2035

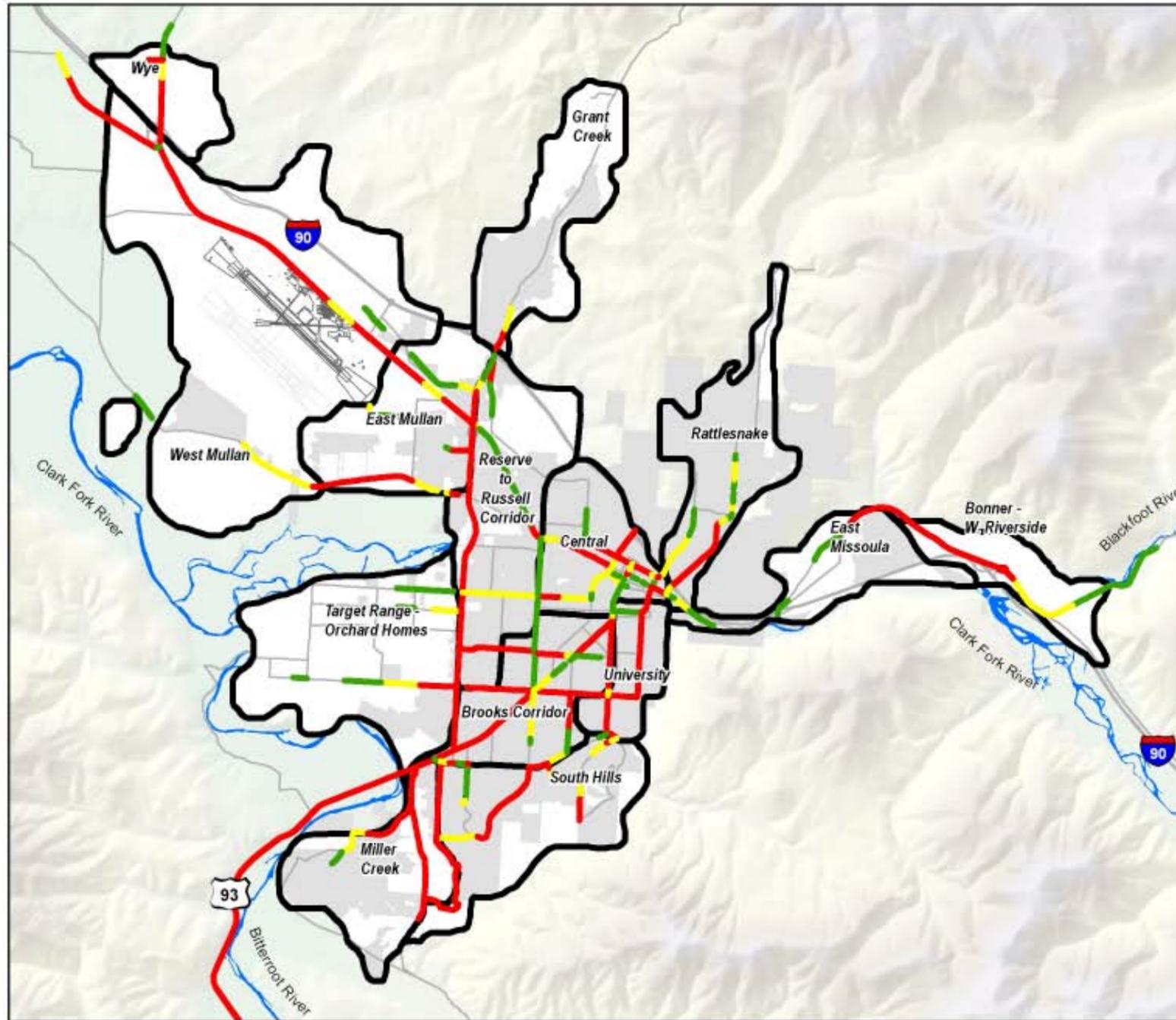
Existing Network Plus Committed Projects Scenario: 2008 T-Plan Update

Legend

2035 Congestion Model measures congestion by a number of vehicles to road capacity ratio (V/C)

- Approaching Capacity (<0.08 to 1.0 V/C Ratio)
- At Capacity (1.01 to 1.19 V/C Ratio)
- Over Capacity (>1.20 V/C Ratio)
- City Limits
- Areas in the Missoula Urban Services Area

Data come directly from Figure 6-2: 2035 Existing Plus Committed Scenario Congestion of the "2008 Missoula Long Range Transportation Plan". For analysis purposes, a segment was considered congested if the number of vehicles on the segment, measured as Average Daily Traffic (ADT), divided by the General Daily Capacity for that segment was over 1.2.



In 2008, OPG updated the Missoula Urban Transportation Plan. The traffic congestion data and map on this page come directly from that plan.

This map shows projected traffic congestion based on updated traffic counts and a scenario that includes the current traffic network plus projects committed in the 2008 T-Plan Update. Red lines indicate congestion; yellow roads are at capacity; and green are approaching capacity. Those roads not shown are not expected to reach capacity.

This map, compared to the projected 2025 Road Deficiencies that were used for the analysis in the original UFDA Project, shows an increasing number of roads over capacity, notably Expressway Blvd, Hwy 200 in Bonner-West Riverside, Reserve Street, Hillview Way, and Miller Creek (with a ten-year time difference). Improvements are not keeping up with the projected congestion.

Regionally significant projects from FFY 2009-2013 Transportation Improvement Program (TIP) Amendment #3:

- **Russell Street** - Corridor Improvements from Mount to Broadway
- **South Third St.** - Corridor Improvements from Reserve to Russell
- **5th/6th/Arthur** - Realignment of south bridge approach and intersection
- **Collector Grid System West of Reserve St.** - Various roads and intersections
- **Miller Creek Road Reconstruction** - Reconstruct, add lanes between Briggs and the Wye

You can find out more about the Missoula Transportation plan at <http://www.co.missoula.mt.us/Transportation/lrtpu1.htm>

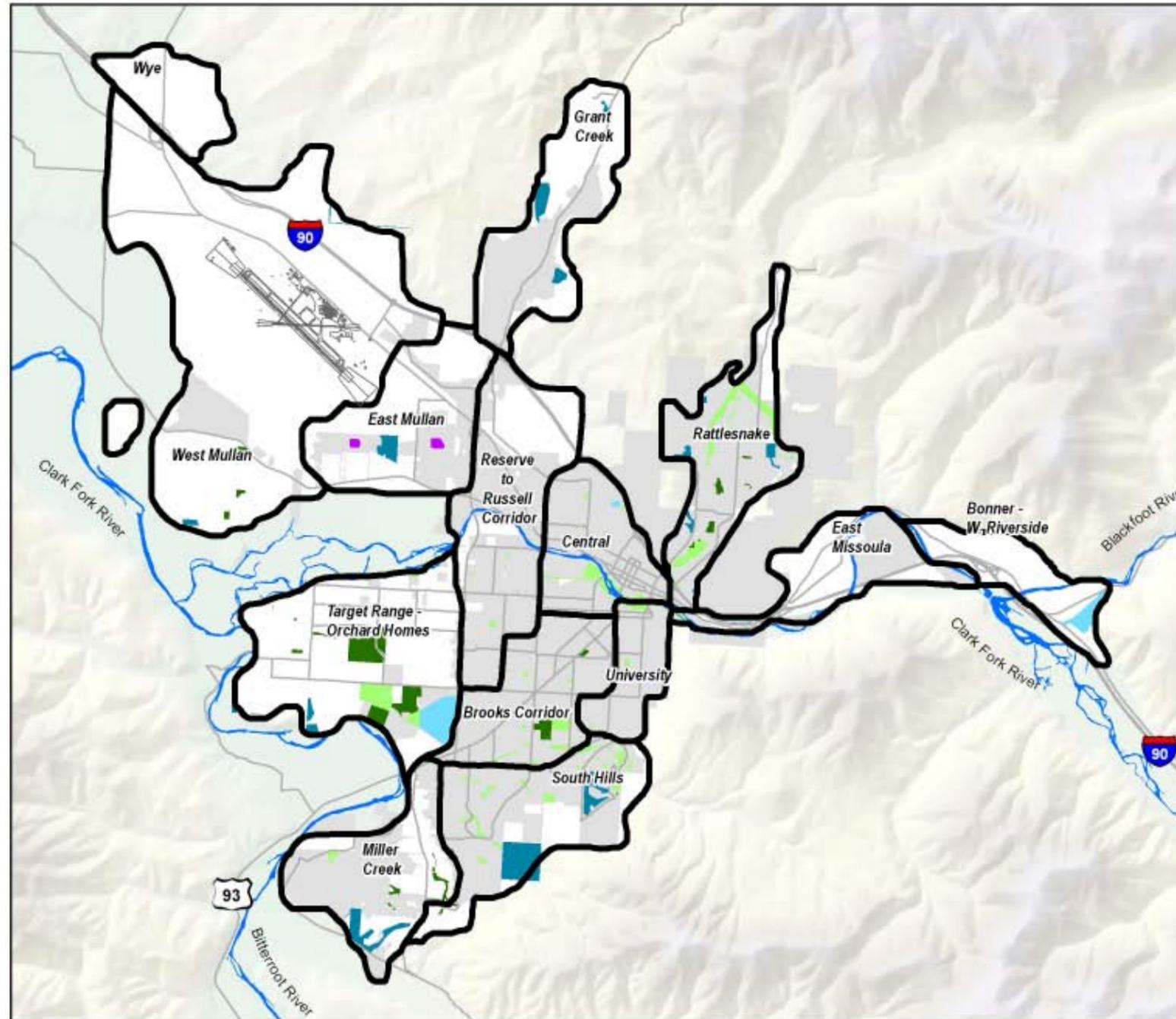


Parks and Conservation Easements

8.4 Acres Park Land Acquired

Legend

- New Parks
(2 parks - 8.4 acres)
- Conservation Easements
(549 Acres)
- County Parks
(376 Acres)
- City Parks
(599 Acres)
- Other Open Spaces
(231 Acres)
- City Limits
- Areas in the Missoula
Urban Services Area



New parks data provided by City of Missoula Parks and Recreation. Existing data provided by City Parks and Recreation, Missoula County, and Montana Natural Heritage Program.

Data are not to scale.



During 2008, two new city parks were added to the park system inside the East Mullan area of the URSA. The two new public parks, now final platted in 2008, were added as part of the subdivision review process and are located in the 44 Ranch Subdivision and the Pleasant View Homes Subdivision. No new county parks were added to the park system within the URSA.

Inside the URSA, there are presently 549 acres of conservation easements, 599 acres of city parks, 376 acres of county parks, and 231 acres of other open space for a total of 1,755 acres. Included in that number are two public golf courses

No new conservation easements were acquired inside the Urban Services Area.

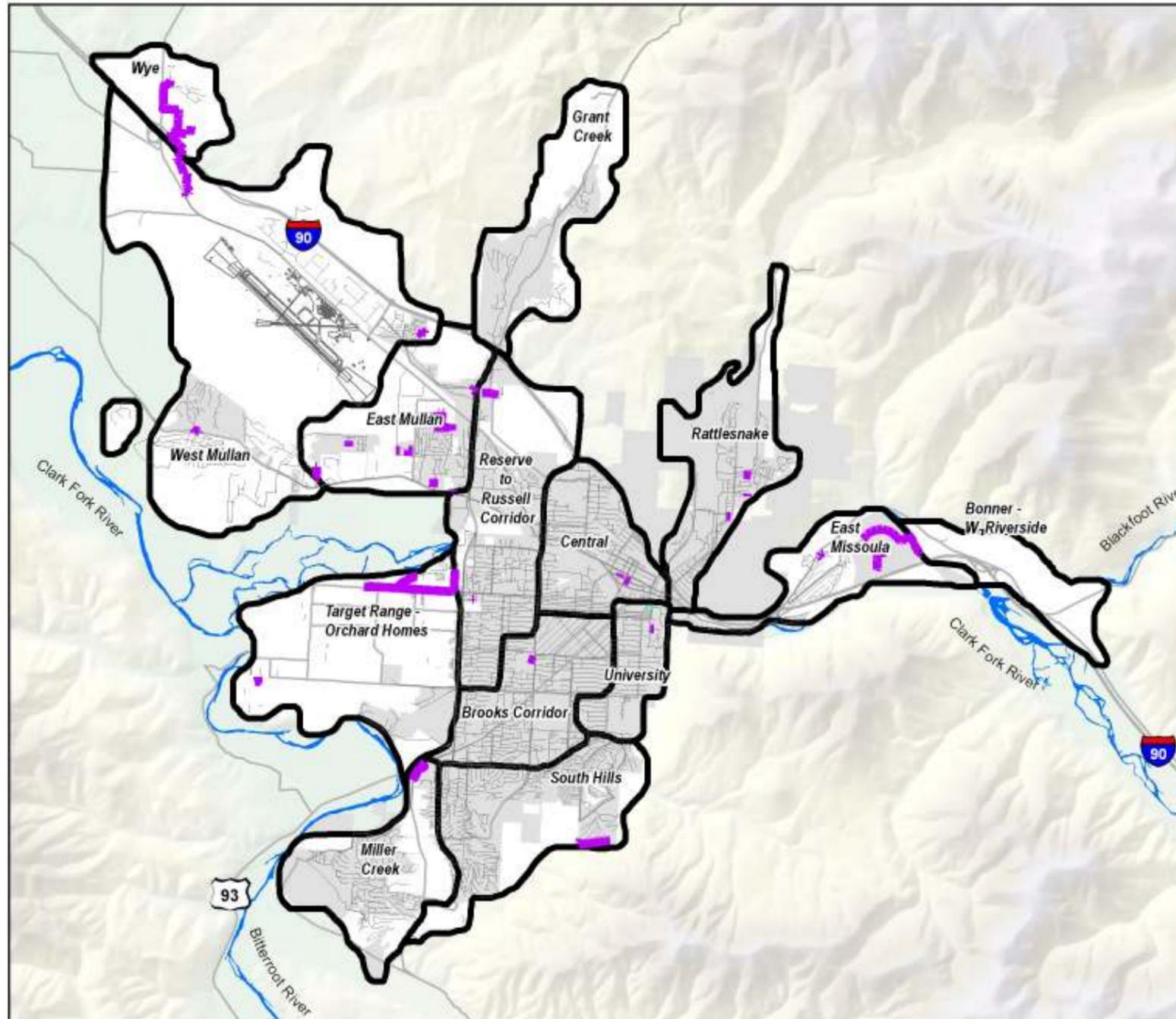
57,353 Feet New Sanitary Sewer Mains

Legend

- New Sewer Mains Including Dry Laid (57,353 feet, 10.9 miles) 1/1/2008 - 12/31/2008
- Existing Sanitary Sewer Mains (362 miles)
- City Limits
- Areas in the Missoula Urban Services Area

Sanitary sewer main data are provided by City of Missoula GIS. Sewer main subtypes include force mains, gravity mains, septic tank effluent, and step mains. Downloaded 5/12/2009

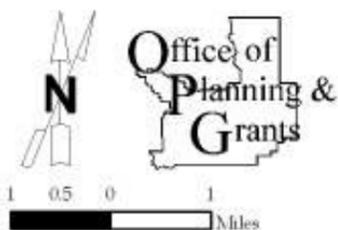
Data are not to scale.



The 10.9 miles of new sanitary sewer mains, shown in purple, were documented by City of Missoula Public Works.

Most of the sewer extensions in 2008 occurred within the city limits. There are a few extension projects, primarily in the Wye and Target Range—Orchard Homes that have occurred with separate agreements for delayed annexation.

Fifty-seven thousand, three hundred and fifty-three feet (10.9 miles) of new sewer mains (including dry laid) were extended within the last calendar year. Currently there is a total of 362 miles of sewer line including force mains, gravity mains, septic tank effluent and STEP mains and those maintained privately and by the University of Montana. Thirteen miles of those mains are not connected.



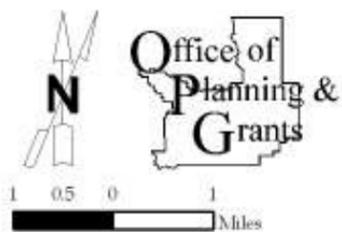
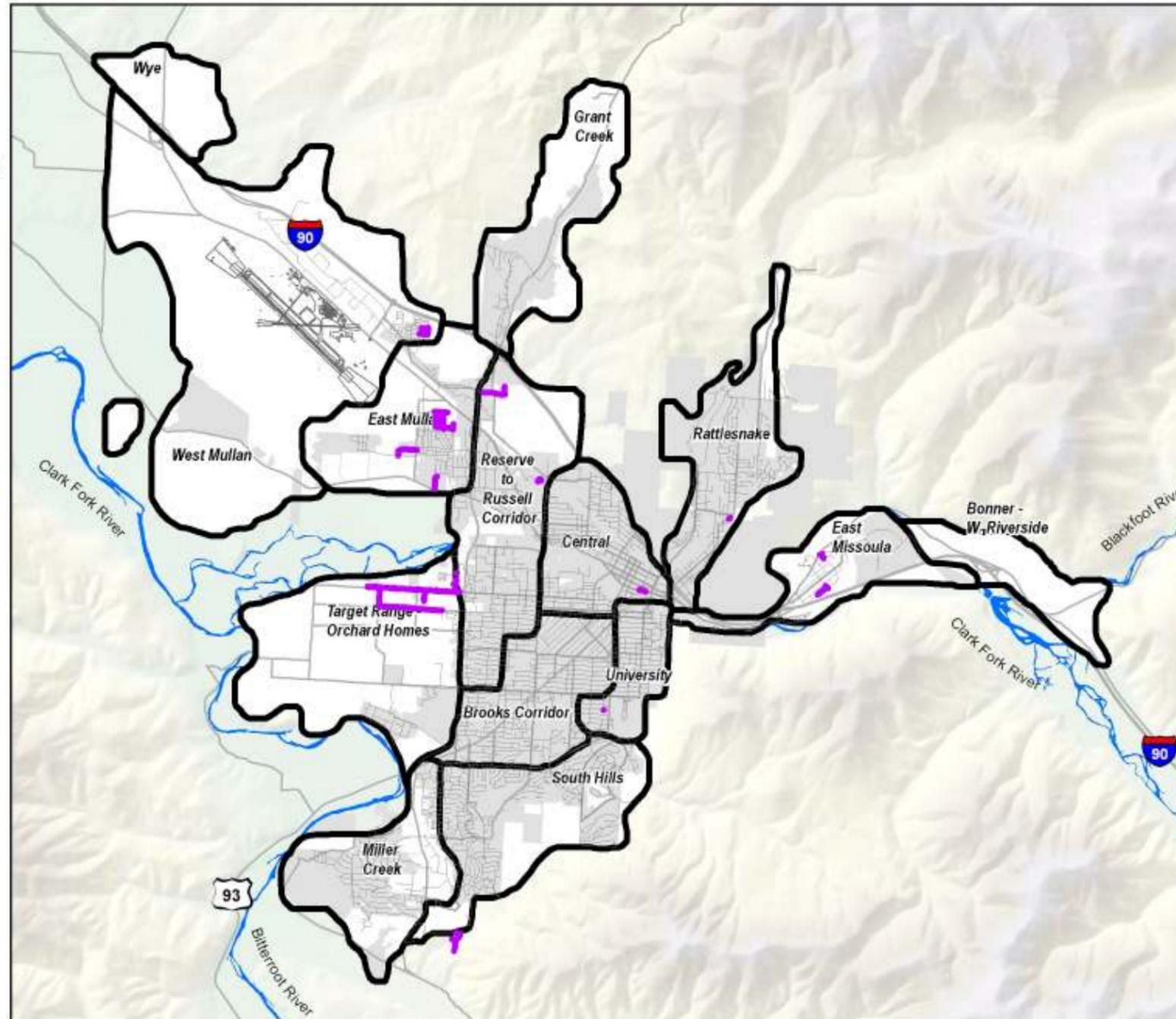
31,572 Feet New and Repaired Water Mains

Legend

- Mountain Water Co. Mains**
- New or Repaired Mains (31,572 feet, 6 miles) 1/1/2008 - 12/31/2008
 - Existing Mains (331 miles)
 - City Limits
 - Areas in the Missoula Urban Services Area

Water Main Data are provided by Mountain Water Company via City of Missoula Public Works GIS. Existing mains are primarily owned by Mountain Water Co., but do include some University and other privately owned mains. Data proved 5/12/2009

Data are not to scale.



New and repaired water mains, shown in purple, were documented by Mountain Water Company. In 2008, six miles of new water mains were added for a total of 331 miles, including some owned privately and by the University of Montana. Existing water mains tracked in the Mountain Water Company database are shown in grey.

Water mains do not always follow sewer mains. For instance, the Phantom Hills/Ranch Club subdivision in the West Mullan area is attached to city sewer, but maintains its own public water supply. The Wye area also presents a similar situation.

Sensitive Lands and Resources

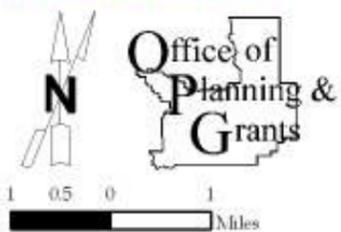
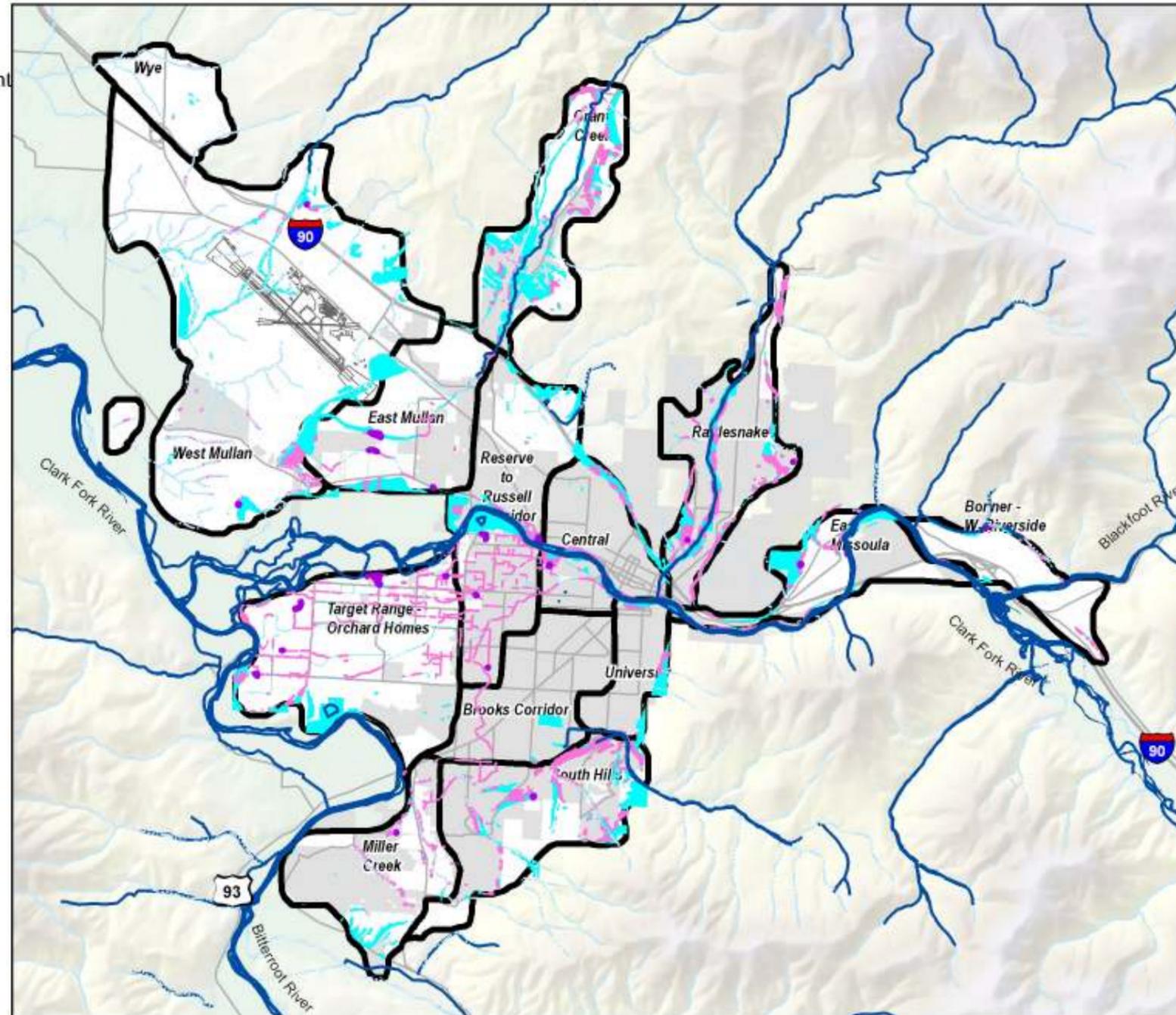
9.3 Acres Approved for Residential Development

Legend

- Sensitive Lands Approved for Residential Development 1/1/2008-12/31/2008 (9.3 Acres)
- Developed Sensitive Lands (563 Acres)
- Sensitive Lands (3,980 Acres)
- Rivers and Streams
- Intermittent Stream
- City Limits
- Areas in the Missoula Urban Services Area

Sensitive lands are comprised of the following: delineated riparian areas and wetlands, 100-year regulated floodplain (FEMA-1988), irrigation ditches, perennial streams, and steep slopes over 20 percent.

Not all riparian and wetland areas are mapped and a new FEMA floodplain should be approved in 2010. Data are not to scale.



Sensitive lands of approximately 3,980 acres are shown in light blue. The resource is comprised of delineated riparian areas and wetlands, 100-year regulated floodplain (FEMA-1988), irrigation ditches, perennial streams and steep slopes over 20 percent.

The 9.3 acres mapped in purple are sensitive lands that have been associated with areas of development either through subdivision in 2008 or through a building permit for construction of a new dwelling unit.

During review of preliminary plats for proposed subdivisions the governing bodies are required to consider the impacts to the natural environment and require the subdivider to design the subdivision to reasonably minimize potentially significant adverse impacts. This does not necessarily mean there is a prohibition to development in or near sensitive lands. Each situation is evaluated independently.

Sensitive Lands shown in pink are considered developed, which means the sensitive resource lies on a parcel smaller than two acres. There are 563 acres of developed sensitive resources.

This map is intended as an overview of cumulative growth rather than a detailed assessment of impacts to the sensitive lands and resources. In a small scale map it is impossible to assess the detailed impact to the resource. In general however, the smaller the parcel, the higher the risk of degradation.

Critical Wildlife Habitat

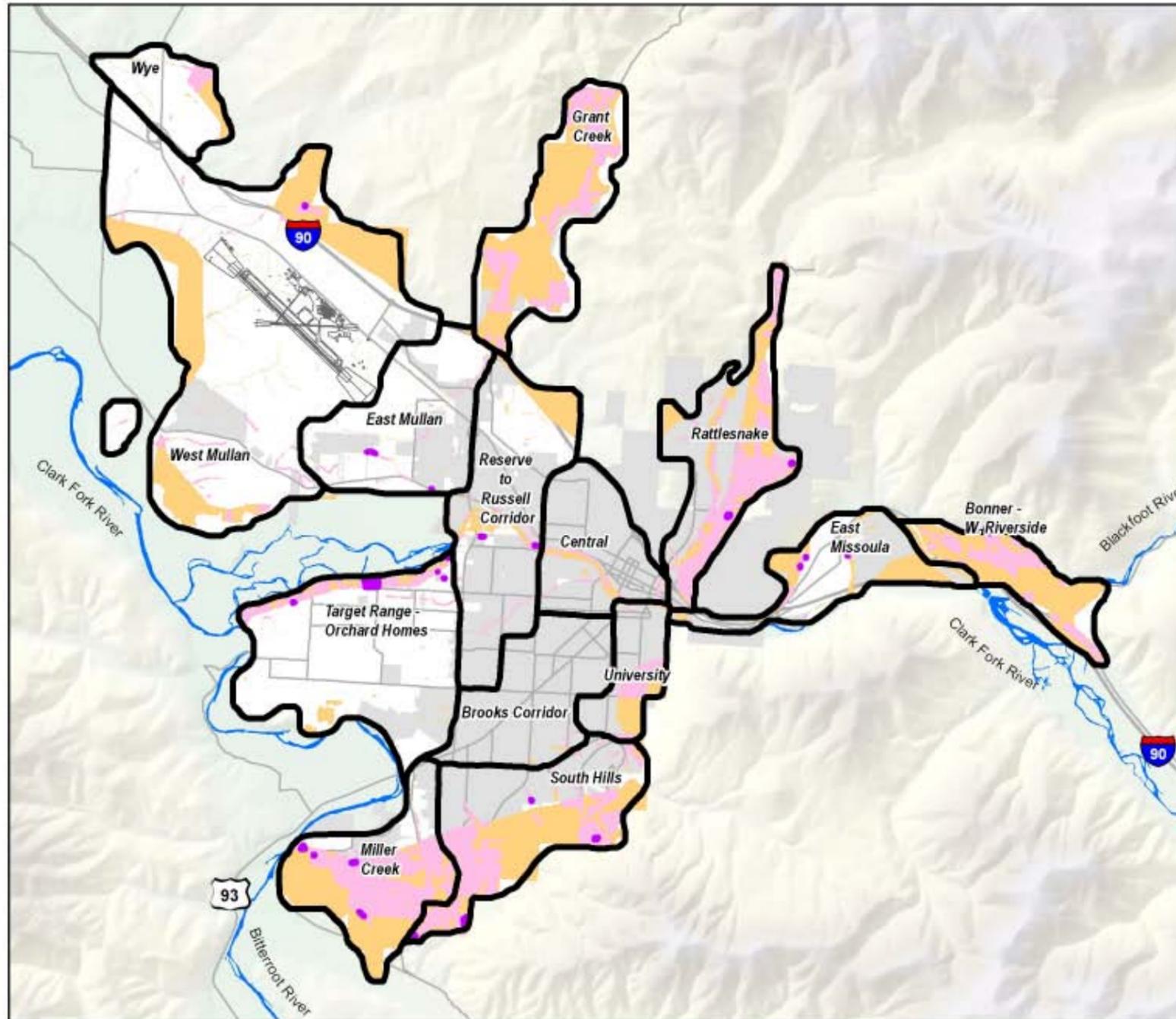
25 Acres Approved for Residential Development

Legend

-  Critical Wildlife Habitat Approved for Residential Development 1/1/2008-12/31/2008 (25 Acres)
-  Developed Critical Wildlife Habitat (2,244 Acres)
-  Critical Wildlife Habitat (10,117 Acres)
-  City Limits
-  Areas in the Missoula Urban Services Area

The following are considered Critical Wildlife Habitat: Bull Trout Critical Habitat (50 ft. buffer), Important Bird Areas, Critical Elk Habitat, Big Game Winter Range, Wildlife Linkage Zones, and Streams/Riparian/Wetland areas.

Data are not to scale.



Critical wildlife habitat, shown in orange, is comprised of Bull Trout Critical Habitat, Important Bird Areas, Critical Elk Habitat, Big Game Winter Range, Wildlife Linkage Zones, and Streams/Riparian and Wetland areas. Critical habitat encompasses 10,117 acres. It is a combination of designations from USFWS, FWP and a number of other agencies.

In purple are 25 acres of critical wildlife habitat that have been associated with areas of development either through subdivision in 2008 or through a building permit for construction of a new dwelling unit.

During review of preliminary plats for proposed subdivisions the governing bodies are required to consider the impacts to wildlife and wildlife habitat and to require the subdivider to design the subdivision to reasonably minimize potentially significant adverse impacts. This does not necessarily mean there is a prohibition to development in or near sensitive lands. Each situation is evaluated independently.

Critical wildlife habitat shown in pink is considered developed, which means the habitat crosses over a parcel smaller than two acres. There are 2,244 acres of developed sensitive resources.

This map is intended as an overview of cumulative effects rather than a detailed assessment of wildlife habitat. In a small scale map it is difficult to assess the detailed impact. However, in general, the smaller a parcel is, the more impact

The delineated critical habitats are only a general indication of actual occurrence. Winter habitat can vary from year to year and change over time.

Prime* Agricultural Soils

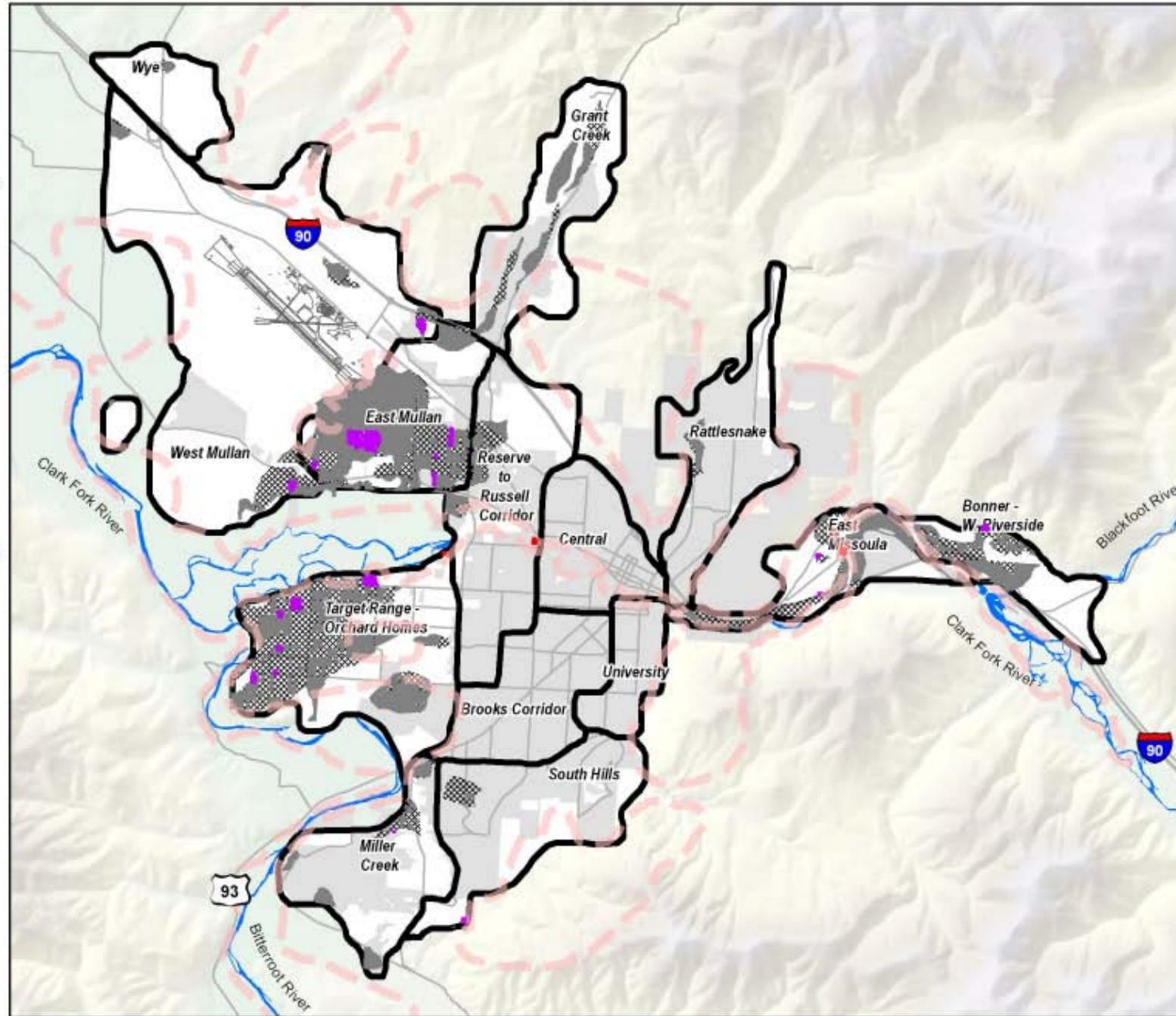
58 Acres Approved for Residential Development

Legend

-  Open Space Cornerstones
-  Parcels Developed Inside Open Space Cornerstones
-  Prime* ag soils with either new building permits or newly approved subdivisions (58 Acres)
- All NRCS Prime if Irrigated Soils**
-  Parcels over 2 acres (3,727 Acres)
-  Parcels under 2 acres (2,191 Acres)
-  City Limits
-  Areas in the Missoula Urban Services Area

The Natural Resources Conservation Service (NRCS) ranks land for its suitability as farmland. The "prime if irrigated" soils are the best suited for agriculture in Missoula. Parcels from Montana DOR. Analysis by OPG.

* Prime if Irrigated



Soils designated Prime if Irrigated by the Natural Resource Conservation Service (NRCS) have the most potential agricultural productivity of any land. Inside the URSA there is a total of 5,918 acres of Prime If Irrigated soil.

Although market gardening can be done on parcels as small as 1/4 acre, parcels of two or more acres are the most desirable for commercial agricultural production. In the URSA there are 3,727 acres of Prime if Irrigated soils on parcels over two acres and 2,191 acres of Prime if Irrigated soil on parcels less than two acres. Although currently undeveloped, the 58 acres of residential subdivision property on prime if irrigated soil will mostly likely result in parcels of less than two acres.

New residential development occurring on Prime if Irrigated Soils include:

- Flynn Ranch Subdivision
- Stonybrook Subdivision
- Mace Subdivision
- And many individual building permits, such as those in 44 Ranch

Shown in red are new developments inside the Open Space Cornerstones (light pink), as designated in the 2006 Missoula Open Space Plan Update. Most of the cornerstones lie outside the URSA. However, 3.6 acres were affected by new residential development inside the URSA in 2008.