

*Urban
Fringe
Development
Area
Project
2009
Yearbook*



April 2010

Table of Contents

Introduction & Glossary of commonly used terms	4
UFDA Growth Policy Amendment Map 18 Map: <i>Residential Development Allocation Within URSA</i>	5
Building Permits	6
Preliminarily Approved Subdivisions	7
2009 Update to UFDA Residential Allocation Map	8
Annexations	9
Projected Road Congestion 2035	10
Road Infrastructure	11
Sanitary Sewer Main Infrastructure	12
Water Main Infrastructure	13
Transit, Bicycle, and Pedestrian Facilities	14
Parks and Conservation Easements	15
Sensitive Lands and Resources	16
Agricultural Soils and Open Space	17
Critical Wildlife Habitat	18

Introduction and Glossary

This document is the second 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.

CALENDAR YEAR 2009

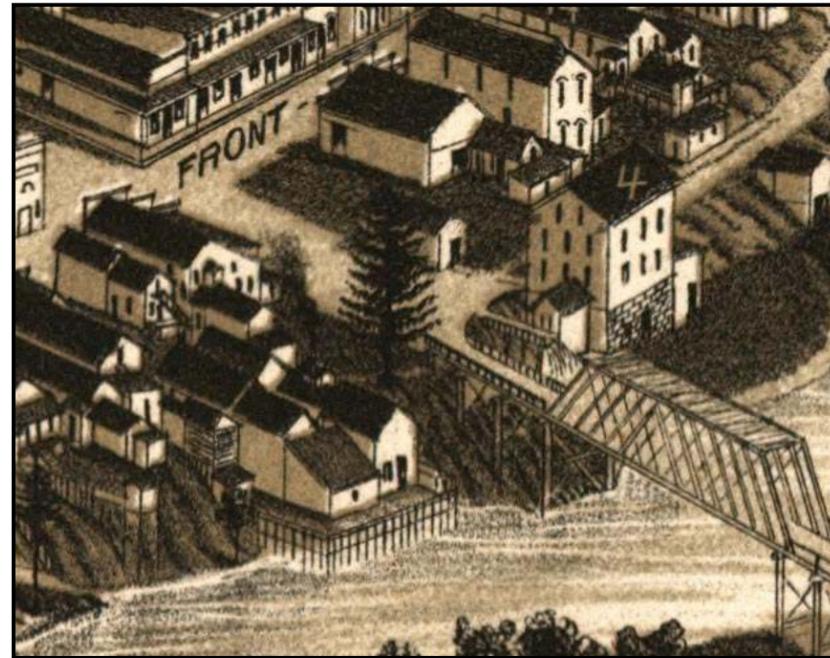
Even in a slow economy, Missoula keeps growing. In 2009, the URSA saw new residential building starts at a rate of .5% (198 permits), which is well below the 2% average, and also less than the 0.9% recorded for 2008. Nine residential subdivisions in the URSA were approved in 2009 for a total of 490 new dwelling units.

The entitled lots reserve continues to grow, as the number of lots and dwelling units approved (490) outpaces the number of residential buildings permitted (198). It is estimated there are nearly 5,000 Entitled lots in the URSA. Is the reserve of unbuilt entitled lots adequate and appropriately located and sized to meet Missoula's changing demographic, escalating gas prices, and/or median income population? These are questions that should be discussed as the community moves forward.



The UFDA allocations serve as a baseline for neighborhoods to determine how they will accommodate growth through the neighborhood planning

process. For example, the Target Range neighborhood has completed a draft neighborhood plan that incorporates UFDA allocations and is in the middle of the public process to have its neighborhood plan approved as an amendment to the Missoula County Growth Policy.



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>

Note to the reader: The database, which informs this document, is constantly evolving. The challenge to this multi-agency document update is gathering and combining data that are not usually juxtaposed on the same map. New data sources are discovered, errors are fixed, and new standard operating procedures applied. This document revises some of the totals previously recorded in the UFDA Update 2008. However the annual totals remain correct.

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 units.

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 lots and dwelling units included in major subdivisions and major final plats that received preliminary approval or were filed between 2004 and December 2009. It is estimated there are nearly 5,000 Entitled Lots in the URSA. Most of these are not built.

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.

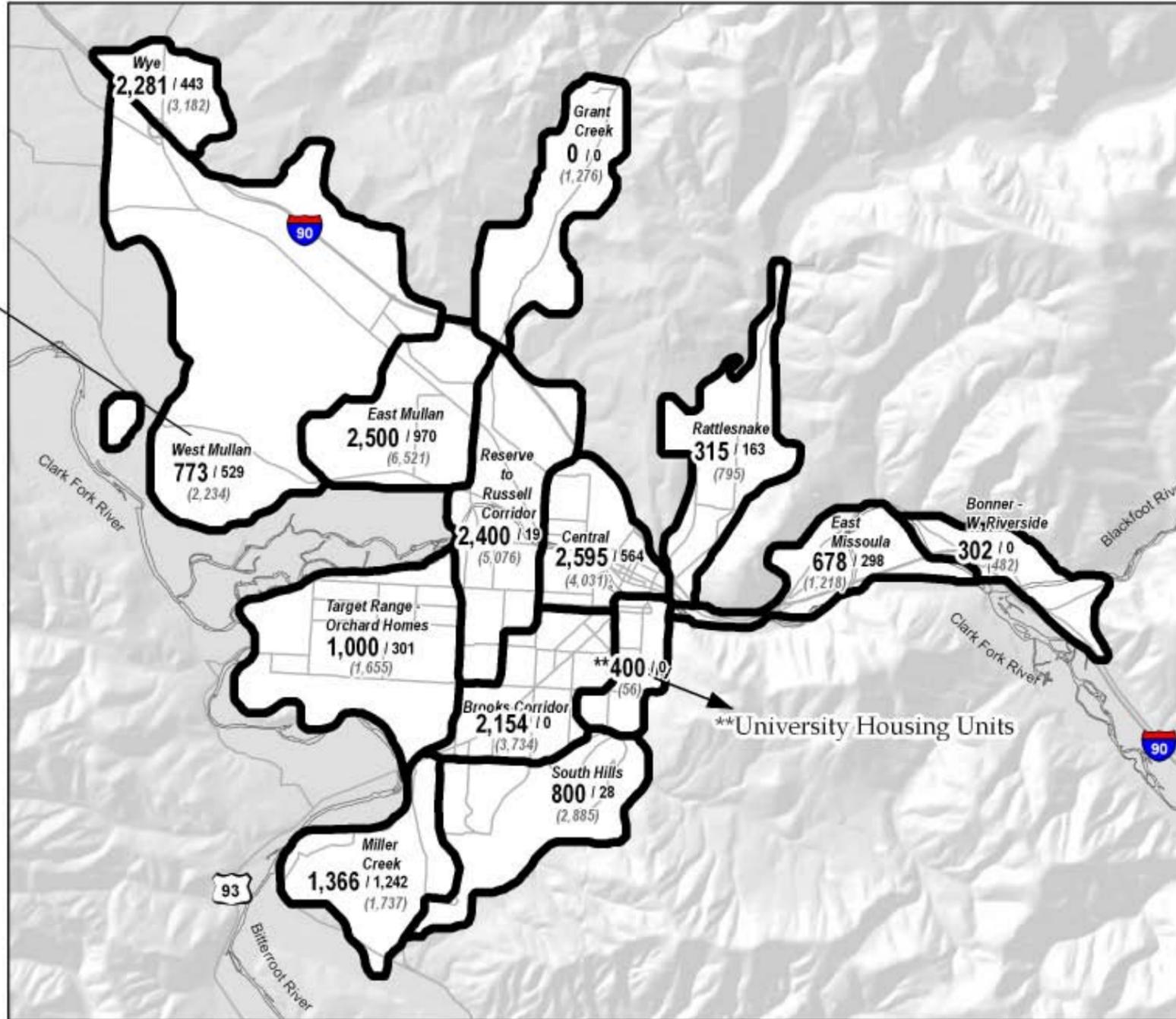
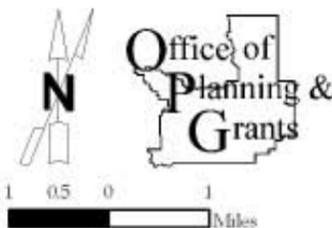
Missoula County Residential Development Allocation Within Urban Services Area

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.



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 referred to as Map 18 in the Missoula County Growth Policy.

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

When they approved this amendment to the Growth Policy, the governing bodies expressed interest in annually updating the dwelling unit numbers shown on this map. The 2009 Update Map on page 7 reflects the new data.

This map is the baseline (year end 2007) for updated information on new residential development.

198 New Dwelling Units Permitted

Legend

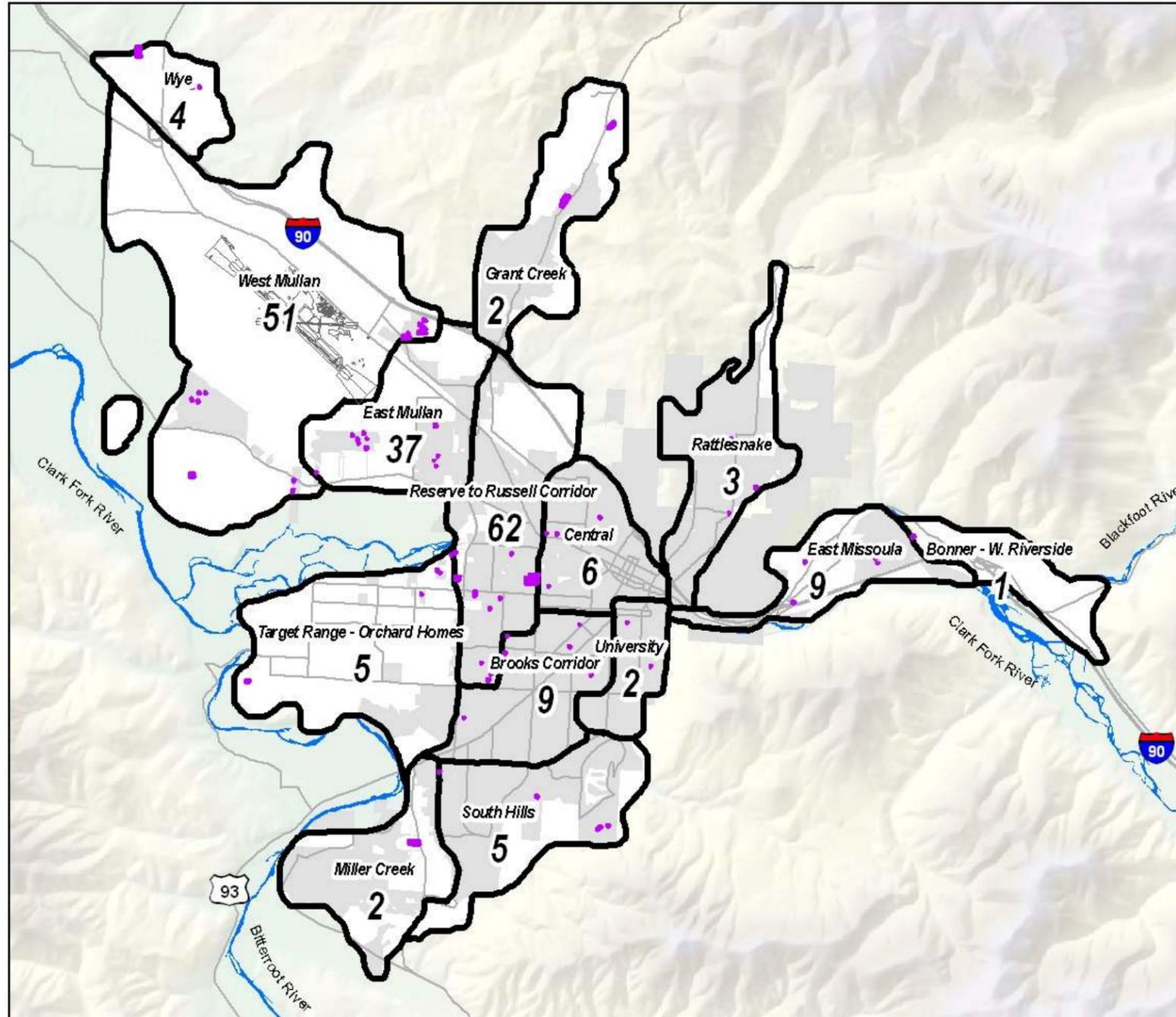
-  Parcels With Building Permits for New Construction 1/1/2009 - 12/31/2009
-  City Limits
-  Areas in the Missoula Urban Services Area

Area Name	#A
-----------	----

#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 2010) for the time period 1/1/2009-12/31/2009.

Data are not to scale.



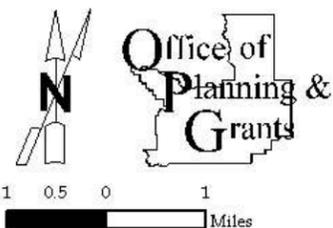
City and County Building Departments report that 198 new dwelling units were permitted within the Missoula URSA in 2009. That is 137 units fewer than in 2008 and less than a third of what Missoula averaged between 2000 and 2007.

Most of 2009's development (75%) was concentrated in three neighborhoods. Those areas were the Reserve to Russell Corridor, West Mullan, and East Mullan. These same three areas were also the most active in 2008 - comprising almost 70 percent of the new residential building permits. Most of the residential development in the West Mullan neighborhood occurred in the Canyon East and Windsor Park subdivisions, adjacent to I-90, not along Mullan Road.

Of the new construction building permits 71 percent were for single family residences. In East and West Mullan, most of the permits are associated with new multi-phased subdivisions. In the Reserve to Russell Corridor new residential building activity included the Missoula Housing Authority's Market Square 37-unit development and scattered activity not associated with major subdivisions.

Permits included 41 multi-plex units, 8 townhome units and 8 duplex units spread throughout town.

- 37 units in three multiplex structures at the Market Square— 119 S. Russell
- 8 townhomes in Canyon East
- 4-plex in Hellgate Special District



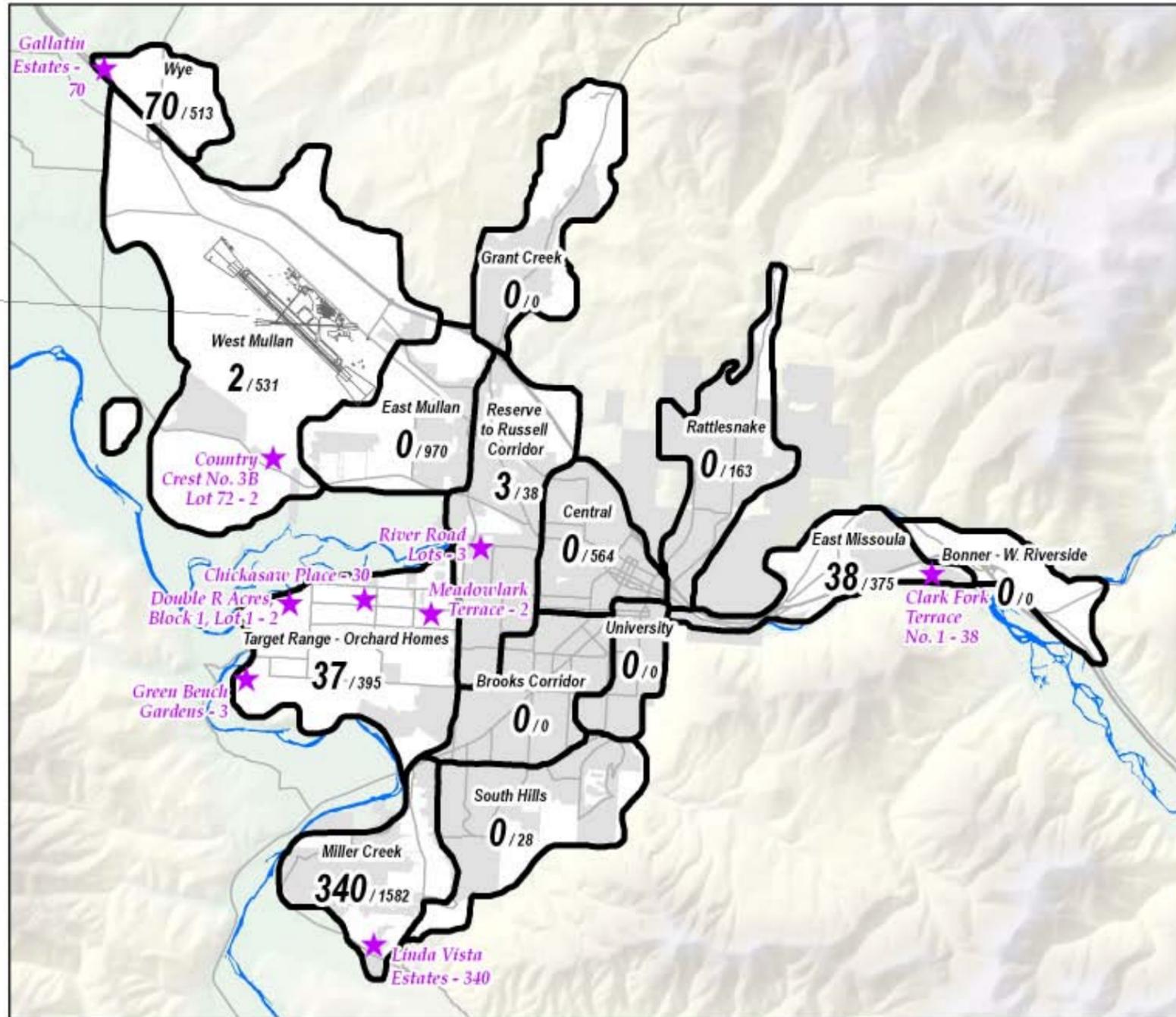
490 Entitled Lots Approved per Subdivision Process

Legend

- ★ Subdivisions 2009
- City Limits
- Areas in the Missoula Urban Services Area

Area Name
#A/#B ←

- #A **New Entitled Lots**
Dwelling units in preliminary approved residential subdivisions. 1/1/2009 - 12/31/2009
- #B **Total Entitled Lots**
Original entitled lot number from UFDA 2008 Growth Policy Amendment plus 2008 and 2009 entitled lots.



Office of Planning & Grants

In 2009, nine subdivisions were approved for a total of 490 units on 212 acres. Of those subdivisions four were major subdivisions and five were minor. One 17-lot major commercial subdivision was approved on existing commercially zoned land in the West Mullan Area and is not included in these totals.

There is little correlation between where subdivisions are approved and where building is actually occurring. While the East Mullan, West Mullan, and Reserve to Russell Corridor grew by more than 350 units during the past two years, only 21 new entitled lots were created there in that period. On the other hand, large tracts of land continue to be subdivided on the outermost fringe of the URSA, in the Wye and Miller Creek in particular.

Seventy percent of the entitled lots created in 2009 (including units) are in the Linda Vista Estates subdivision. Of those, 208 are single dwelling units at a density of 2.2 dwelling units per acre, and 132 are multi-dwelling units on 12.5 acres for a density of 10.6 dwelling units per acre. The subdivision's first phase isn't expected to begin for five years.

- The largest subdivisions were annexed into the City concurrent with the subdivision process:
- Chickasaw Place (30 lots)
 - Clark Fork Terrace #1 (38 lots)
 - Linda Vista Estates (209 lots - 340 units)

The Wye area's Gallatin Estates with 70 lots was not annexed into the City.

2009 Update to UFDA Residential Allocation Map Entitled Lots and Potential Units by Zoning

Legend

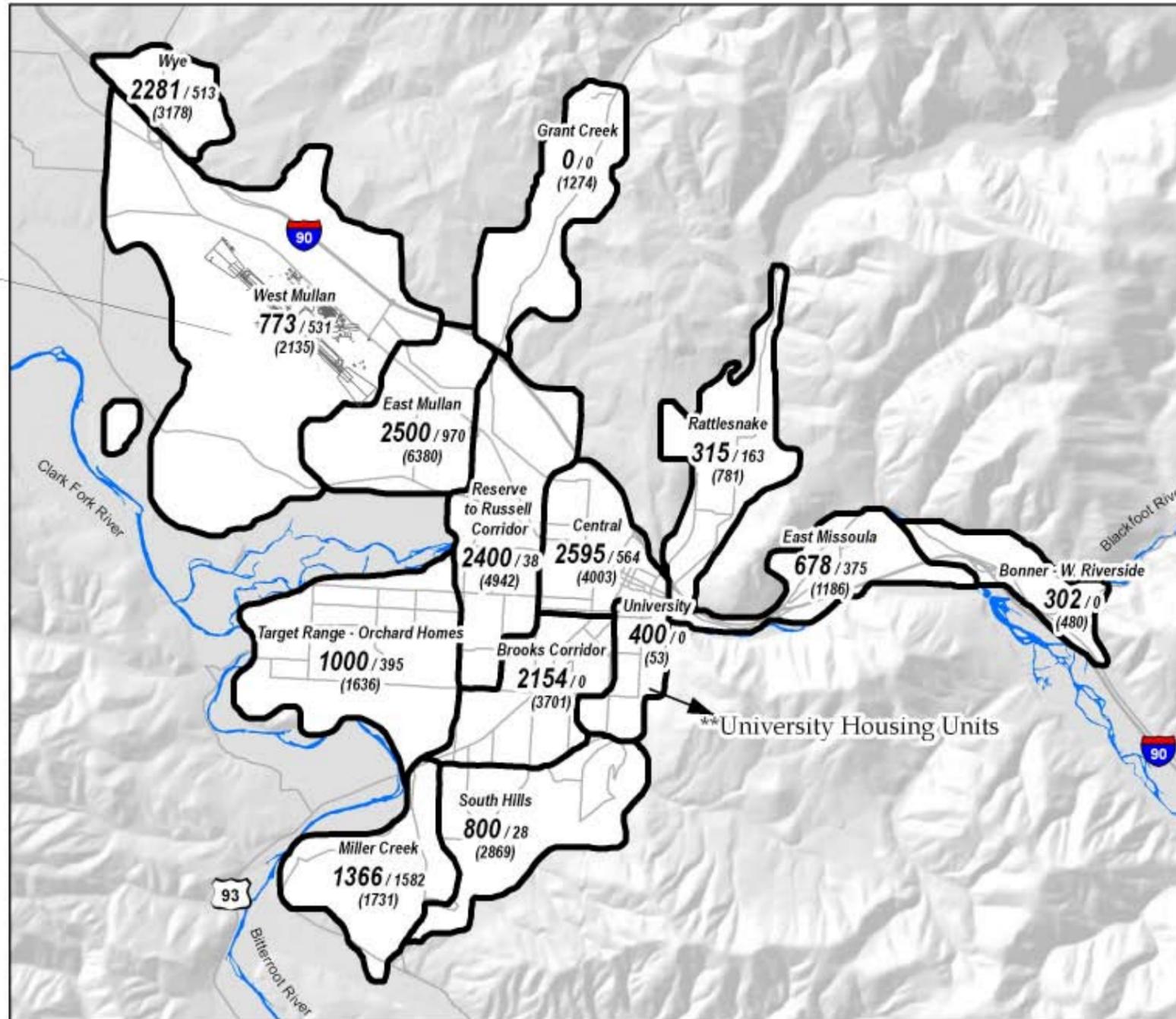
 Areas in the Missoula Urban Services Area

Area Name
#A / #B
(#C)

#A Residential growth allocation - UFDA 2008 Growth Policy Amendment

#B Entitled lots - UFDA 2008 Update PLUS new entitled lots

#C Units permitted by zoning - UFDA 2008 Update MINUS number of new dwelling units permitted



3/10/2010 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 (approved subdivisions) and new residential building permits from 2008 and 2009 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.

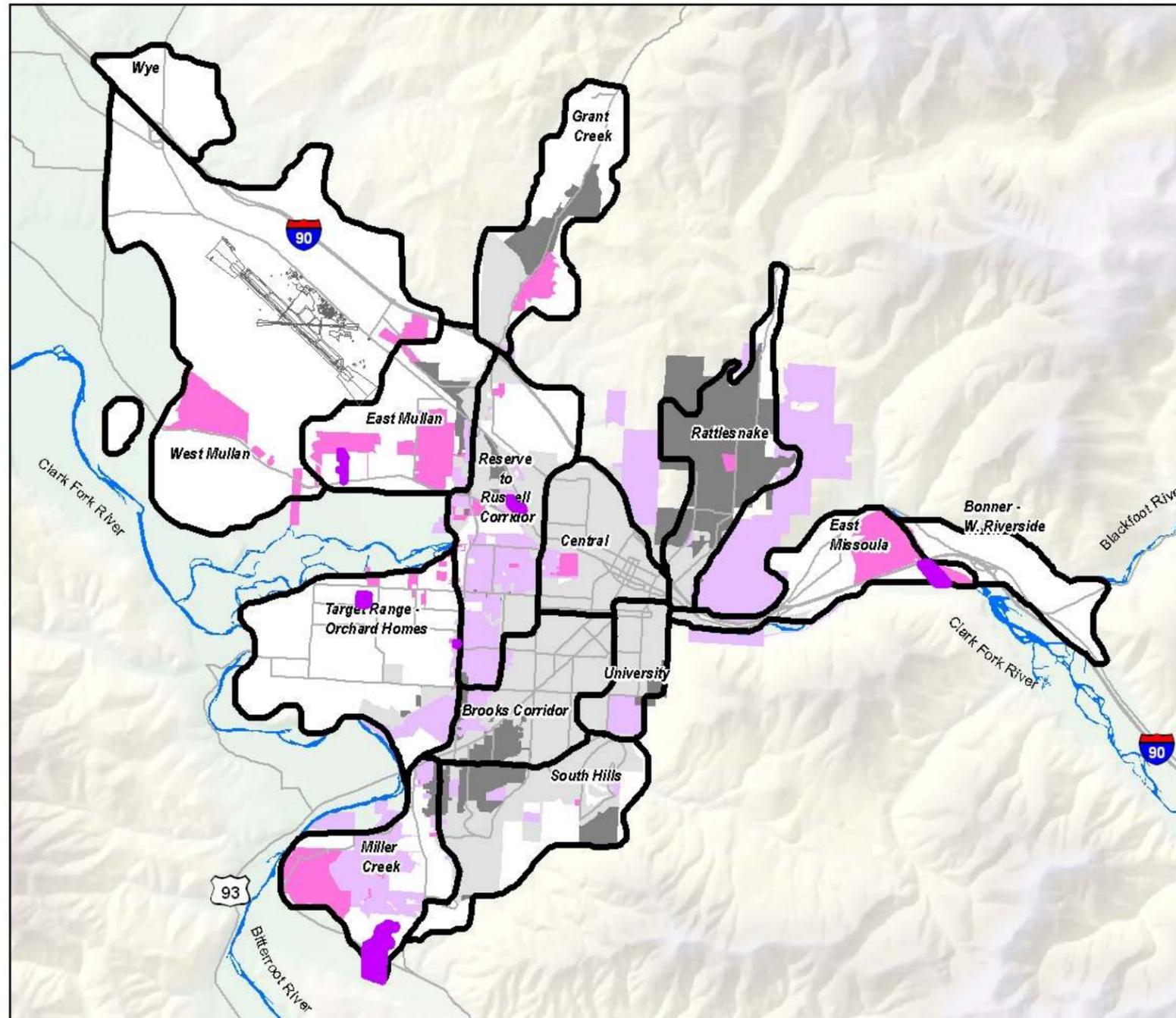
The number of Entitled Lots (#B) in six areas increased, so #B was increased in those six areas to reflect the newly approved subdivisions. In calendar year 2009 there were a total of four major preliminarily approved subdivisions and five minor subdivisions in the URSA for 490 entitled lots.

The number (#C), representing additional potential dwelling units on developable land allowed according to zoning, was adjusted down 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 years 2008 and 2009. This shows the drop in potential future development in the area according to zoning.

Six New Annexations

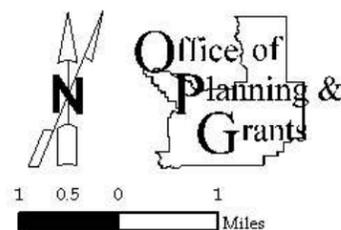
Legend

- Calendar Year 2009
6 Annexations
(142 acres)
- Annexations by Decade**
- 2000 - 2008 (2,237 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 3/4/2010

Parcel representations are not to scale.



Annexations are an indication of where and how the city is growing. In recent years most annexations have been initiated by property owners rather than by the City. 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 2009, there were six annexations totaling 142 acres. Significant properties annexed include:

- Linda Vista Estates
- Chickasaw Place
- Clark Fork Terrace #1

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 2009, 2,379 acres (3.7 sq miles) were annexed. At year's end (2009) the city's boundaries encompassed some 17,687 acres (27.6 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.

Projected Road Congestion 2035

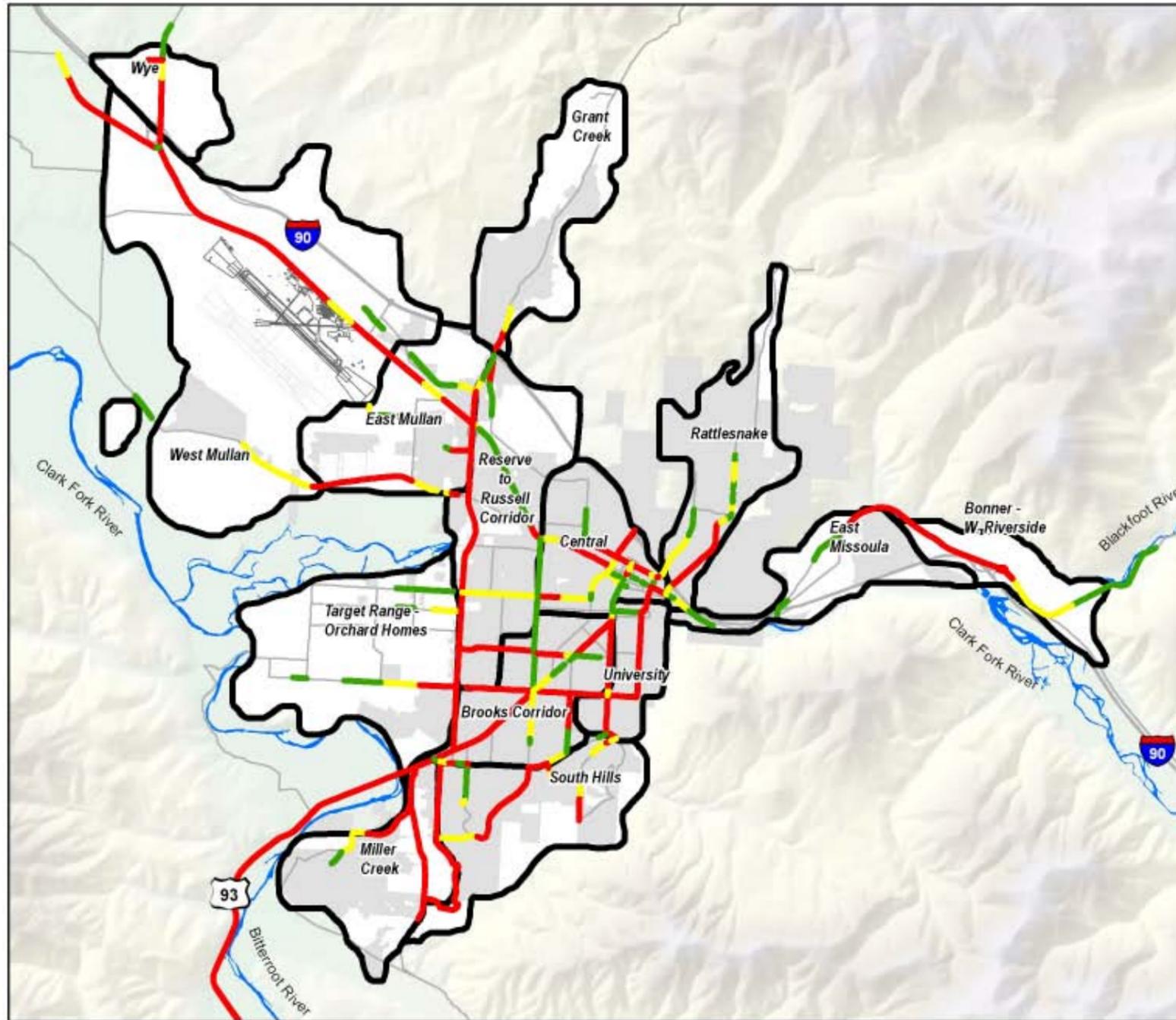
Existing Network Plus Committed Projects Scenario: 2008 T-Plan Update

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 be approaching 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, especially along Expressway Blvd, Hwy 200 in Bonner-West Riverside, Reserve Street, Hillview Way, and the Miller Creek area. While this map is for 2035 as opposed to the 2025 map used in the UFDA analysis, it is clear that improvements are not keeping up with the projected congestion.

Ongoing from last year are the regionally significant projects from FFY 2010-2014 Transportation Improvement Program (TIP) :

- **Russell Street** - Corridor Improvements from Mount to Broadway
- **South Third St.** - Corridor Improvements from Reserve to Russell
- **5th/6th/Arthur** - Madison St. River bridge south approach
- **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/>

17,246 Feet New Public Road Paved

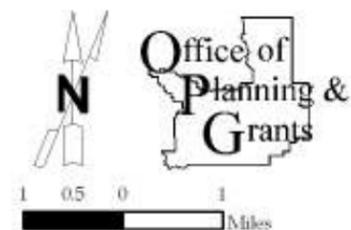
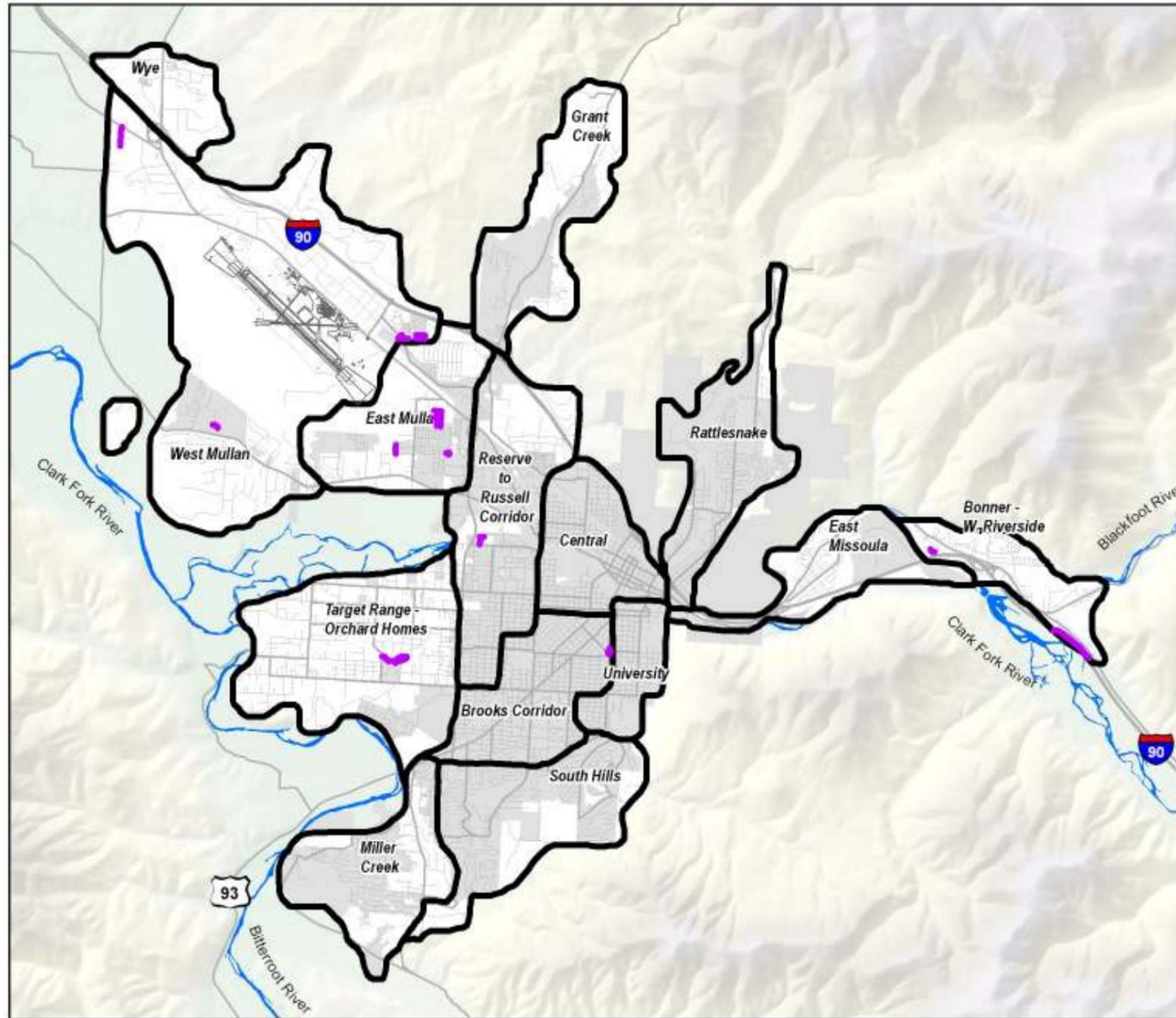
Legend

-  New Roads 2009
(17,246 feet, 3.3 miles)
-  Existing Roads
597 Miles
-  City Limits
-  Areas in the Missoula Urban Services Area

*Newly paved roads 3.3 miles.
Existing Roads 597 miles
Proposed Roads from
platted, but unbuilt
subdivisions 24.7 miles.*

*Data collected from both
City of Missoula Public
Works and Missoula
County Public Works.*

Data are not to scale.



Over three miles of new paved roads, shown in purple, were mapped by City of Missoula Public Works and Missoula County Public Works.

Most new roads were created as subdivisions on the edge of town were developed. Also shown is the new road through the Veteran's Cemetery in the Target Range Orchard Homes area and the roundabout at Beckwith and Higgins.

Currently proposed roads (24.7 miles), including roads in platted subdivisions, are not shown on the map. They are comprised of roads proposed for platted but undeveloped subdivisions and the proposed new road grid west of Reserve.

Of the 597 miles total of road within the URSA, approximately 60 percent are inside the city limits and 40 percent are outside the city. Most private access roads are not shown on the map, although private roads such as those through Fort Missoula and the Wheeler Court mobile home park are shown.

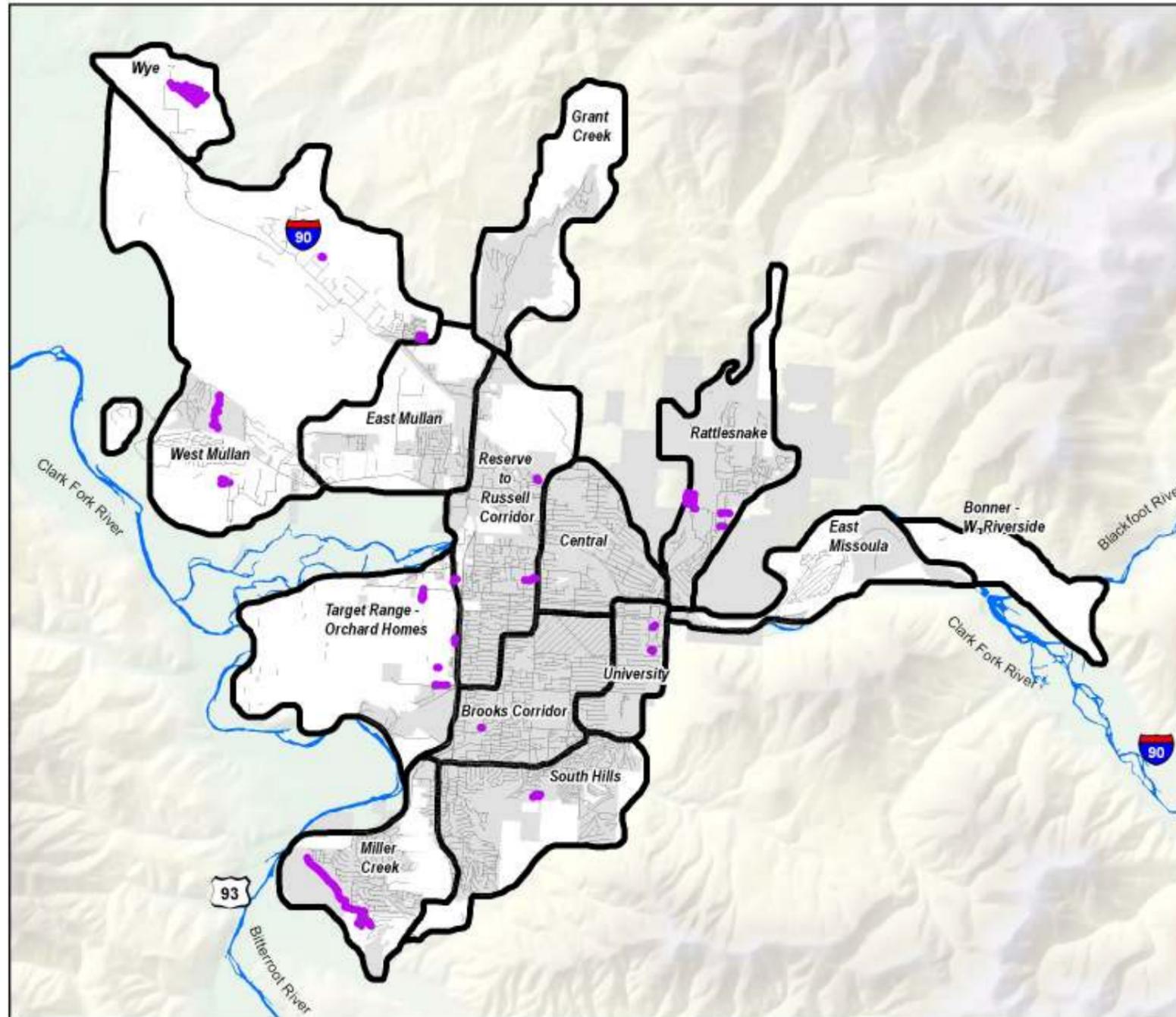
30,475 Feet New Sanitary Sewer Mains

Legend

-  New Connected Sewer Mains and Dry Laid (30,475 feet, 5.8 miles) 1/1/2009 - 12/31/2009
-  Existing Sanitary Sewer Mains (359 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 3/19/2010

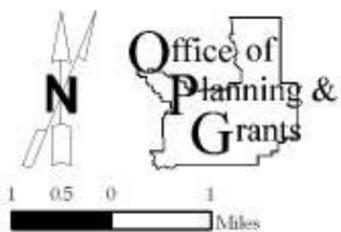
Data are not to scale.



In 2009, just under six miles of new sanitary sewer mains, shown in purple, were documented by City of Missoula Public Works.

Most of the sewer extension occurred within the city limits and was fairly dispersed outside the core of the city. Projects of note are the continuation of sewer extension to new subdivisions in the Wye area, The Ranch Club, and out in the Maloney Ranch area. In the Rattlesnake neighborhood, sewer lines are being extended into existing neighborhoods. Work will continue in 2010.

Thirty thousand, four-hundred seventy five feet (5.8 miles) of new sewer mains (including dry laid) were extended within the last calendar year, five miles less than last year. Currently there is a total of 359 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. Six miles of those mains are either not yet connected to the sewer or are dry-laid in anticipation of possible further expansion.



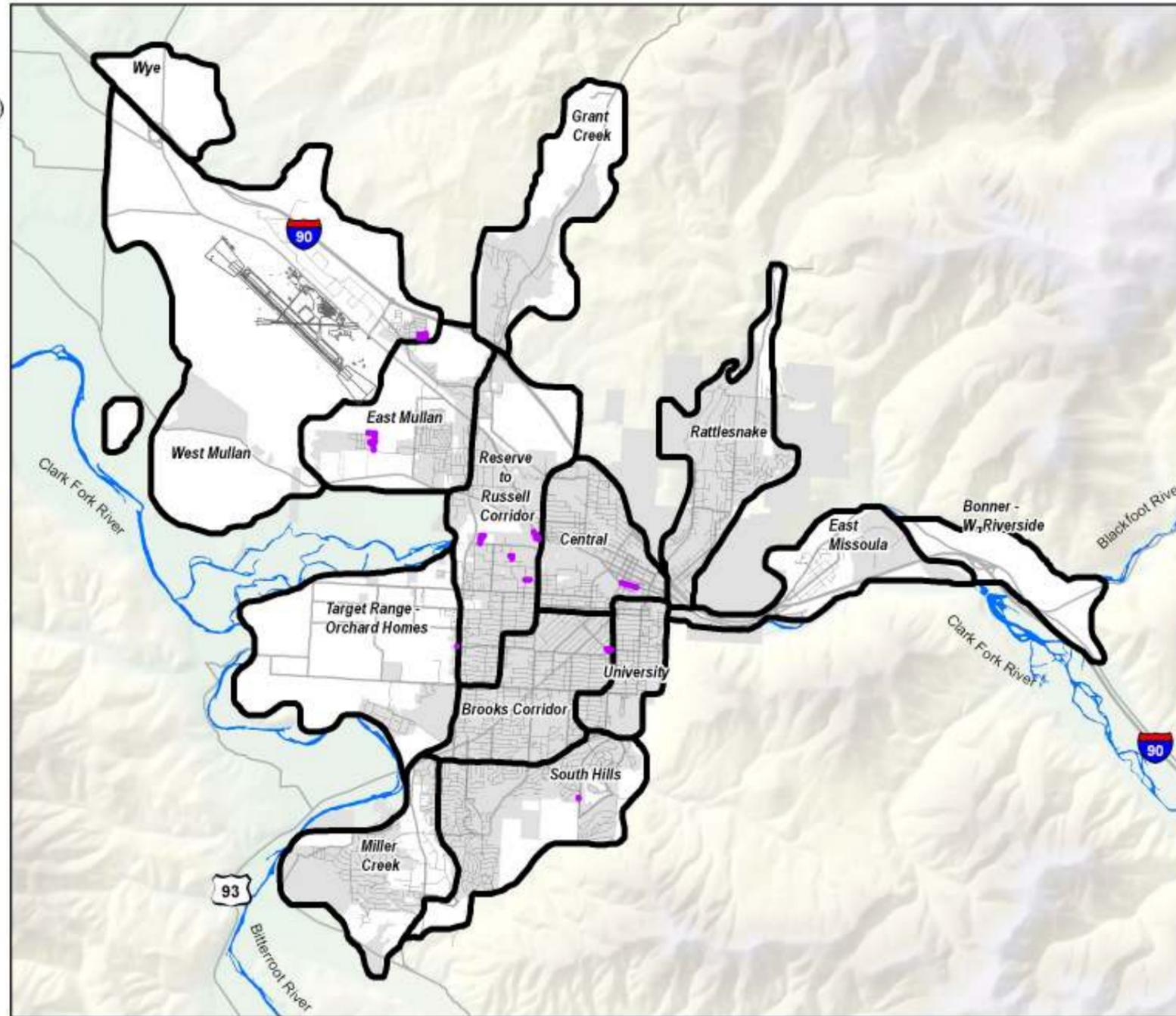
7,764 Feet New and Repaired Water Mains

Legend

- Mountain Water Co. Mains
- New or Repaired Mains
7,764 feet, 1.5 miles
- Existing Mains (332.5 miles)
- City Limits
- Areas in the Missoula Urban Services Area

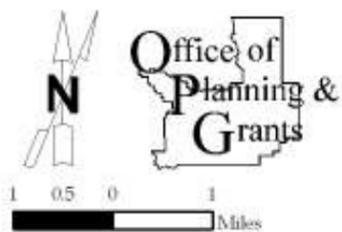
Water Main Data are provided by Mountain Water Company via City of Missoula Public Works GIS. Existing mains are primarily owned by Mountain Water Co., but do include some University and other privately owned mains. Data provided 4/1/2010

Data are not to scale.



New and Repaired Water Mains, shown in purple, were documented by Mountain Water Company. In 2009, 1.5 miles of new water mains were added for a total of 332.5 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.



Transit, Bicycle, and Pedestrian Facilities

2.3 Miles New Bike Lanes & 1.1 Miles New Bike Trail Added

Legend

Bike Commuter Network

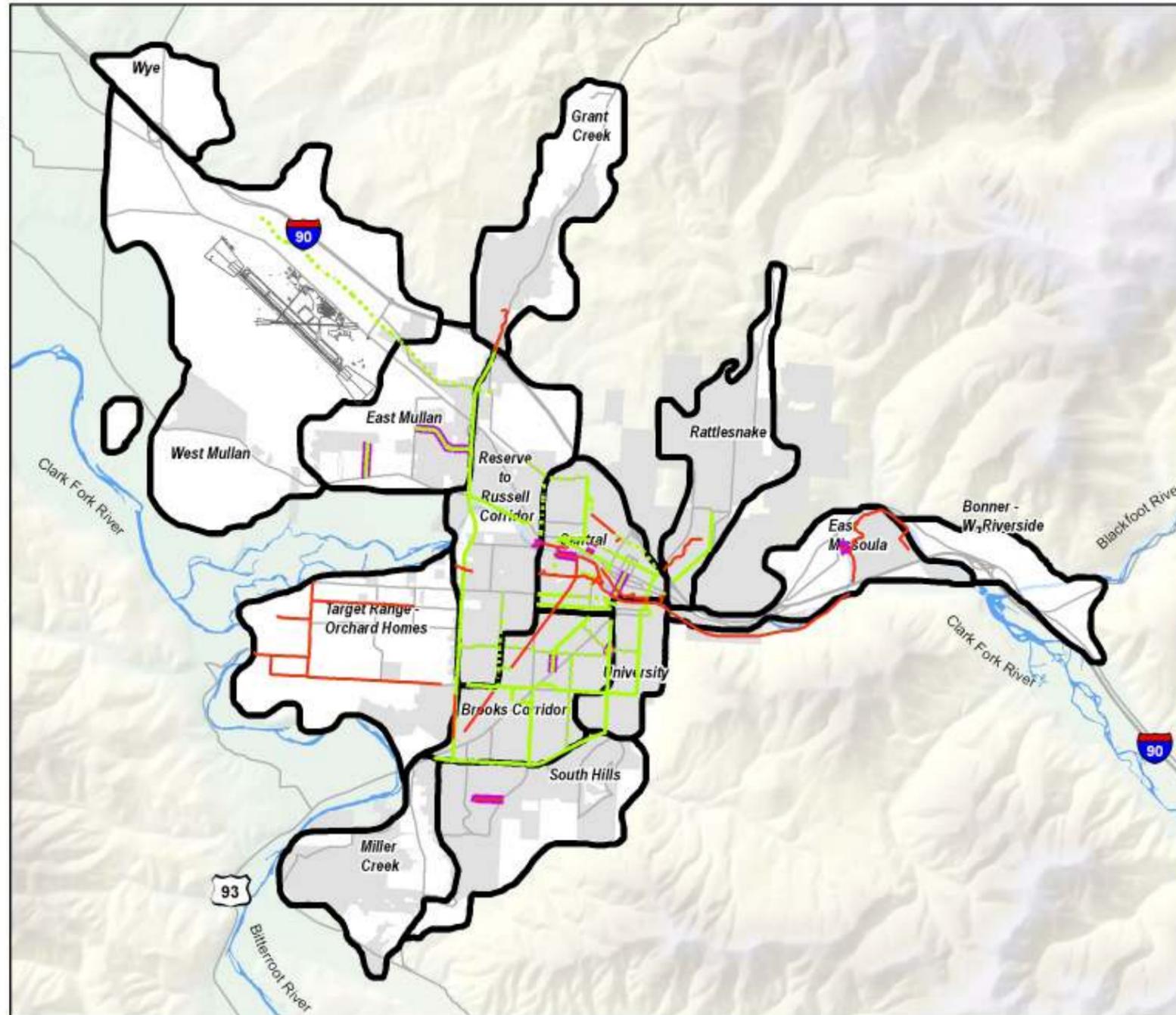
- Existing Trails - 25.9 miles
- New Off-street Bike Commuter Trails in 2009 - 1.1 miles

Major Bike-Ped Facilities

- Bike Lane - 24.9 miles
- - - Bike Route - 13.7 miles
- New Bike Lanes - 2.3 miles
- Areas in the Missoula Urban Services Area

Data are provided by Missoula Parks and Recreation Department and City of Missoula Public Works.

Mountain Line Bus Routes did not change in 2009. They are not shown on map.



The Transit, Bicycle, and Pedestrian Facilities Map shows the major on-road bike and pedestrian facilities as well as the bike commuter network, which mainly consists of off-road bike trails.

Missoula presently has 25 miles of painted bike lanes and nearly 14 miles of bike routes. In 2009, 2.3 miles of bike lanes were added in the East Mullan area, Higgins from 3rd to Broadway, and Stephens from Mount to Brooks.

In the last three years, 4.1 miles of new off-street bike commuter trail has been added, of which 1.1 miles were added in 2009. The trails are widely dispersed across town from Grant Creek to the Canyon River Loop to the Tonkin Trail connecting up to Hillview Way. Nearly four miles of additional bike commuter network trail are scheduled for completion this summer.

TRANSIT
Through January 2010, Mountain Line ridership for the fiscal year appears at 93% of last fiscal year's total. Declining gas prices negatively impact ridership.

Total fiscal year 2009 Mountain Line passengers including paratransit and Senior Van rides: 849,051.

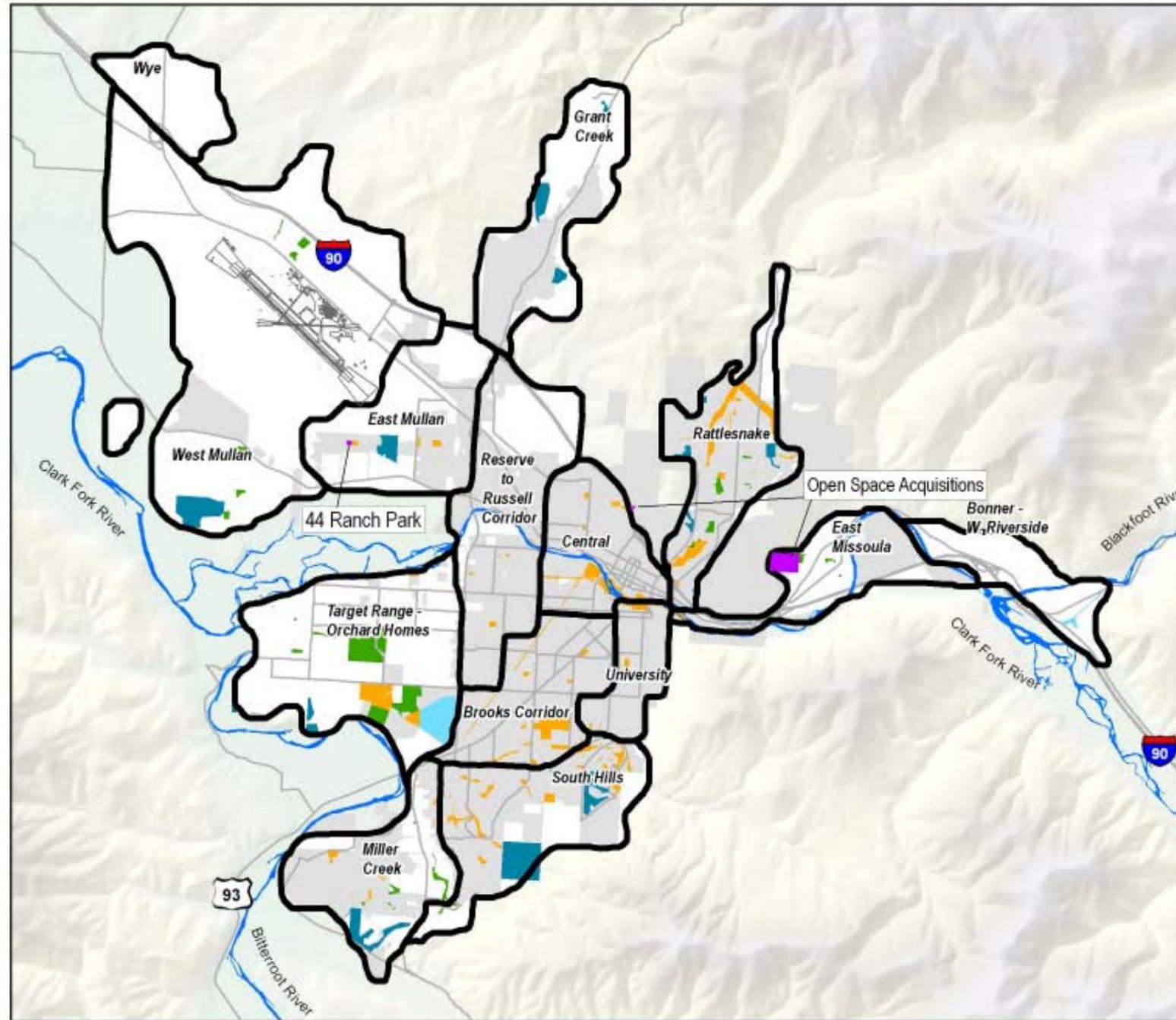
Mountain Line purchased 14 new buses and added them to their fleet in 2010.

Parks and Conservation Easements

63 Acres Parks and Open Space Land Acquired

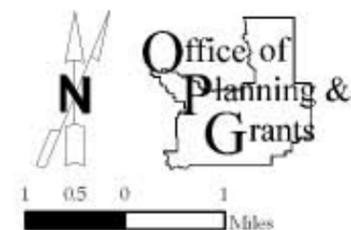
Legend

- New Parks - 3 acres
- Open Spaces - 60 acres
- Park Ownership**
- Other - 169 acres
- City - 741 acres
- County - 378 acres
- Conservation Easements - 653 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.



In 2009, Open Space Bond money was used to acquire 60 acres within the urban services area, primarily the 59-acre parcel on the east side of Mt. Jumbo adjacent to existing park land. The city also acquired a 1.77 acre piece as part of the new Orange Street North Hills trail switch-backs.

In the East Mullan area, the existing park in the 44 Ranch subdivision was augmented by 2.6 acres to create a 5.6-acre park. The new area is not yet developed and was acquired through subdivision. In 2009 the city sold the 6,512 sq. ft park lot at the end of Carter Court in the Russell to Reserve Corridor.

Renovated with funds from a neighborhood SID, the Rattlesnake's 4.5-acre Pineview park is again open to the public.

Shown in teal blue, 653 acres of land inside the URSA are currently held in conservation easements, including the County-held easement on the South Hills' Highlands Golf Course. Five Valleys Land Trust is the primary easement holder inside the urban area. There were no new conservation easements inside the URSA.

In orange, the map highlights 741 acres of city parks, 378 acres of county parks in dark green, and 169 acres of "other" space shown in light blue, including Missoula County's Larchmont Golf Course. All told, Missoula is home to nearly 2,000 acres of parks, conservation easements and open space land.

It is common for the city, county and homeowners' associations to work in cooperation for maintenance and use agreements. For instance, in the South Hills, the County owns four parks that are leased by the Upper Linda Vista Homeowner's Association and maintained by the City.

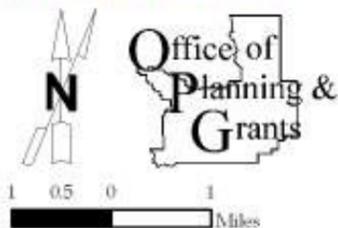
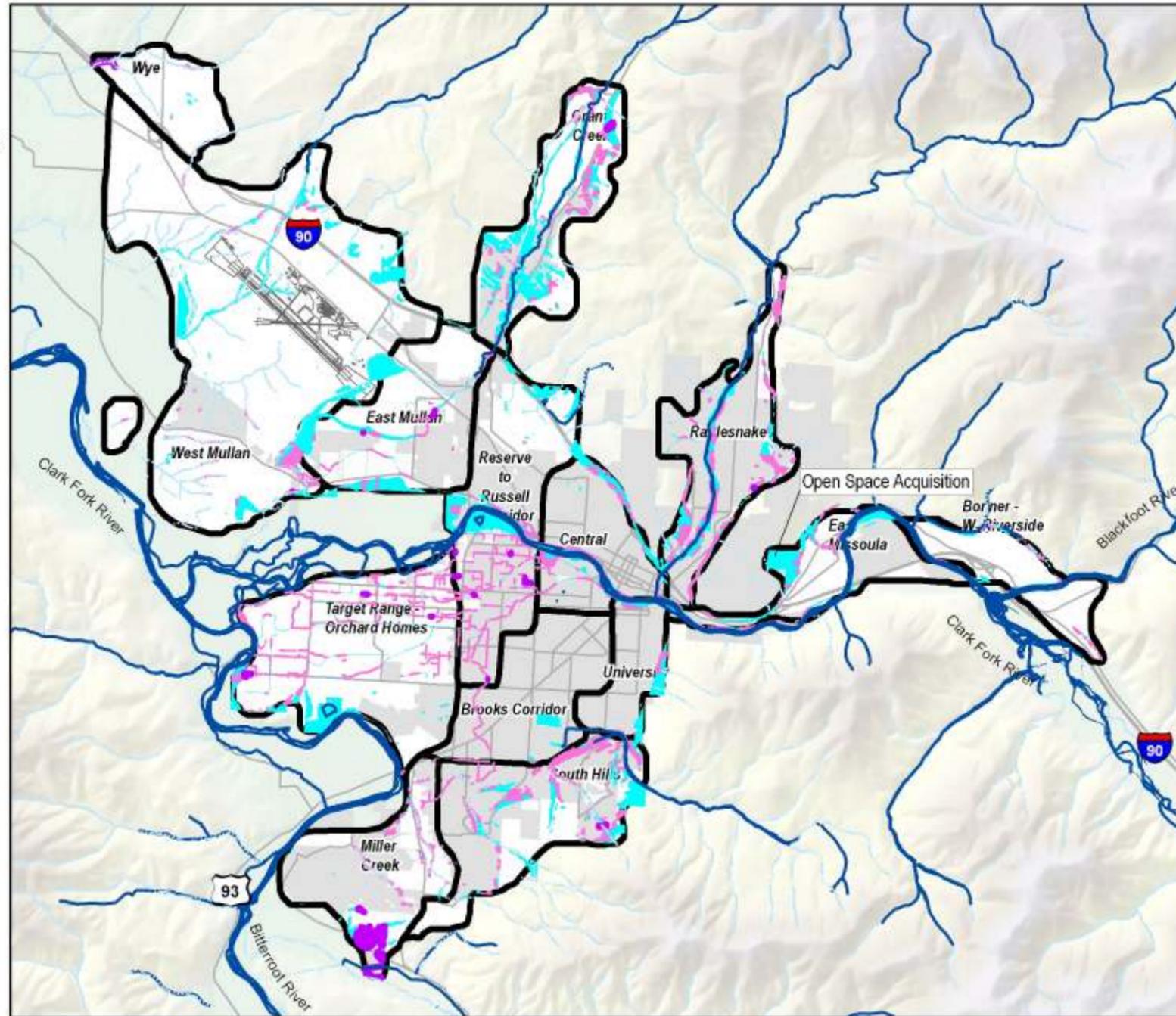
Sensitive Lands and Resources

41.4 Acres Approved for Residential Development

- Legend**
-  Rivers and Streams
 -  Intermittent Stream
 -  Sensitive Lands Approved for Residential Development 1/1/2009-12/31/2009 (41.4 Acres)
 -  Developed Sensitive Lands -excludes 2009 (571 Acres)
 -  Sensitive Lands (3,980 Acres)
 -  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.



Nearly 4,000 acres of sensitive lands are shown in light blue, purple and pink. 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. Sensitive agricultural lands are given consideration on page 17.

The 41.4 acres mapped in purple are sensitive lands associated with areas of development either through subdivision in 2009 or through a building permit for construction of a new dwelling. Preserved however, were 59 acres of sensitive lands on the east side of Mt. Jumbo.

During review of preliminary plats for proposed subdivisions, the governing bodies are required to consider the impacts to the natural environment and to require the subdividers 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.

Of note is the Linda Vista Estates subdivision, which occupies almost 35 acres of sensitive lands most of it steep slopes over 20 percent. The subdivision will, however, mitigate the impacts by creating "No Build Zones" for slopes over 25 percent and by creating a mitigation plan for increased emissions caused by hillside development.

Sensitive Lands shown in pink are considered developed, which means the sensitive resource lies on a parcel smaller than two acres. Including land developed in 2009, there are 612 acres of developed sensitive resources, 15 percent of the total within the URSA.

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

Prime* Agricultural Soils 49 Acres Approved for Residential Development

Legend

- Areas in the Missoula Urban Services Area
- City Limits
- Open Space Cornerstones
- Parcels Developed Inside Open Space Cornerstones
- 2 parcels, 1.1 acres
- Prime* ag soils with either new building permits or newly approved subdivisions (49 Acres)

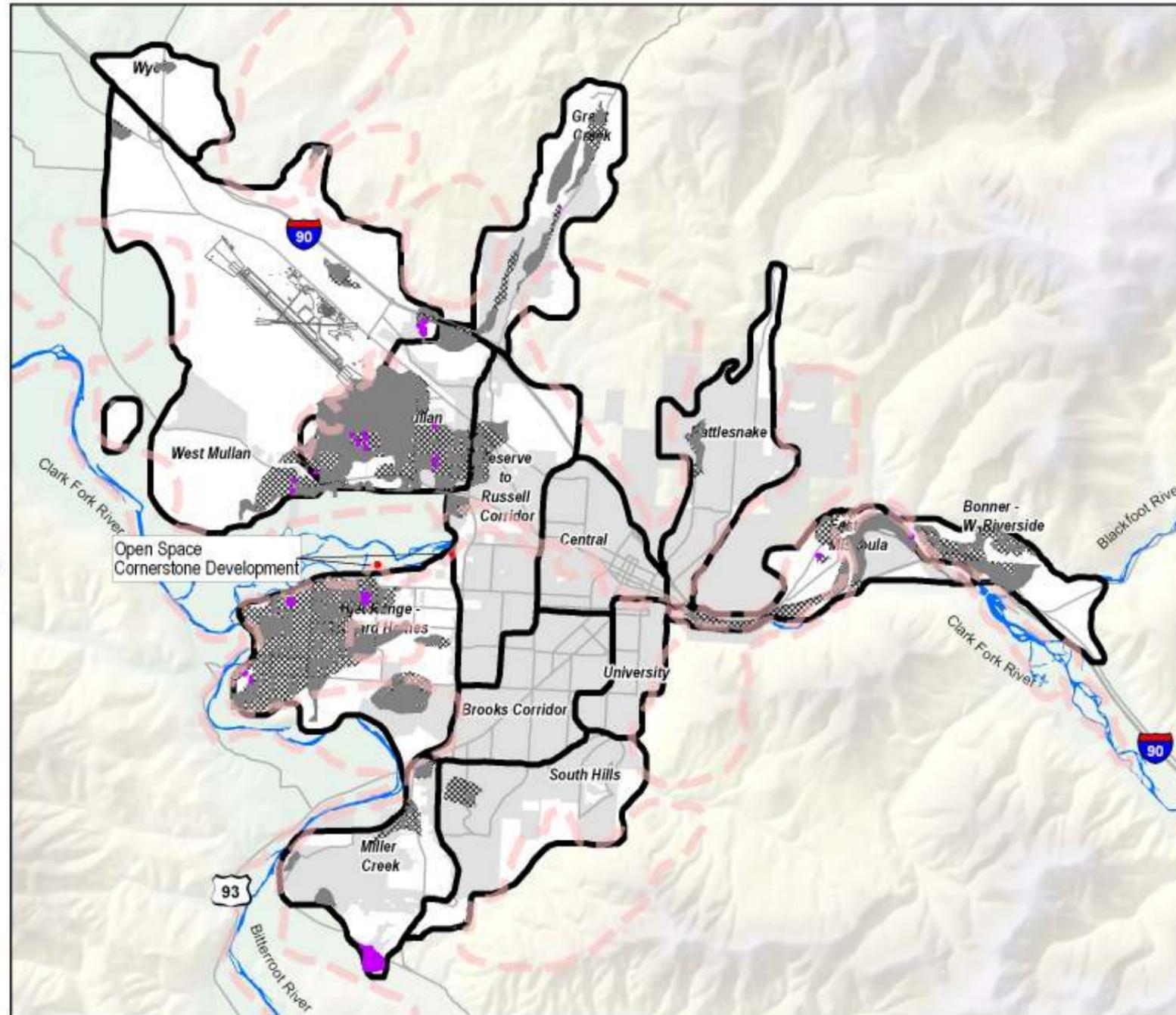
All NRCS Prime if Irrigated Soils

- Parcels over 2 acres (3,636 Acres)
- Parcels under 2 acres (2,282 Acres)

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 are 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 3,636 acres of Prime if Irrigated soils on parcels over two acres and 2,282 acres of Prime if Irrigated soil on parcels less than two acres. Although mostly unbuilt, the 49 acres of approved residential subdivision property on prime if irrigated soil will mostly likely result in parcels of less than two acres.

In 2009, the largest subdivision approved on prime if irrigated agricultural soils was the Linda Vista Estates on Miller Creek.

Shown in red are new developments inside the Open Space Cornerstones (shown in light pink), as designated in the 2006 Missoula Open Space Plan Update. Most of the cornerstones lie outside the URSA. However, 1.1 acres were affected by new residential development inside the URSA in 2009.

Critical Wildlife Habitat

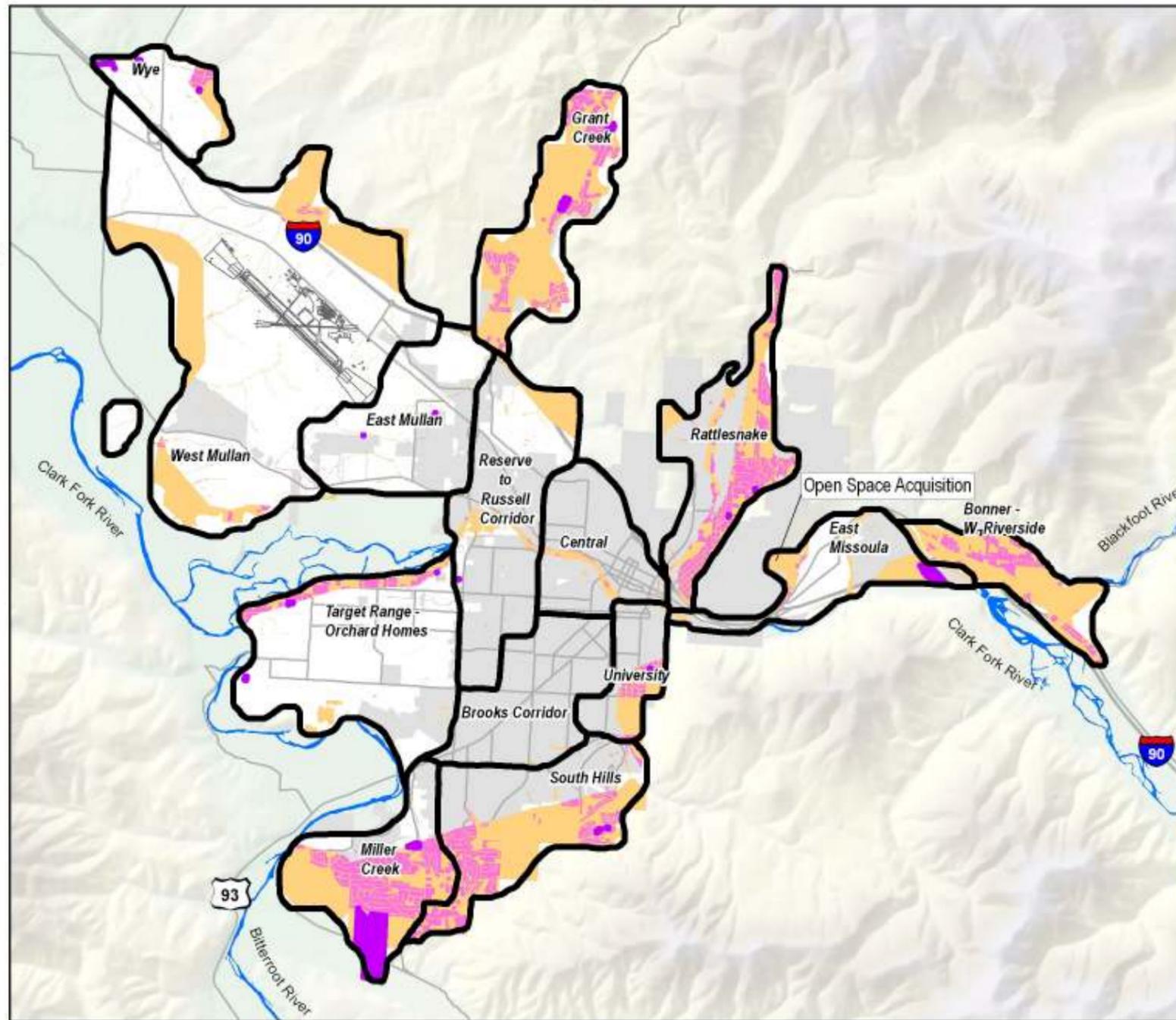
212 Acres Approved for Residential Development

Legend

- Areas in the Missoula Urban Services Area
- City Limits
- Critical Wildlife Habitat**
 - Total Defined Critical Habitat - (10,117 acres)
 - Developed Critical Wildlife Habitat - excludes 2009 (2,259 acres)
 - Critical Wildlife Habitat Approved for Residential Development (212 acres)

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.



Total Critical wildlife habitat, shown in orange, pink and purple, 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 other agencies.

In purple are 212 acres of critical wildlife habitat that have been associated with areas of development either through subdivision approval in 2009 or through a building permit for construction of a new dwelling unit. Preserved however, were 59 acres of habitat on the east side of Mt. Jumbo.

During review of preliminary plats for proposed subdivisions the governing bodies are required to consider 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 habitats shown in pink are considered developed, which means the habitat crosses over a parcel smaller than two acres. Including land developed in 2009, there are 2,471 acres of developed sensitive resources, 24 percent of the total within the URSA.

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 smaller parcels result in greater impacts.

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