Mcnett Flats Subdivision

Major Subdivision Application

Section 8: Weed Management Plan

Revision	*Date*
1st Element Review Copy	August 25, 2020
1st Sufficiency Review Copy	September 1, 2020
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Purpose and Intent

The Montana County Weed Control Act defines a “noxious weed” as any exotic plant species established or that may be introduced into the state which may render land unsuitable for agriculture, forestry, livestock, wildlife, or other beneficial uses and is further designated as either a state-wide or county-wide noxious weed. The purpose of this document is to outline a plan for management of noxious weeds during the development of the proposed Mcnett Flats 6-lot major subdivision in Missoula, Montana. The intent of the weed management plan is to contribute to maintaining the long-term viability of Montana’s natural and recreational resources through management of noxious and invasive weeds.

Weed Management Area

Subdivision Name:	Mcnett Flats Subdivision
Primary Owner:	Tollefson Properties, LLC 15311 Tyson Way Frenchtown, MT 59834
Legal Description:	Section 12, Township 13 North, Range 20 West, Certificate of Survey 6109, Parcel 8A, 20.21 Acres.
Current Land Use:	Neighborhood Mixed Use
Proposed Development:	7-lot Major Residential and Commercial Subdivision.

Mcnett Flats Subdivision is a proposed major subdivision located on the 20.21 acre parcel at the terminus of George Elmer Drive in Missoula, Montana. The parcel is proposed to be divided into 7 separate lots, split by the proposed road right of ways and to have B2-2 zoning applied upon annexation. There are no existing structures, water or wastewater facilities currently onsite. The proposed subdivision is located on land which is currently and has historically been in use for agricultural production of hay and alfalfa. Approximately 17 acres of the 20.21-acre parcel is used for production of hay and alfalfa. The parcel is presently and historically served by an existing agricultural irrigation system, which also serves the adjacent parcels to the north. A privately owned lateral irrigation ditch branches from the east west Flynn- Lowery Ditch at a head gate near the end of Tipperary Way. The ditch then flows north along the parcel’s eastern boundary. A pump system, approximately 1,300 feet to the north of the proposed subdivision boundary, supplies irrigation water to the center pivots visible on the parcels to the north, as well as a buried irrigation lateral pipe, which carries water south to the subdivision property. The buried lateral pipe has connection risers, spaced approximately 60 feet apart, to allow for connection of wheel lines. The subdivision

property has an existing wheel line and several risers as well as an above-ground lateral pipe.

According to the Natural Resources and Conservation Service (NRCS) Soil Survey, the soils across the subdivision property are classified as Desmet Loam. These soils are classified as prime farmland, if irrigated. In addition to the NRCS Soil Survey, an independent agricultural soils assessment was conducted per Section 5-020.14M of the City of Missoula subdivision regulations as part of the overall geotechnical investigation of the property. Please see the geotechnical investigation as a separately attached item. There are no existing water features, riparian areas, or wetlands located on the property. Native flora and wildlife include species typical to fringe urban areas of western Montana. The property does not directly support any endangered or threatened animals. There are no paleontological or cultural sites located on the proposed subdivision.

Weed Management Priorities

First Priority: Prevention of Noxious Weeds

To prevent introduction and spread of noxious weeds, all areas disturbed during construction will be reseeded using native plants. Commercially available wildflower mixes containing noxious weeds will be avoided. Areas disturbed will be reseeded as soon as possible, and within the same season, to prevent the spread of noxious weeds.

Second Priority: Eradication of Existing Noxious Weeds

All noxious weeds identified on the subdivision property during construction will be eradicated. Known noxious weeds in the vicinity are discussed in the following section.

Weeds of Concern

Weed Management Area

The proposed subdivision is located in the Mullan-Big Flat weed management area. According to the Missoula County Weed District, widespread weeds in the area include spotted knapweed, sulfur cinquefoil, Canada thistle, oxeye daisy, houndstongue, common tansy, field bindweed, and leafy spurge. Established weeds include yellow toadflax, dalmation toadflax, st. johnswort, orange hawkweed, tall buttercup, Russian knapweed, and whitetop. Rare weeds include Japanese knotweed and tamarisk.

The area of the proposed subdivision was walked on April 2, 2020 by The Missoula County Weed District Manager Bryce Christiaens. He identified the following noxious weed species around the perimeter of the stubble field onsite: musk thistle, houndstounge, common tansy, and spotted knapweed. Due to the above-mentioned weeds in the vicinity, landowners will continue to monitor the property and take steps to prevent the spread of noxious weeds if necessary.

Weed Management Tools

The primary weed management tool to be used in the subdivision will be revegetation. Areas disturbed during construction will be reseeded as soon as possible, and within the same season. Each lot will have landscaping and irrigation; these areas will be mowed and maintained after reseeding to reduce seed production of noxious weeds and prevent their spread. Three reseeding mixes are recommended for the property:

Dryland/Common Area Grass				
Common Name	Species	% Mix	Seeds/lb.	PLS lb./ac.
Bluebunch Wheatgrass	*Pseudoroegneria spicata*	20%	114000	6.1
Slender Wheatgrass	*Elymus trachycaulus*	20%	144000	4.8
Junegrass	*Koelaria macrantha*	20%	1800000	0.4
Sandberg's Bluegrass	*Poa secunda*	20%	1000000	0.7
Western Wheatgrass	*Pascopyrum smithii*	20%	187000	3.7
	TOTAL:	100%		15.7

Roadside Grass Mixture				
Common Name	Species	% Mix	Seeds/lb.	PLS lb./ac.
Hard Fescue	*Festuca bngifolia*	33%	400000	2.9
Western Wheatgrass	*Pascopyrum smithii*	33%	187000	3.7
Streambank Wheatgrass	*Elymus lanceolatus*	33%	155000	7.5
	TOTAL:	100%		14.1

The last reseeding mix is a recommendation from the Missoula County Weed District to seed the entire stubble area of the project site with a nurse crop to prevent the growth of noxious weeds prior to construction.

Nurse Crop Prior to Construction				
Common Name	Species	% Mix	Seeds/lb.	PLS lb./ac.
Slender Wheatgrass	*Elymus trachycaulus*	100%	135000	15-20
	TOTAL:	100%		15-20

Mowing the site at least once per year is another recommended weed management tool. This also helps control and limit the growth of vegetation on site and decreases fire danger. Lastly, it is recommended that a herbicide be used to eradicate the noxious weed species found on site as follows:

Herbicide Recommendations		
Herbicide Type	Target Species	Dosing (oz./acre)
Metsulfuron Methyl	Houndstounge, CommonTansy	1
Aminopyralid	Spotted Knapweed, Musk Thistle	6

Roles and Responsibilities

The developer shall be responsible for implementation and execution of this weed management plan, until such time that each lot is conveyed to a new owner, after which the owner of each lot in the subdivision will be responsible for the control of noxious weeds and the vegetation on their property. Lot owners are encouraged to contact the Missoula County Weed Control Board for additional information regarding methods of control. Owners will have and enact re-vegetation and landscaping plans for any area of the lot which will be disturbed by construction.