LAKE COUNTY SUBDIVISION APPLICATION FORM

All preliminary plat applications must include Parts I, II and III. All major and subsequent minor subdivisions must also include Part IV.

PART I GENERAL DESCRIPTION AND INFORMATION
(Please type or print all information)

1. Name of the proposed development _____

2. Location (City and/or County)_____

   Legal description: _____1/4_____1/4 of Section _____ Township _____Range_____

3. Distance to the nearest town _____

4. Name of the nearest publicly maintained road _____

5. Owner information

   Name: _____ Phone:_____
   Address: _____
   _____
   _____

6. Subdivider information (if different from owner)

   Name: _____ Phone:_____
   Address: _____
   _____
   _____

7. Professional service provider information for each person or firm providing service to the subdivider (attorney, engineer, land surveyors, etc.). Attach additional sheets if necessary.

   Name: _____ Name: _____
   Phone:_____ Phone:_____
   Address: _____ Address: _____
   _____ _____
   _____ _____

8. Person or firm that prepared the Environmental Assessment

   Name: _____ Phone:_____
   Address: _____
   _____

9. Type of Subdivision application

   Major____ Minor____ Mobile Home/Recreational Vehicle Park ____
   Condominium _____ Planned Unit Development _____ Overall Development Plan _____

10. Descriptive Data

    A. Gross area of subdivision in acres _____
    B. Total area in lots being reviewed _____
    C. Total area in streets or roads _____
    D. Lineal feet of internal roads _____
    E. Total area in parks, open space and/or common facilities _____
    F. Number of lots or units _____
    G. Lot sizes: Minimum _____ Maximum _____
    H. Average lot size _____
    I. Zoning Type/Designation _____
    J. Current land use _____
    K. Use of surrounding Ownerships _____

11. Indicate the proposed use(s) and number of lots or spaces in each:

    _____ Residential, single family

    _____ Residential, multiple family

    _____ Types of multiple family structures and numbers of each (e.g. duplex)

    _____ Planned Unit Development (Number of units _____)

    _____ Condominium (Number of units _____)

    _____ Mobile Home Subdivision (Number of spaces _____)

    _____ Recreational Vehicle Subdivision (Number of spaces _____)

    _____ Commercial or Industrial

    _____ Other (please describe) _____

12. Have the mineral rights have been severed from the property?

    Yes_____ No_____

13. Have the water rights been severed from the property?

    Yes_____ No_____

14. Is the applicant claiming an exemption from the requirement to prepare an environmental assessment?

    Yes_____ No_____

15. Describe the purpose of any easements that exist or are proposed on the property?_____
    _____
    _____

16. Explain how you intend to provide <u>legal</u> and <u>physical</u> access to the subdivision. If access is intended from an existing private road, please show evidence that all lots have legal and physical access. ____
    _____
    _____

17. List of Application Materials Submitted

A. _____	B. _____
C. _____	D. _____
E. _____	F. _____
G. _____	H. _____
I. _____	J. _____

I understand that:

A person may not file a subdivision plat with a county clerk and recorder, make disposition of any lot (sell, rent, lease, or otherwise convey title to or possession of a lot), erect any facility for the supply of water or disposal of sewage or solid waste, or occupy a permanent building in a subdivision until the reviewing authority has indicated that the subdivision is subject to no sanitary restrictions (76-4-123, MCA).

I designate_____ as my representative for purposes of this application.

I hereby depose and say that all the statements and information contained in this subdivision application and all supplementary materials transmitted herewith are true. I hereby apply to the Lake County Board of Commissioners for approval of the preliminary plat of the _____ Subdivision.

_____
Signature of Owner*

**By singing this document you are granting permission to Lake County personnel to enter the subject property as defined in the Lake County Subdivision Regulations Chapter II.*

**The application must be signed by the owner of the land proposed for subdivision or the responsible officer of the corporation offering the same for sale.*

PART II WATER SUPPLY, WASTEWATER TREATMENT, SOLID WASTE DISPOSAL AND STORMWATER MANAGEMENT INFORMATION

1. The subdivider shall provide the following:

   A. A vicinity map or plan that shows:
      i. the location, within 100 feet outside of the exterior property line of the subdivision and on the proposed lots, of:
      ii. flood plains (please include any available floodplain studies with this application);
      iii. natural water features such as streams, rivers, intermittent streams, lakes, wetlands, marshes, and springs also indicate the names and sizes for each;
      iv. man-made water systems such as canals, ditches, aqueducts, reservoirs and irrigation systems, also indicate the names, sizes and present use of each.
      v. existing, previously approved and, for parcels less than 20 acres in size, proposed water wells and wastewater treatment systems;
      vi. the representative soil profile description(s) used for the drainfield site(s) as required under subsection 3 below;
      vii. the location, within 500 feet outside of the exterior property line of the subdivision, of public water and sewer facilities;
      viii. any existing or proposed utilities located within or adjacent to the subdivision including electrical power, natural gas and telephone service, and
      ix. areas of concentrated rock outcroppings.

   B. A map of soil types or soils survey, and if available, interpretation of soil suitability for the proposed land uses.

   C. One or more lot layout at a scale no smaller than 1 inch equal to 200 feet that shows all information required for a lot layout document in rules adopted by MDEQ pursuant to 76-4-104, MCA and that includes the distance of any water system (natural or man-made, existing or proposed) to any wastewater treatment system.

2. Water Supply

   A. Type of water supply system:

      i. Individual surface water supply from spring _____

      ii. Multiple-family water supply system (3-14 connections and fewer than 25 people) _____

      iii. Service connection to multiple-family system _____

      iv. Service connection to public system _____

      v. Extension of public main _____

      vi. New public system _____

      vii. Individual or two-party well _____

B. For new water supply systems, unless cisterns are proposed, general evidence of water availability:
   i. obtained from well logs or testing of onsite or nearby wells;
   ii. obtained from information contained in published hydrogeological reports; or
   iii. as otherwise specified by rules adopted by MDEQ pursuant to 76-4-104, MCA.

C. General evidence of sufficient water quality in accordance with rules adopted by MDEQ pursuant to 76-4-104, MCA.

D. Where a public or multiple-family water system is proposed:
   i. Where an existing system is to be used:
      a. identify the system and the person, firm or agency responsible for its operation and maintenance.
      b. indicate the system's capacity to handle additional use and its distance from the development.
      c. provide evidence that the management entity intends to allow connection.
      d. provide a map or plat showing the location and sizes of any existing water supply lines and facilities which may directly serve parcels within the proposed development and general plans and for proposed extensions and additional lines and facilities.

   ii. Where a new system is to be used:
      a. indicate who will install the system, who will bear the costs, when it will be completed and who will own it.
      b. provide general plans for all proposed extensions and additional lines and facilities.
      c. provide a draft user agreement.

3. Wastewater Treatement

A. Type of wastewater treatment system:

   i. Individual or shared on-site septic system _____

   ii. Multiple-family on-site system (3-14 connections and fewer than 25 people) _____

   iii. Service connection to multiple-family system _____

   iv. Service connection to public system _____

   v. Extension of public main _____

   vi. New public system _____

B. Evidence of suitability for new onsite wastewater treatment systems that, at a minimum, includes:

   i. Soil profile description(s) from a representative drainfield site(s) identified on the vicinity map, as provided in subsection 1 above, that complies with the standards published by MDEQ;
   ii. Demonstration that the soil profile contains a minimum of 4 feet of vertical separation distance between the bottom of the permeable surface of the proposed wastewater treatment systems and a limiting layer; and
   iii. In cases in which the soil profile or other information indicates that ground water is within 7 feet of the natural ground surface, evidence that the ground water will not exceed the minimum vertical separation distance required by MDEQ.

C. A preliminary analysis of potential impacts to ground water quality from new wastewater treatment systems, using as guidance rules adopted by the State Board of Environmental Review pursuant to 75-5-301, MCA and 75-5-303, MCA related to standard mixing zones for groundwater, source specific mixing zones, and nonsignificant changes to water quality. The preliminary analysis may be based on currently available information and must consider the effects of overlapping mixing zones from proposed and existing wastewater treatment systems within and directly adjacent to the subdivision. Instead of performing the preliminary analysis required under this subsection, the subdivider may perform a complete nondegradation analysis in the same manner as is required for an application to MDEQ that is reviewed under Title 76, Chaper 4, MCA.

D. Where a public or multiple-family wastewater system is proposed:
   i. Where an existing system is to be used:
      a. identify the system and the person, firm or agency responsible for its operation and maintenance.
      b. indicate the system's capacity to handle additional use and its distance from the development.
      c. provide evidence that the management entity intends to allow connection.
      d. provide a map or plat showing the location and sizes of any existing lines and facilities which may directly serve parcels within the proposed development and general plans and for proposed extensions and additional lines and facilities.

   ii. Where a new system is to be used:
      a. indicate who will install the system, who will bear the costs, when it will be completed and who will own it.
      b. provide general plans for all proposed extensions and additional lines and facilities.
      c. provide a draft user agreement.

4. Solid Waste

A. Describe the proposed method of collecting and disposing of solid waste.
B. If use of an existing collection system or disposal facility is proposed, indicate the name and location of the facility.
C. If on-site disposal of solid waste is proposed provide the information required in ARM 17.36.309(2).

5. Stormwater

   A. Streets, roads and unvegetated areas
      i. Describe measures for disposing of storm run-off from streets and roads within the subdivision or onto adjacent property.
      ii. Indicate type of road surface proposed.
      iii. Describe facilities for stream or drainage crossing (e.g.: culverts, bridges).
      iv. Describe how surface run-off will be drained or channeled from parcels.
      v. Indicate if storm run-off will enter state waters and describe any proposed treatment measures. (A storm-water discharge permit may be required.)
      vi. Describe any existing or proposed streambank or shoreline alteration, any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, type and purpose of alteration.

PART III SUMMARY OF PROBABLE IMPACTS

Summarize the effects of the proposed subdivision on each topic below. Provide responses to the following questions and provide supporting documentation, maps and other materials as necessary.

1. Effects on Agriculture

a. Is the proposed subdivision or associated improvements located on or near prime farmland, unique farmland, farmland of statewide or local importance as defined by the Natural Resource Conservation Service? If so, identify each area on a copy of the preliminary plat.

b. Is the proposed subdivision currently being used for agricultural or timber production? If so, will it continue to be used as such? Describe whether the subdivision would remove from production any agricultural or timber land.

c. Have noxious weeds on the property been identified and what methods are proposed to prevent the spread of noxious weeds?

d. Describe effects the subdivision would be likely to have on the value of nearby agricultural lands.

e. Describe possible conflicts with nearby agricultural operations (e.g., residential development creating problems for moving livestock, operating farm machinery, maintaining water supplies, controlling weeds or applying pesticides; agricultural operations suffering from uncontrolled pets or damaged fences) and how those conflicts are proposed to be avoided or reduced.

2. Effects on Agricultural Water User Facilities

a. Show on a map and/or describe the agricultural water user facilities on and in the vicinity of the subdivision, including infrastructure and easements. Are there any existing irrigation systems on the property? If so, is the property flood or sprinkle irrigated? Is the property subject to tailings or wastewater from other properties? Is the property under the jurisdiction of the Flathead Irrigation Project?

b. Describe potential conflicts the subdivision could create with agricultural water user facilities (e.g. residential development disrupting water flow to downstream properties) and how those conflicts are planned to be avoided or minimized.

b. Describe possible nuisances or hazards with regard to agricultural water user facilities (e.g. safety hazards to residents or water problems from irrigation ditches, head gates, siphons, sprinkler systems, or other agricultural water user facilities) and how those nuisances or hazards will be avoided or minimized.

c. If the property is irrigated, what measures have been proposed to distribute water and costs in an equitable manner?

d. Describe any proposed measures intended to limit or eliminate potential conflicts with agricultural water users and facilities.

3. Effects on Local Services

a. Indicate the proposed use and number of lots or spaces in each:

_____ Residential, single family
_____ Residential, multiple family
_____ Types of multiple family structures and number of each (e.g. duplex, 4-plex)
_____ Planned unit development (No. of units)
_____ Condominium (No. of units)
_____ Mobile Home Park
_____ Recreational Vehicle Park
_____ Commercial or Industrial
_____ Other (Please describe _____)

b. Describe the additional or expanded public services and facilities that would be demanded of local government or special districts to serve the subdivision in the areas of sewer and water, roads and bridges, telecommunications, electrical service, schools and bussing, recreational facilities and programs, solid waste, fire and police resources.

i. Are all of the above services available in terms of location and sufficient condition and capacity? Describe additional costs which would result for services including additional personnel, construction and maintenance costs.

ii. Who would bear these costs (e.g. all taxpayers within the jurisdiction, people within special taxing districts, or users of a service)?

c. Describe how the subdivision might allow existing services, through expanded use, to operate more efficiently, or might make the installation or improvement of services feasible (e.g. allow installation of a central water system, or upgrading a country road).

d. What are the present tax revenues received from the unsubdivided land?

i. By the County $_____
ii. By the municipality if applicable _____
iii. By the school(s) $_____

e. Provide the approximate revenues received by each above taxing authority if the lots are reclassified, and when the lots are all improved and built upon.

f. Would new taxes generated from the subdivision cover additional public costs?

g. Would any special improvement districts would be created which would obligate local government fiscally or administratively?

4. Effects on the Historic or Natural Environment

a. Describe and locate on a plat overlay or sketch map known or possible historic, paleontological, archaeological or cultural sites, structures, or objects which may be affected by the proposed subdivision and proposed mitigation measures.

b. How would the subdivision affect surface and groundwater, soils, slopes and vegetation, historical or archaeological features within the subdivision or on adjacent land? Describe plans to protect these resources.

i Would any streambanks or lake shorelines be altered, streams rechanneled or would any surface water be likely to be contaminated from sewage treatment systems, run-off carrying sedimentation, or concentration of pesticides or fertilizers?

ii Would groundwater supplies likely be contaminated or depleted as a result of the subdivision including stormwater, water supplies and wastewater?

iii Would construction of roads or building sites require cuts and fills on steep slopes or cause erosion on unstable, erodible soils?

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

v Would the value of significant historical, visual, or open space features be reduced or eliminated?

vi Describe possible natural hazards the subdivision be could be subject to (e.g., natural hazards such as flooding, rock, snow or land slides, high winds, wildfires, or difficulties such as shallow bedrock, high water table, unstable or expansive soils, or excessive slopes).

c. How would the subdivision affect visual features within the subdivision or on adjacent land? Describe efforts to visually blend the proposed development with the existing environment (e.g. use of appropriate building materials, colors, road design, underground utilities, and revegetation of earthworks).

5. Effects on Wildlife

a. Identify species of fish and wildlife that use the area affected by the proposed subdivision, including threatened and endangered species and species of concern.

c. 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, clustering homesites, providing large lot sizes, etc.).

6. Effects on Wildlife Habitat

a. Describe the wildlife habitat on and in the vicinity of the property including water and food sources, vegetation types, amount of cover, slopes, ridges and other features.

b. Describe what impacts the subdivision or associated improvements would be likely to have on wildlife areas such as big game wintering range, migration routes, nesting areas, wetlands, or important habitat for rare or endangered species.

c. 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, clustering homesites, providing large lot sizes, etc.).

7. Effects on the Public Health and Safety

a. Describe any health or safety hazards on or near the subdivision, such as: flooding, wildland fire, lack of water, steep slopes, drainage problems, heavy traffic, dilapidated structures, high pressure gas lines, high voltage power lines, airports, irrigation ditches, fire hazards, mines, etc. These conditions should be accurately described with their origin and locations identified on a copy of the preliminary plat or vicinity map.

b. Describe measures proposed to limit or eliminate potential threats to public health and safety.

PART IV ENVIRONMENTAL ASSESSMENT AND COMMUNITY IMPACT REPORT

Information specified in this Part must be provided in addition to that required in Parts I, II and III of this application form when the local subdivision regulations require that an environmental assessment be prepared for a subdivision.

Answer each of the questions below must be answered in a thorough and thoughtful manner. Provide maps and other graphics as appropriate and cite sources of information. Information that is not easily obtainable by the reviewer should be appended to the Environmental Assessment.

Natural and Human Environment

1. Surface Water

Using one or more maps and text, locate and describe:

a. All natural water systems such as perennial or intermittent streams, lakes, ponds, wetlands or drainages that may be affected by the proposed subdivision and indicate the names and sizes of each.

b. All artificial surface water systems that may be affected by the proposed subdivision such as canals, ditches, aqueducts, reservoirs, and irrigation systems and indicate the names, sizes, present and proposed uses of each.

c. Time when water is present (seasonally, year round, during significant runoff events).

d. Any areas subject to flood hazard, or in a delineated 100 year floodplain.

e. Publicly available water quality information for water bodies on and in the vicinity of the subdivision.

f. Any existing or proposed streambank or shoreline alteration from proposed construction or modification of stream channels, lakebeds or wetlands. Provide information on location, extent, type and purpose of alteration, and permits to be applied for.

g. Any proposed vegetative buffers, structural setbacks, sedimentation controls and other measures to limit or eliminate erosion and sedimentation that could result in negative water quality impacts. Please describe how these water quality protection measures will be carried out over time.

2. Groundwater

Using available data, provide the following information:

a. The minimum depth to water table and identify dates when depths were determined. What is the location, type and depth of aquifers which may reasonably be affected by the proposed subdivision? Describe the location of known aquifer recharge areas which may be affected.

b. Publicly available water quality and quantity information for aquifers located beneath the subdivision.

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

3. Topography, Geology and Soils

a. Provide a map of the topography of the area to be subdivided, and an evaluation of suitability for the proposed land uses based on soils. On the map identify any areas with highly erodible soils or slopes in excess of 20% grade. Identify the lots or areas affected. Address conditions such as:

i Shallow bedrock
ii Unstable slopes
iii Unstable or expansive soils
iv Roads and/or building sites on steep slopes

b. Locate on an overlay or sketch map:
i Any known hazards affecting the development which could result in property damage or personal injury due to:
A. Falls, slides or slumps -- soil, rock, mud, snow
B. Rock outcroppings
C. Seismic activity
D. High water table

c. Describe measures proposed to prevent or reduce these dangers.

d. Indicate where the construction of roads and buildings will require cuts and fills greater than 3 feet in height. Where cuts or fills are necessary, describe plans to prevent erosion and to promote vegetation such as replacement of topsoil and grading.

4. Vegetation

a. On a plat overlay or sketch map:
(i) Indicate the distribution of the major vegetation types, such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest.
A. Are concentrations of dead, dying or diseased trees present?
B. Are any threatened or endangers species present?

(ii) Identify the location of plant communities such as:
A. Stream bank or shoreline vegetation
B. Vegetation on steep, unstable slopes
C. Vegetation on soils highly susceptible to wind or water erosion
D. Type and extent of noxious weeds
E. Vegetation that supports threatened and endangered species and identified species of concern.

b. Indicate areas where vegetation disturbance is likely, why and to what extent.

c. Describe measures to:

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

(ii) Protect critical plant communities (e.g. keeping structural development away from these areas), setting areas aside for open space.

(iii) Control erosion and prevent growth of noxious weeds.

(iv) Remove vegetation for wildfire safety reasons.

5. Wildlife

a. Identify species of fish and wildlife use the area affected by the proposed subdivision, including all threatened and endangered species and species of concern.

b. On a copy of the preliminary plat or overlay, identify known critical wildlife areas, such as big game winter range, calving areas and migration routes; riparian habitat and waterfowl nesting areas; habitat for rare, endangered or threatenend species and wetlands.

c. 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, clustering homesites, providing large lot sizes, etc.).

6. Archeological, Cultural and Historical Resources

a. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision. Discuss the impact of the proposed development on any historic features, and the need for an inventory, study and/or preservation with the State Historic Preservation Office or Confederated Salish & Kootenai Tribes as appropriate. Provide a written statement outlining any recommendations of the SHPO or CSKT and addressing the recommendations, as well as any plans for inventory, study and/or preservation and mitigation planned to overcome any potentially adverse impacts.

Community Impact Report

Provide a community impact report containing a statement of estimated number of people coming into the area as a result of the subdivision, anticipated needs of the proposed subdivision residents or users for public facilities and services, and the increased capital and operating cost to each affected unit of local government. Provide responses to each of the following questions and provide reference materials as required.

1. Education and Busing

a. Describe the available educational facilities which would serve this subdivision.

b. Estimate the number of school children that will be added by the proposed subdivision. 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 not, estimate the increased expenditures that would be necessary to do so.

2. Roads and Maintenance

a. Estimate how much daily traffic the subdivision, when fully occupied, will generate on existing streets and arterials.

b. Describe the capability of existing and proposed roads to safely accommodate this increased traffic.

c. Describe increased maintenance issues and cost due to this increase in volume.

d. Describe proposed new public or private access roads including:

i. Measures for disposing of storm runoff from streets and roads.
ii. Type of road surface and provisions to be made for dust.
iii. Facilities for streams or drainage crossing (e.g. culverts, bridges).
iv. Seeding of disturbed areas.

e. Describe the closing or modification of any existing roads.

f. Explain why road access was not provided within the subdivision, if access to any individual lot is directly from arterial streets or roads.

g. Is year-round access by conventional automobile over legal rights-of-way available to the subdivision and to all lots and common facilities within the subdivision? Identify the owners of any private property over which access to the subdivision will be provided.

h. Estimate the cost and completion date of the road system, and indicate who will pay the cost of installation, maintenance and snow removal.

3. Water, Sewage, and Solid Waste Facilities

a. Describe the water supply and sewage treatment systems to be used in serving the proposed subdivision (e.g. methods, capacities, locations).

b. Provide information on estimated cost of the system, who will bear the costs, and how the system will be financed.

c. Where hook-up to an existing system is proposed, describe estimated impacts on the existing system, and show evidence that permission has been granted to hook up to the existing system.

d. Describe the proposed method of collecting and disposing of solid waste from the development.

f. If use of an existing collection system or disposal facility is proposed indicate the name and location of the facility.

4. Fire and Police Protection

a. Describe the fire and police protection services available to the residents of the proposed subdivision including number of personnel and number of vehicles or type of facilities, and road distance to facilities for:

i Fire protection – Is the proposed subdivision in an existing fire district? If not, will one be formed or extended? Describe what fire protection procedures are planned?

ii Law Enforcement – Is the proposed subdivision within the jurisdiction of a County Sheriff or municipal policy department?

b. Can the fire and police protection service needs of the proposed subdivision be met by present personnel and facilities? If not, describe the additional expenses that would be necessary to make these services adequate, and who would pay the costs?

5. Parks and Recreation Facilities

a. Describe park and recreational facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

b. If cash-in-lieu of parkland is proposed as a means of meeting the parkland dedication requirement, provide an estimate and supporting documentation for the monetary value.