Subdivision Preliminary Plat Application

Cascade County Planning & GIS Department
121 4th St No, STE 2H/I, Great Falls MT 59401 Phone:
406-454-6905 | Fax: 406-454-6919

REQUIREMENTS ATTACHED

Date Application Received: _____ **First Time Minor Fee:** $1,200.00
Subdivision Type:_____**Subsequent Minor/Major Fee**:$1,500.00+$50.00/
Lot Cost:_____ ☐Minor ☐Major
Payment: ☐Check(#)_____ ☐Cash ☐ Electronic Payment
Non Refundable Application Fee Required

Date:_____

PART I GENERAL DESCRIPTION AND INFORMATION

Name of Proposed Subdivision: _____

Location (City and/or County): _____

Legal Description: _____ ¼ _____ ¼ of Section _____ Township _____ Range _____

Is concurrent review by the local governing body and DEQ requested? ☐ Yes ☐ No

Type of water supply system:

☐ Individual or shared well ☐ Individual cistern ☐ New public system

☐ Individual surface water supply for spring ☐ Service connection to public system

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

☐ Service connection to multiple-family system ☐ Extension of public main

Type of wastewater treatment system:

☐ Individual or shared on-site septic system ☐ Multiple-family on-site system (3-14 connections and fewer than 25 people) ☐ Service connection to multiple-family system

☐ Service connection to public system ☐ Extension of public main ☐ New public system

Name of solid waste (garbage) disposal site: _____

Is information included which substantiates that there will be no degradation of state waters or that degradation will be non-significant? ☐ Yes ☐ No

If not, have you enclosed an Application to Degrade? ☐ Yes ☐ No

Descriptive Data:

Number of lots or rental spaces: _____
Total acreage in lots being reviewed: _____
Total acreage in streets or roads: _____
Total acreage in parks, open spaces and/or common facilities: _____
TOTAL gross acreage of subdivision: _____
Minimum size of lots or spaces: _____
Maximum size of lots or spaces: _____

Provide the following information regarding the development:

Current land use: _____
Existing zoning or other regulations: _____
Depth to ground water at the time of year when water table is nearest to the natural ground surface within the drain field area: _____
Depth to bedrock or other impervious material in the drain field area: _____

An overall development plan indicating the intent for the development of the remainder of the tract, if a tract of land is to be subdivided in phases.

Drafts of any covenants and restrictions to be included in deeds or contracts for sale. Drafts of homeowners' association bylaws and articles of incorporation, if applicable. (Submitting a draft copy of homeowners' association bylaws and articles of incorporation is adequate for DEQ to initiate and complete its review of sanitary facilities, but a copy of the fully executed documents must be submitted before DEQ can issue final approval.)

The undersigned understands 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) *Parenthetical text added for clarification.

I designate _____ as my representative for purposes of this application.

Name, address and telephone number of designated representative, if any: (engineer, surveyor)

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Signature of Owner **Printed Name**

Address: _____

City: _____ State: _____ Zip: _____

The statement 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 PRELIMINARY PLAT FORM, CONTENTS AND SUPPLEMENTS

All subdivision applications shall be reviewed for elemental completeness and sufficiency. Part II, sections A through D are the criteria for the elemental and sufficiency review. Application requirements will depend on the type of subdivision.

A. PRELIMINARY SUBMITTAL REQUIREMENTS (APPENDIX A PART I)

In accordance with 76-3-504(a), MCA, the applicant shall submit to the Planning Department an application that includes the items outlined below. If the applicant believes and item is not applicable the applicant shall provide an explanation as to why the item is not applicable.

The preliminary plat application shall be submitted in an organized format with a cover sheet, table of contents, and an identification tab for each section and shall be bound in a three ring binder, comb binder, or similar method that helps the reviewing agency find all relevant information.

The required materials in the preliminary plat application shall be ordered as follows:

1. Completed and signed Preliminary Plat Subdivision Application Form;

2. Preliminary Plat Review Fee;

3. Preliminary Plat: The following information must be provided on one 11" x 17" and one 24" x 36" copy of the preliminary plat or in supplements to the preliminary plat:

a. The subdivision or development name (the title must contain the words "plat" and/or "subdivision").

b. The legal description, including Section, Township, and Range, and any underlying survey data;

c. A north arrow;

d. The scale used on the plat;

e. The certification of a professional land surveyor;

f. The certification of a professional engineer (if applicable);

g. The names of all owners of record and the subdivider;

h. The date the preliminary plat is completed;

i. Proposed lot layout with approximate dimensions and sizes;

j. Lots and blocks identified by number or letter;

k. The use of each lot, If other than for single-family residential;

l. The exterior boundaries of the parcel proposed for subdivision with bearings, distances, and curve data indicated outside of the boundary lines. When the plat is bounded by an irregular shoreline or body of water, the bearings and distances of a closing meander traverse shall be given;

m. All existing streets, roads, highways, avenues, alleys, and/or access easements within or adjacent to the subject property;

n. All proposed streets, roads, alley, avenues, and easements; the width of the easement or right-of-way, grades, curvature of each;

o. Existing and proposed road and street names;

p. Proposed location of intersections for any subdivision requiring access to state or local streets, roads, avenues, alleys, or highways;

q. The names of adjoining platted subdivisions and recording information from adjoining subdivisions, certificates of survey, or unplatted lands;

r. The approximate location of all section corners or legal subdivision corners of sections pertinent to the subdivision boundary;

s. Approximate area, location, boundaries, and dimensions of all parks, common grounds, and other grounds dedicated for public use;

t. The total gross area of the subdivision and the total net area, exclusive of public areas and rights-of-way;

u. Existing and proposed infrastructure and proposed utilities including:

i. The approximate location, size, and depth of existing and proposed sanitary and storm sewers;

ii. The approximate location, size, and depth of existing and proposed water mains, lines, wells, and facilities; and

iii. The approximate locations of gas lines, fire hydrants or firefighting water storage facilities, electric and telephone lines, and street lights.

4. A vicinity sketch showing:

a. The subject property including property boundaries and the approximate locations of all existing buildings, structures, and other improvements;

b. Ownership of lands within 300 feet of the subject property, and existing buildings, structures and other improvements on those lands;

c. Location and names of adjacent roadways; and

d. Existing zoning of the tract and adjacent lands, if applicable.

5. A topographic map showing:

a. For any land area which will be subdivided or disturbed, contour intervals of 2’ where the average slope is less than 10%; intervals of five feet where the average slope is greater than 10% and less than 15%; and intervals of ten feet where the average slope is 15% or greater.

b. Slopes greater than 25% shall be shown as no-build zones.

6. A grading and drainage plan that includes:

a. Proposed grades of all streets and roads; plan/profile sheets for all streets and roads

b. Typical Sections

c. Proposed drainage facilities for all lots, blocks, and other areas displaying accurate dimensions, courses, and elevations;

d. Existing and proposed contours, at a minimum of one (1) foot contour intervals or supply cross section at a minimum twenty five (25) foot station.

e. Graded slopes;

f. Calculations for drainage features adequate to accommodate a ten year frequency one-hour storm and adverse impacts for a 100-year frequency one-hour storm and proposed improvements to mitigate adverse impacts for a 100-year frequency one-hour storm;

g. Construction procedures, slope protection, or information describing the ultimate destinations of storm runoff used to minimize erosion; and

h. A Geotechnical Slope Stability Report shall be provided if the proposed subdivision includes areas with the potential for landsliding or slope instability. The report must be completed by a qualified

soil or geotechnical engineer and indicate the locations, character, and extent of all areas of all slope stability, and these areas shall be shown on the plat.

7. Engineering Plans for all public and private improvements;

8. Phasing Plan and schedule, including:

a. A plat delineating each phase;

b. Timing and schedule for filing of each phase;

c. An improvements plan showing which improvements will be completed with each 96 phase, and how those improvements will be staged to allow for efficient connection with future phases.

9. Abstract of Title (or Title Report) and copies of all covenants, deed restrictions and easements identified within report;

10. Lien holders' Acknowledgement of Subdivision for each lien holder identified on the Abstract of Title or Title Report;

11. Proposed easements other than those shown on the preliminary plat;

12. Proposed covenants;

13. Documentation of legal and physical access;

14. Existing water rights;

15. Proposed disposition of water rights, as required by Section 10-11 of the subdivision regulations;

16. Names and addresses of all adjacent property owners;

17. Proposed road plans and profiles that includes:

a. Street names.

b. Right-of-way or easement widths;

c. Pavement widths;

d. Street grades;

e. Pavement and base thickness;

f. Typical cross sections for each type of road;

g. Road profiles and cross sections for all proposed streets and roads which have grades exceeding 5%, or cuts and fills exceeding 3'.

h. The type and location of sidewalks and curbs (where required);

i. The minimum site distances at corners;

j. The minimum curb radiuses at corners;

k. For cul-de-sac streets:

i. widths of turnaround radiuses;

ii. minimum right-of-way widths at the turnarounds;

iii. minimum pavement or road surface width at the turnarounds;

iv. total lengths of the streets.

l. The locations and characteristics of bridges and culverts;

m. The locations and dimensions of adjoining lots and open spaces;

n. The locations and widths of easements and dedicated land, which provide a buffer between the subdivision lots and streets;

o. Typical grading and location of intersections with private driveways; and

p. Description of how the roads will be maintained.

18. Encroachment permits from the Montana Department of Transportation or the Road Division of the Cascade County Public Works Department;

19. Parkland dedication calculations, including a property valuation assessment of appraisal if cash-in-lieu of parkland is proposed;

20. Environmental Assessment, Community Impact Report and/or Summary of Probably Impacts, completed to the standards set forth in Parts II-IV of Appendix A of the Subdivision Regulations;

21. Traffic Impact Analysis, prepared, signed, and stamped by an engineer with an expertise in transportation planning. At a minimum, the study shall include all of the following:

a. A written narrative describing the purpose of the report, study objectives and goals;

b. An executive summary including a brief description of: the subdivision location and study area, description of the proposed development, principal findings, principal conclusions, and recommendations;

c. Description and analysis of proposed on-site development, including: proposed land use and intensity, location, site plan, zoning if applicable, and phasing and timing if applicable;

d. Analysis and assessment of existing study area conditions, including:

i. Area of influence,

ii. Area of significant transportation impact,

iii. Existing nearby land uses and intensity of nearby development,

iv. Existing zoning, if applicable,

v. Anticipated future development,

vi. Geometric design, alignment, and conditions,

vii. Traffic control devices

viii. Crash analysis,

ix. Pavement or roadway surface conditions,

x. Roadway structural design and capacity analysis,

xi. Site accessibility, current and future, including: traffic volumes and conditions, nearest transit service, pedestrian and bicycle traffic facilities, existing relevant transportation system management programs, and other applicable information;

e. Traffic projections, including:

i. Analysis of trip generation from the site, trip distribution, modal split and trip assignments,

ii. Analysis of through traffic including the method of projection and estimated volumes,

iii. Total traffic volumes.

f. Transportation analysis, including:

i. Site access Analysis,

ii. Capacity and level of service analysis for intersections and roadways;

iii. Transportation safety,

iv. Traffic signalization,

v. Site circulation and parking.

g. Findings, assessment and identification of potentially significant adverse impacts relating to the items listed in subparts a-f;

h. Recommendations for mitigation of the impacts identified in subpart g. Mitigation recommendations identified in this part, if approved by the Board of County Commissioners following a public hearing, must be constructed prior to final plat approval;

22. A copy of all materials submitted to City County Health Department for water and sanitation information required per MCA 76-3-622.

23. Weed Management Plan and Re-vegetation Plan as required in Section 10-13;

24. FIRM or FEMA panel map and letter identifying floodplain status;

25. When required per Section 10-14, a flood hazard evaluation which contains the following detailed information [to be submitted to the Water Resources Division, Department of Natural Resources]:

a. Certification by a registered professional engineer;

b. An overall scaled plan view with identified scale for vertical and horizontal distance showing the following:

i. Watercourse

ii. Floodplain boundaries

iii. Location of property

iv. Contours

v. Cross-sections

vi. Bridges or other contractions in the floodplains

vii. USGS gauging stations (if any);

c. The location and elevation of a temporary benchmark(s) established within the subdivision and referenced to mean sea level with appropriate elevation adjustment.

d. Cross-sectional information which contains the following information:

i. Elevations and stations that are determined at points representing significant breaks in ground slope and at changes in the hydraulic characteristics of the floodplain (i.e., points where ground cover, soil, or rock conditions change). Elevations must be reported in NAVD 88 or NGVD 29 datum.

ii. Each cross-section must cross the entire floodplain. The cross-section alignment should be perpendicular to the general flow of the watercourse (approximately perpendicular to contour lines). Occassionally, wide floodplains require a dog-leg alignment to be perpendicular to the anticipated flow lines. Shots should be taken at the water's edge and measurements taken (if elevation shots cannot be taken) to determine the channel bottom shape. Cross sections must be accurately located on a USGS 7 ½ minute quad sheet.

iii. The number of cross-sections needed, and the distance between cross-sections, will vary depending on the site, the slope of the watercourse, the slope of the channel, and the hydraulic characteristics of the reach. A minimum of four cross sections are required over the entire reach with at least two cross-sections at the property where the elevations are desired. Additional cross-sections must be taken at bridges, control structures, or natural constrictions in topography.

e. A description and sketch of all bridges within the reach, showing unobstructed waterway openings and elevations.

f. Elevation of the water surface is to be determined by survey as part of each valley cross section.

g. Supporting Documentation, such as engineering reports of computer computations, calculations, and assumptions that may include:

i. Hydrology (research of published hydrology or calculations showing how hydrology was derived)

ii. Input files (hardcopy and on diskette)

iii. Output files (diskette only)

26. Fire Risk Rating Analysis and Fire Prevention Plan as required in Section 10-15;

27. Preliminary Homeowners' Association Documents shall accompany the preliminary plat, and at a minimum shall provide the following information:

a. Proposed Articles of Incorporation which will be filed with the Secretary of State's Office;

b. Membership information;

c. How common property will be perpetually reserved (e.g. restrictive covenant, conservation easement, etc.);

d. How liens will be placed on property of lot owners who are delinquent in payment of association fees;

e. Who is responsible for paying for liability insurance, local taxes and maintenance;

f. How assessments will be adjusted to meet changing needs;

g. Enforcement provisions;

h. Responsibility for regular maintenance of roads, parks, buildings, drainage facilities, and all other facilities controlled by the association; and

i. How transition of control of the association will occur between the Declarant and the homeowners.

28. Letter requesting a revocation of agricultural covenant;

29. Letter from the Montana State Historic Preservation Office (SHPO) detailing evidence of any known locations of cultural or historic resources;

a. If the response letter from SHPU indicates that cultural and/or historical resources have a potential to be located on the subject property, the applicant shall perform an archeological resources inventory which shall be submitted with the preliminary plat application. The inventory shall be prepared and completed by a qualified individual with a degree in archeology or very closely related field, and shall be prepared to comply with Class 3 of the Secretary of Interior standards.

30. Variance request(s) or approval(s);

31. Re-zoning application or approval;

32. Letter identifying and proposing mitigation for potential hazards or other adverse impacts as identified in the pre-application meeting and not covered by any of the above required materials; and

33. Such additional relevant and reasonable information as identified by the subdivision administrator during the pre-application meeting that is pertinent to the required elements of this section.

B. ENVIRONMENTAL ASSESSMENT (APPENDIX A PART II)

Information specified in this Part must be provided, unless the proposal qualifies as a first time minor subdivision.

Describe the following environmental features, provide responses to each of the following questions and provide reference materials as required.

1. Surface Water; Locate on a plat overlay or sketch map;

a. Any natural water systems such as streams, rivers, intermittent streams, lakes or marshes (also indicate the names and sizes of each).

b. Any artificial water systems such as canals, ditches, aqueducts, reservoirs, and irrigation systems (also indicate the names, sizes and present uses of each).

c. Time when water is present (seasonally or all year).

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

e. Describe any existing or proposed stream bank alteration from any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, type and purpose of alteration, and permits applied for.

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 and depth of all aquifers which may be affected by the proposed subdivision? Describe the location of known aquifer recharge areas which may be affected.

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

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. On the map identify any areas with highly erodible soils or slopes in excess of 15% grade. Identify the lots or areas affected. Address conditions such as:

i. Shallow bedrock

ii. Unstable slopes

iii. Unstable or expansive soils

iv. Excessive slope

b. Locate on an overlay or sketch map any known hazards affecting the development which could result in property damage or personal injury due to:

i. Falls, slides or slumps – soil, rock, mud, snow

ii. Rock outcroppings

iii. Seismic activity

iv. High water table

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

d. Describe the location and amount of any cut or fill more than three feet in depth. Indicate these cuts or fills on a plat overlay or sketch map. 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.

ii. Identify the location of critical plant communities such as:

1. Stream bank or shoreline vegetation
2. Vegetation on steep, unstable slopes
3. Vegetation on soils highly susceptible to wind or water erosion
4. Type and extent of noxious weeds

b. Describe measure to:

i. Preserve trees and other natural vegetation

ii. Protect critical plant communities

iii. Prevent and control grass, brush or forest fires

iv. Control and prevent growth of noxious weeds

5. Wildlife

a. Identify species of fish and wildlife use the area affected by the proposed subdivision.

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 or endangered species and wetlands.

c. Describe proposed measures to protect or enhance wildlife habitat or to minimize degradation.

C. COMMUNITY IMPACT REPORT (APPENDIX A PART III)

Provide a community impact report containing a statement of estimated number of people coming in to the area as a result of the subdivision, anticipated needs of the proposed subdivision for public facilities and services, 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 problems and increased cost due to this increase in volume.

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

i. Measures for disposing of storm run-off from streets and roads

ii. Type of road surface and provisions to be made for dust

iii. Facilities for streams or drainage crossing

iv. Seeding of disturbed areas

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

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 system, and indicate who will pay the cost of installation, maintenance and snow removal.

3. Water, Sewage, and Solid Waste Facilities

a. Briefly 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. 103

d. All water supply and sewage treatment plans and specifications will be reviewed and approved by the Department of Environmental Quality (DEQ) and should be submitted using the appropriate DEQ application form.

e. 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 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 protection – is the proposed subdivision within the jurisdiction of a County Sheriff or municipal police 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. Payment for extension of Capital Facilities

Indicate how the subdivider will pay for the cost of extending capital facilities resulting from expected impacts directly attributable to the subdivision.

D. SUMMARY OF PROBABLY IMPACTS (APPENDIX A PART IV)

The Summary of Probable Impacts is required to be submitted as a component of all subdivision applications.

Summarize the effects of the proposed subdivision on each topic below. Provide responses to the following questions and provide reference materials as required.

1. Effects on Agriculture

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

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

c. 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 vandalism, uncontrolled pets or damaged fences).

d. Describe possible nuisance problems which may arise from locating a subdivision near agricultural or timber lands.

e. Describe effects the subdivision would have on the value of nearby agricultural lands.

2. Effects on Agricultural Water User Facilities

a. Describe conflicts the subdivision would create with agricultural water user facilities (e.g. residential development creating problems for operating and maintaining irrigation systems) and whether agricultural water user facilities would be more subject to vandalism or damage because of the subdivision.

b. Describe possible nuisance problems which the subdivision would generate 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).

3. Effects on Local Services

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

_____ Residential, single family

_____ Residential, multiple families

_____ Types of multiple family structures and numbers of each (e.g. Duplex, 4-plex)

_____ Planned Unit Development (No. of units:)

_____ Condominium (No. of units:)

_____ Mobile Home Park

_____ Recreational Vehicle Park

_____ 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.

i. Describe additional costs which would result for services such as roads, bridges, law enforcement, parks and recreation, fire protection, water, sewer and solid waste systems, schools or busing, (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)?

iii. Can the service providers meet the additional costs given legal or other constraints (e.g. statutory ceilings on mill levies or bonded indebtedness)?

iv. Describe off-site costs or costs to other jurisdictions may be incurred (e.g. development of water sources or construction of a sewage treatment plant; costs borne by a nearby municipality).

c. Describe how the subdivision allows existing services, through expanded use, to operate more efficiently, or makes the installation or improvement of services feasible (e.g. allow installation of a central water system, or upgrading a county 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. Describe any other taxes that would be paid by the subdivision and into what funds (e.g. personal property taxes on mobile/manufactured homes are paid into the County general fund).

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

g. How many special improvement districts would be created which would obligate local government fiscally or administratively? Are any bonding plans proposed which would affect the local government's bonded indebtedness?

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.

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

i. Would any stream banks or lake shorelines be altered, streams rechanneled or any surface water 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?

iii. Would construction of roads or building sites require cuts and fills on steep slopes or cause erosion on unstable, readable soils? Would soils be contaminated by sewage treatment systems? Describe the impacts that removal of vegetation would have on soil erosion, bank or shoreline instability.

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

v. Describe possible natural hazards the subdivision could be subject to (e.g. natural hazards such as flooding, rock, snow or land slides, high winds, severe 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 and Wildlife Habitat

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

b. Describe the effect that pets or human activity would have on wildlife.

6. Effects on the Public Health and Safety

a. Describe any health or safety hazards on or near the subdivision, such as: natural hazards, lack of water, drainage problems, heavy traffic, dilapidated structures, high pressure gas lines, high voltage power lines, or irrigation ditches. These conditions, proposed or existing should be accurately described with their origin and location identified on a copy of the preliminary plat.

b. Describe how the subdivision would be subject to hazardous conditions due to high voltage lines, airports, highways, railroads, dilapidated structures, high pressure gas lines, irrigation ditches, and adjacent industrial or mining uses.

c. Describe land uses adjacent to the subdivision and how the subdivision will affect the adjacent land uses. Identify existing uses such as feed lots, processing plants, airports or industrial firms which could be subject to lawsuits or complaints from residents of the subdivision.

d. Describe public health or safety hazards, such as dangerous traffic, fire conditions, or contamination of water supplies which would be created by the subdivision.