

LINCOLN COUNTY SUBDIVISION REGULATIONS

Primary Review Criteria Questionnaire

This Questionnaire must accompany a Primary Review Criteria Report that clearly identifies the impacts on agriculture, agricultural water user facilities, local services, natural environment, public health and safety, wildlife and wildlife habitat. Where potentially significant adverse impacts result, proposed avoidance and mitigation efforts to reasonably minimize such impacts must be described.

1. IMPACT ON AGRICULTURE:

- a. Is the proposed subdivision located on land currently or previously used for agricultural production?
- b. Is the proposed subdivision located on land with a soil type defined by the Natural Resources Conservation Services as having agricultural importance (prime, statewide, or local)?

2. IMPACT ON AGRICULTURAL WATER USER FACILITIES:

- a. Is the subdivision located on land with agricultural water user facilities or adjoining an agricultural water user facility?
- b. Are any irrigation ditches located on or adjacent to the property?
Yes _____ No _____
 - i. If yes, provide the name of the responsible ditch company and contact information.
 - ii. If yes, do you intend to provide access to the irrigation ditch for all lots?
Yes _____ No _____
- c. Does the subdivision involve the abandonment or transfer of water rights from the property being subdivided?
Yes _____ No _____
- d. Does the subdivision involve the abandonment or removal of agricultural water user facilities?
Yes _____ No _____
- e. Will the proposed subdivision or associated improvements alter access for maintenance of agricultural water user facilities?
Yes _____ No _____
- f. Will the proposed subdivision or associated improvements alter the movement or availability of water?
Yes _____ No _____
- g. Will any proposed construction disturb an existing irrigation ditch or result in any changes to agricultural water use?
Yes _____ No _____

3. IMPACT ON LOCAL SERVICES:

- a. **Transportation Facilities**
 - i. Complete the following table to describe current conditions and, if applicable, any proposed improvements to roads serving the subdivision, including non-motorized facilities. If necessary, provide information about additional roads on a separate sheet.

	Road 1	Road 2	Road 3	Road 4
Road name				
Onsite or offsite				
Right-of-way type (public/private)				
If public, state the jurisdiction.				
Right-of-way width				
Surface type (gravel, chip-seal, asphalt)				
Surface width and, if applicable, shoulder width				
Maximum grade				
Road length				
Maintenance responsibility (County, State, private, etc.)				
Road maintenance agreement (if private) (yes/no)				
Curbs/gutters				
Drainage swales				
Estimated time for completion				

1. If year-round vehicular access to all lots and common facilities within the subdivision is not provided, explain why.

2. Does access to the property cross any private properties not owned by the subdivider or property owner?
Yes _____ No _____

3. Traffic impact narrative:
 - A. What is the expected increase in the number of automobile trips per day that the proposed subdivision will generate?

 - C. Provide a summary describing how this project is likely to impact transportation routes that serve it.

 - D. What are the planned improvements to existing public and private access roads to mitigate the impacts anticipated from this subdivision?
 - ii. **Bridges and culverts** – Describe characteristics such as location, name, type, width, design load, and vertical clearance, of any existing or proposed bridges or culverts within the subdivision or on roads providing access to the subdivision.

 - iii. **Non-motorized transportation facilities** – Describe existing and proposed non-motorized transportation facilities that will serve the proposed subdivision.

b. Utilities and Services

- i. List the following service providers and, if applicable, how the service will be provided:
 - Electricity:
 - Telephone:
 - Natural Gas:
 - Cable TV:
 - Solid Waste Collection and Disposal:
- ii. If any utilities are proposed to be over-head, explain why.

c. Water supply

- i. Identify and describe the type of water supply planned for household use (e.g., an existing public or multi-family system, new public or multi-family system or individual system).
- ii. How far is the proposed subdivision boundary from the nearest public water main?

d. Sewage disposal

- i. Identify and describe the type of sewage disposal system planned for the subdivision (e.g., an existing public or multi-family system, new public or multi-family system or individual system).
- ii. How far is the proposed development boundary from the nearest public sewage system main?

e. Schools

- i. Identify the name of the schools and school districts (elementary and secondary) that will serve the proposed subdivision.
- ii. Estimate the number of school-aged children this subdivision is likely to add to the district (use current Census figures for average family size).

f. Parkland Dedication - For Major Residential Subdivisions only:

- i. Complete the table below to calculate park dedication requirement for the subdivision:

	Lots 0.5 acres or smaller	Lots >0.5 acres and <1.0 acres	Lots >1.0 acres and <3.0 acres	Lots >3.0 acres and <5.0 acres	Lots >5.0 acres	Total
Number of lots						
Total acreage in lot category	11%	7.5%	5.0%	3.5%	0%	
Park dedication requirement						
Total parkland proposed						

- ii. How will the parkland requirement be satisfied (e.g. public parkland dedication, common area deeded to a property owner’s association, previous parkland dedication, cash-in-lieu, or waiver of dedication, etc.)?
- iii. If common area is proposed, provide a description of the proposed park and recreation facilities, maintenance and development schedule.
- v. If the parkland requirement will be satisfied through of a previous dedication, describe the original dedication and demonstrate how the previous dedication meets the requirements for this proposal.
- vi. If this is a manufactured home community or recreational vehicle park, have plans been made to develop a recreation area?

Yes _____ No _____

g. Emergency Services

i. Complete the table below:

	Name of Service Provider	Distance between service provider and proposed subdivision
Fire Protection		
Police Protection		
Ambulance Service		

ii. How will water supply for fire protection be provided?

iii. Is the property, or any portion of the property, located within a Wildland Urban Interface?

Yes _____ No _____

h. Housing

i. Estimate the market cost of the dwellings and rents for rental units in this subdivision.

ii. What is the approximate average number of bedrooms per dwelling unit anticipated for the subdivision?

iii. Is the subdivision planned as a second home or recreational subdivision?

iv. What is the expected date of full development and occupancy for this subdivision?

i. Taxation

i. Identify the number of acres in each land assessment classification for the property prior to subdivision.

ii. Describe any existing or proposed special assessments which will affect the subdivision.

iii. State the property tax revenue generated by the subject property last year and estimate the expected property tax revenue after subdivision.

4. IMPACTS ON PUBLIC HEALTH & SAFETY

a. Is the property within the Libby Air Quality Zone? Yes _____ No _____

b. Is the property within the Airport Influence Area? Yes _____ No _____

c. Are there any health or safety hazards on or near the subdivision such as:

i. Areas containing high pressure gas lines or high voltage lines;

ii. Land on or adjacent to Superfund or hazardous waste sites;

iii. Land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants; and

iv. Areas identified as a high seismic hazard.

d. Describe avoidance or mitigation measures that are proposed to address identified hazard(s).

e. If the proposed subdivision contains on-site or nearby off-site land uses that create a nuisance (e.g. noise, dust, smoke, unpleasant odors, etc.), identify such nuisances and describe avoidance or mitigation measures that are being proposed to address them.

f. Does the property have slopes over 30%? Yes _____ No _____

5. IMPACT ON NATURAL ENVIRONMENT:

a. Public Lands

i. Is the subdivision proposal adjacent to public lands? Yes _____ No _____

1. If yes, how will the proposed subdivision affect adjacent public land uses?

2. If yes, describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision.

3. If yes, describe how access to public lands will be affected by this subdivision.

b. Historical Features

i. Are there any known historic, paleontological, archaeological or cultural sites, structures or objects on or within a half-mile of the proposed subdivision?

Yes _____ No _____

1. If yes, identify these sites, structures and/or objects and describe any plans to protect them.

c. Surface water

i. Are there any water rights associated with the subject property that will transfer?

Yes _____ No _____

ii. Is any portion of the property within a FEMA-designated 100 year or Shaded Zone X floodplain?

Yes _____ No _____

iii. Describe any surface water development (e.g. irrigation ditch, manmade pond, etc.) designed to serve the subdivision that is to be constructed within or outside the subdivision boundaries, and describe any other uses of surface water for the subdivision development.

iv. Describe any existing or proposed stream-bank or shoreline alteration (location, extent, type, purpose) and any proposed construction or modification of lake beds or stream channels.

d. Groundwater

i. Does high seasonal groundwater rise within 15 feet of the surface of the property?

Yes _____ No _____.

ii. What are the maximum and minimum depths to the water table, and on what dates were those depths determined?

iii. What is the depth of aquifers and aquifer recharge areas from the surface of the property?

iv. Describe the steps necessary to avoid depletion or degradation of groundwater recharge areas.

e. Geology / Hydrology / Soils / Slopes

- i. Describe the geologic, soil, or topographic conditions and any measures that will be taken to address potential problems encountered in the construction of roadways, basements, water supply trenches, sewer supply trenches, septic tank and drainfield installation, and/or underground electrical and telephone lines.
- ii. Describe the location and amount of any cut or fill three (3) or more feet in depth and plans to prevent erosion and promote re-vegetation of those cuts and fills.

f. Vegetation

- i. Describe the plant communities and their condition.
- ii. Describe any measures that will be taken to conserve appropriate trees and other natural vegetation as much as possible in light of any fire protection mitigation.
- iii. Describe measures that will be taken to protect critical plant communities (e.g. keeping structural development away from these areas, setting aside areas for open space; locating roads away from sensitive areas).
- iv. Identify areas containing noxious weed growth. Describe proposed means of weed control, especially means to prevent weed growth on areas disturbed by construction (a weed prevention plan will suffice).
- v. Are there any wetland and/or riparian resource areas on the property? Yes _____ No _____

6. IMPACTS ON WILDLIFE

- a. Which species of fish and wildlife use the area to be affected by the subdivision?
- b. Describe any proposed measures to minimize or mitigate conflicts between residents and wildlife (e.g. covenants that require garbage and pet food to be kept indoors, etc.).

7. IMPACTS ON WILDLIFE HABITAT

- a. Describe any proposed measures to protect, enhance, or minimize degradation of wildlife habitat (e.g. keeping buildings and roads back from shorelines, setting aside marshland as open space, using a cluster development to limit development on sensitive areas, etc.).