



406 ENGINEERING

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April 13, 2023

To: Adjacent Property Owners
City Council Ward Representatives
City of Missoula Development Services
East Missoula Community Council
Marshal Canyon Neighborhood Council

RE: Subdivision Application for the Aspire Subdivision

Notice of Neighborhood Meeting

When: Friday, May 5th, 2023, from 6:30 – 7:15 PM

What: Informational meeting for a proposed Major Subdivision on Tracts 1-5 of COS 6629 and Parcel A of COS 6338 and Parcels 7 – 8 of COS 5298 located in Section 24, T13N, R19W, P.M.M., Missoula County

Where: Mount Jumbo School Gymnasium

This is a notice of a neighborhood meeting being held at the Mount Jumbo School Gymnasium on May 5th, 2023 from 6:30 – 7:15 PM for the proposed Aspire Major Subdivision. The project is located on approximately 36 acres on the east end of Sommers Road and the south end of Waterside Drive. The purpose of the meeting is to inform the neighborhood of the proposed project and how it will integrate into the established Community. Topics will include presentation of the preliminary layout, phasing, transportation and traffic planning, parkland, and City requirements for the proposed subdivision.

The meeting will also include a question and answer session as well as an opportunity for the neighborhood and interested parties to provide comments.

We hope that you will be able to attend this meeting.

If you have any questions regarding this notice, please feel free to contact me at 406-317-1131.

Sincerely,
406 Engineering, Inc.

Brian Throckmorton, P.E.
CEO

- 1

GERALDINE M. & GORDON J. JR.
HUGHES
- 2

BROD MT LLC
- 3

BROD MT LLC
- 4

ANDREWS FAMILY TRUST
- 5

MICHAEL DAVID & DENISE ANN
BOEHME
- 6

STEPHEN D. & KATHLEEN MARY
HUGHES
- 7

HOYT HOMES
- 8

WATERS EDGE HOMEOWNERS
ASSOCIATION INC.
- 9

CECELIA A. CHRISTENSEN
- 10

SANDRA T. TARNO
- 11

LEVI E. & NIOLE I. MORRIS
- 12

JAMES A. & EDNA H. HILL
- 13

DONALD ALLEN DODGE &
CAROLE DODGE LAROCHE
- 14

NICHOLAS ROY MODERIE
- 15

RICHARD A. & LINDA J. OLSON
- 16

RICHARD A. & LINDA J. OLSON
- 17

BRUCE D. & JANICE M. BAXTER
- 18

THOMAS H. BOELMAN
- 19

BERNARDO & ROSALINDA
RODRIGUEZ
- 20

THOMAS BATEMAN
- 21

CHARLES F. & GRACE BIRNEL
- 22

JAMES NATHANIEL SAPP
- 23

CLARISA L. & FORREST K. NORBY
- 24

ANTHONY M. SR., ANTHONY M.
JR., & CAROL M. FILICETTI
- 25

ALLEN J. & RACHEL A. BERRYMAN
- 26

LINDA ENSIGN
- 27

XANTHE A. WILSON
- 28

JAMES S. & TAMARA L. ADAMS
- 29

SUSAN G. DOSSETT
- 30

DONOVAN LUND & CHRISTINA
ANABEL
- 31

BRYAN DALE & TRACY DIANE
URSERY
- 32

SCOTT A. KRAFT
- 33

MISSOULA COUNTY
- 34

CYNTHIA L. ROLLENHAGEN
- 35

ANTONY ALBERT CROONENBERGHS
& EFREM P. WEHRLI
- 36

DAVID W. & GORDON BOOI
- 37

LINDA, CARISA, & KERI
CARDINAL
- 38

LARRY L. & DIANA C. GLENN

- 39

KIM D. & STARLA K.
KLEVENBERG
- 40

JERRY R. & DENISE L. BRITTNER
- 41

ZACHARY & CHELSEA VON
HASSELN
- 42

BRENT & MARIE S. COOK
- 43

SIMMONS FAMILY TRUST
- 44

KRISTINA G. KUSCHE
- 45

VALYN D. & GRETCHEN K.
MURRAY
- 46

LAURA E. & MATTHEW R.
CHURCHMAN
- 47

RUBY ELLEN COOK
- 48

RYAN C. LARSON
- 49

SUZANNE M. GRIST
- 50

DUANE J. & SUSAN D.
FRIEDRICH
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TONY WARD & EMILIE T.
O'DONNELL
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MAUREEN ARMPRIEST &
JOANNE RAE JACOBSEN
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RON LEE GOHL
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KELVIN A. & PATRISHA L. CRISP
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ARTHUR R. & CAROLYN G.
COVERDELL
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DANIEL A. & NICOLE C. BAKER
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RONALD J. SR. & DELENA K.
BISHOP
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TRAVIS L. & JOANNE K. TAYLOR
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DANIEL R. TRUJILLO
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JENNIFER MCCALL
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JEREMY JAMES GOLDADE
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LAURIE A. LAWRENCE
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ERIK M. & LAUREN M. K. BERRY
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ANTHONY ROSETTE
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RANDY & ESTHER LAVOIE
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RANDY & ESTHER LAVOIE
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ROBERT ALFRED DERY
- 68

BENJAMIN P. SMITH & FRANCES
M. BONNET
- 69

ELIAS HARMAN
- 70

DONALD A. CALDER JR.
- 71

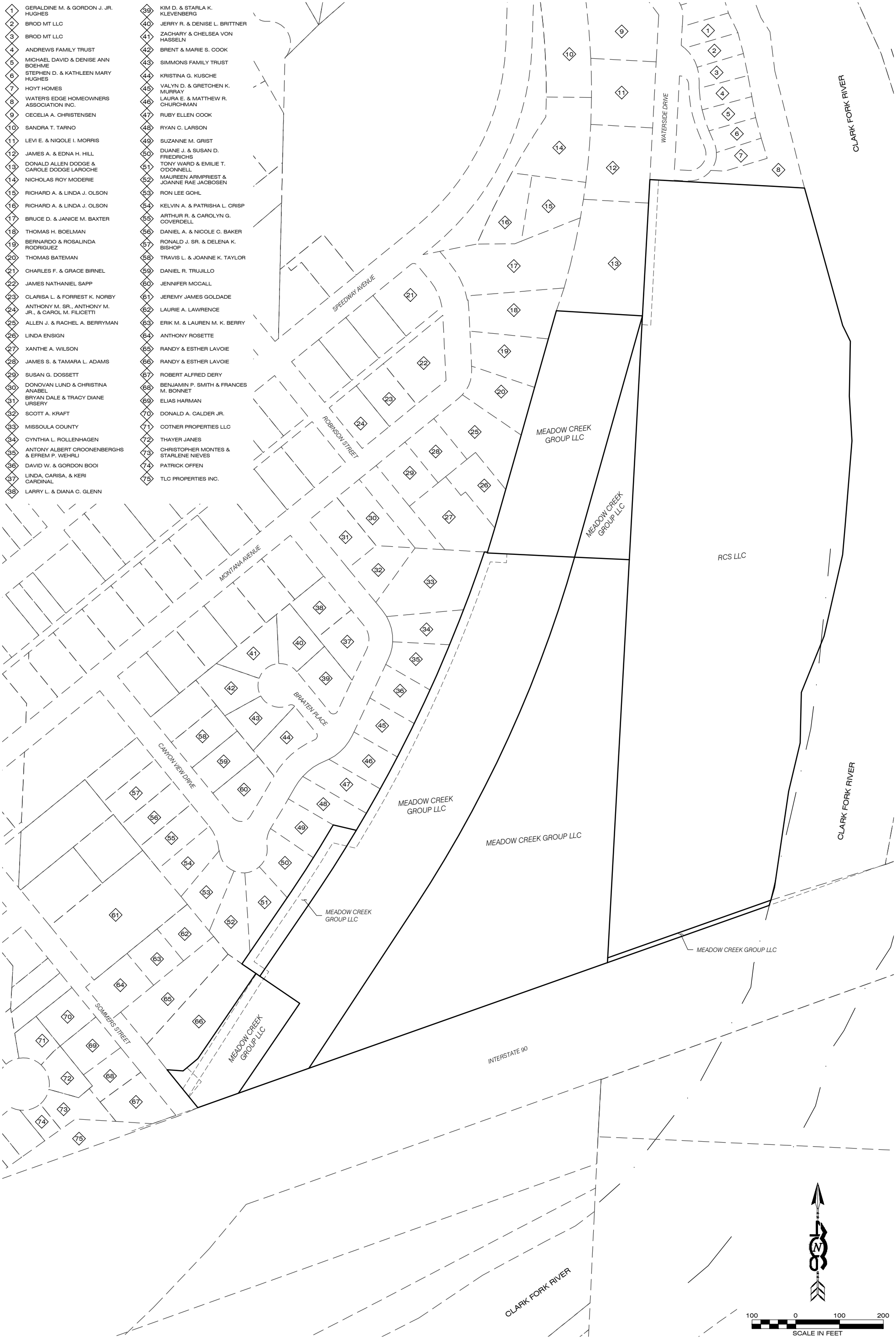
COTNER PROPERTIES LLC
- 72

THAYER JANES
- 73

CHRISTOPHER MONTES &
STARLENE NIEVES
- 74

PATRICK OFFEN
- 75

TLC PROPERTIES INC.



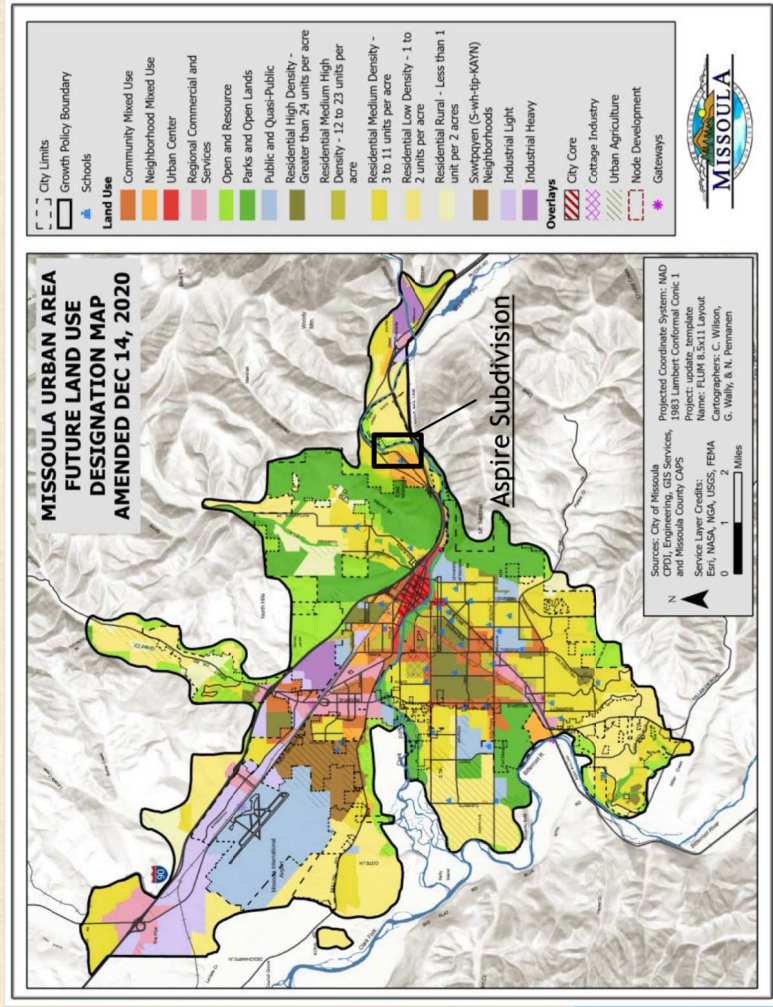
1 OF 1	SHEET: 21-001	PROJECT NAME	LOCATION:	REVISIONS	DATE	DESIGNED: - DRAFTED: AJ CHECKED: - DATE: OCT. 2022	406 ENGINEERING CIVIL ENGINEERING LAND USE CONSULTING 1201 S. 6th St. W. 35 8th St. E. Missoula, MT 59801 Kalspell, MT 59901 (406) 317-1131 (406) 257-0679 www.406engineeringinc.com	
		ASPIRE SUBDIVISION	PARCEL TRACTS 1-5 OF COS 6629 SEC. 24, T.13N, R.19W, P.M.M. MISSOULA COUNTY, MONTANA					
		SHEET TITLE:	PREPARED FOR:					
		ADJACENT PROPERTY OWNERS	DENOVA HOMES					

Aspire Subdivision

A New Community along the Clark Fork River



CURRENT City and County of Missoula Growth Plan



RESIDENTIAL

GOALS

- Accommodate a range of housing options that contribute to countywide housing diversity.
- Preserve and enhance the residential character of existing neighborhoods.
- Provide for compatible in-fill housing where land uses are in transition.

LAND USES

Land use is predominately residential. Secondary uses may include small-scale commercial in limited locations.

CHARACTER

This designation is characterized by a uniform pattern having one principal residential building per lot.

Buildings are predominately single-family dwellings with some two-family dwellings.

Multi-family dwellings may be appropriate when applied through clustering to protect a resource or provide a public benefit, or through density bonuses to create permanently affordable housing.

Commercial buildings should be sited along arterial or collector roads providing clusters of limited commercial activity with a compatible intensity level, scale, and form to the adjacent neighborhood.

Buildings are sited with a minimum distance from streets and lot lines.

INTENSITY

Residential density ranges between three units per acre and 11 units per acre requiring connections to public sewer and water.

Residential density may be available if development creates permanently affordable housing, or if development is clustered according to conservation design principals to protect important natural landscapes and waterways, agricultural lands, fish and wildlife habitat and movement corridors, or if public facilities such as public access or trails are provided.

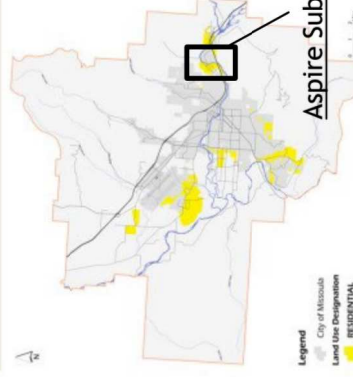
MOBILITY AND ACCESS

A mix of land uses and access to nearby destinations and amenities encourages walking, biking, and transit use.

All roads should provide non-motorized facilities. Additional separation for non-motorized facilities, such as protected or buffered bike lanes, boulevard sidewalks, and enhanced crossings, are needed when vehicle speeds and traffic volume increase.

Arterial and collector roads are in a traditional grid pattern, or irregular pattern depending on topography.

The local street network disperses traffic through a well-connected grid system, or an irregular system depending on topography, with short block lengths.



City of Missoula
 2020
 10/15/2020
 10/15/2020
 10/15/2020

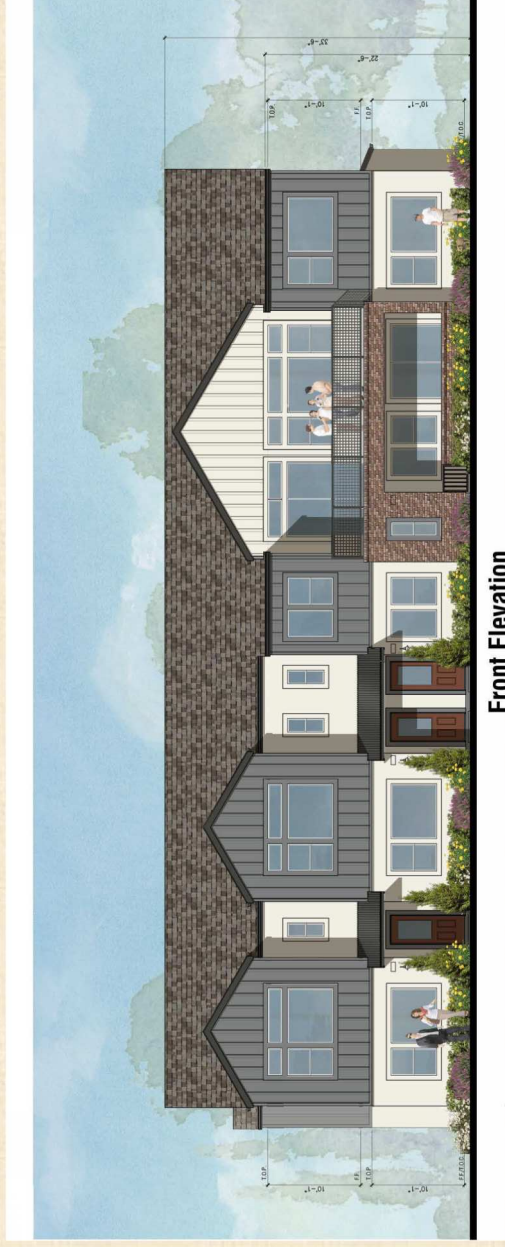
Land Use Element - Adopted June 6, 2019

Proposed Preliminary Site Layout

- ❖ Density of 7.1 dwellings/acre



❖ Example of Multi-Family Housing

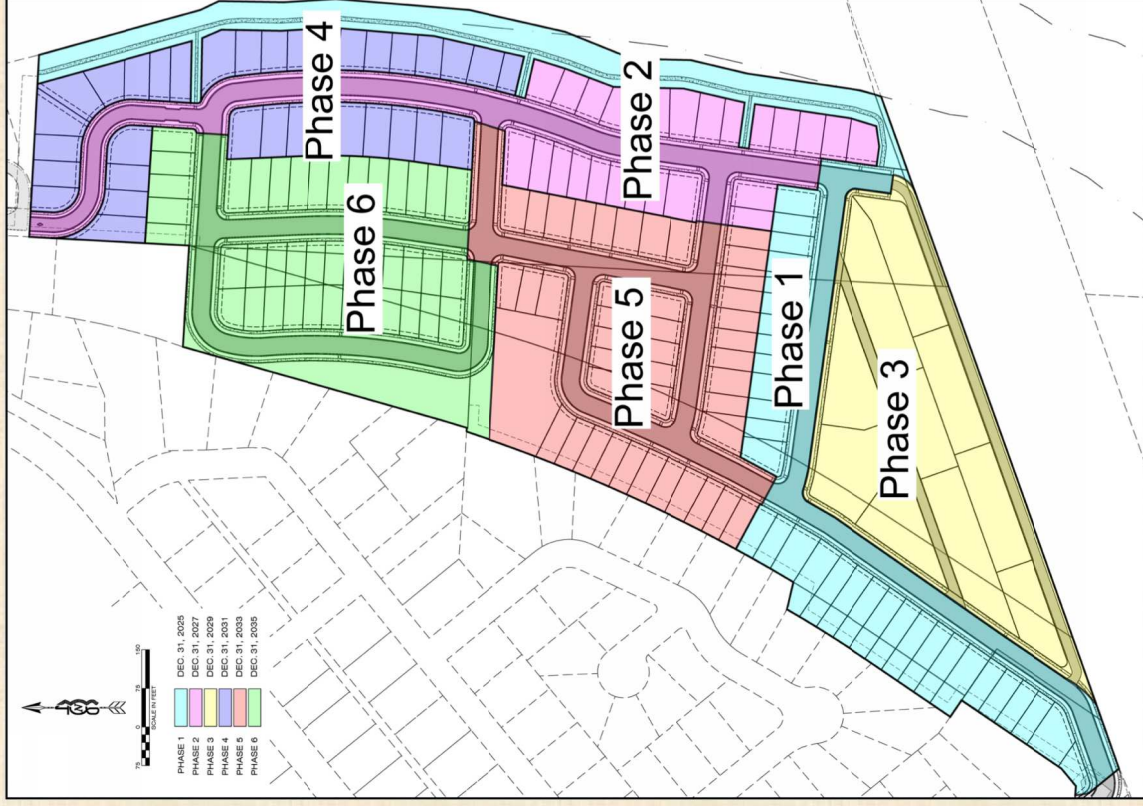


❖ Example of Single-Family Housing



Phasing Plan

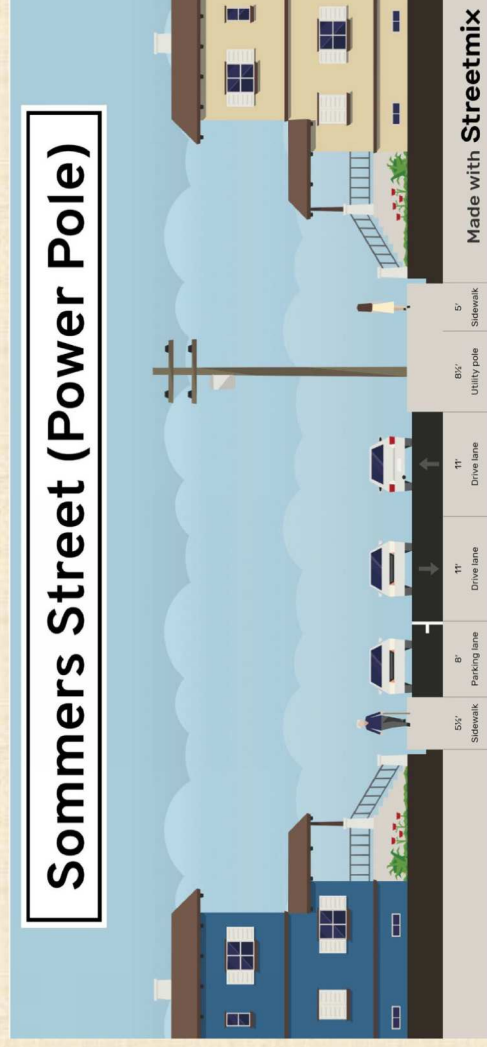
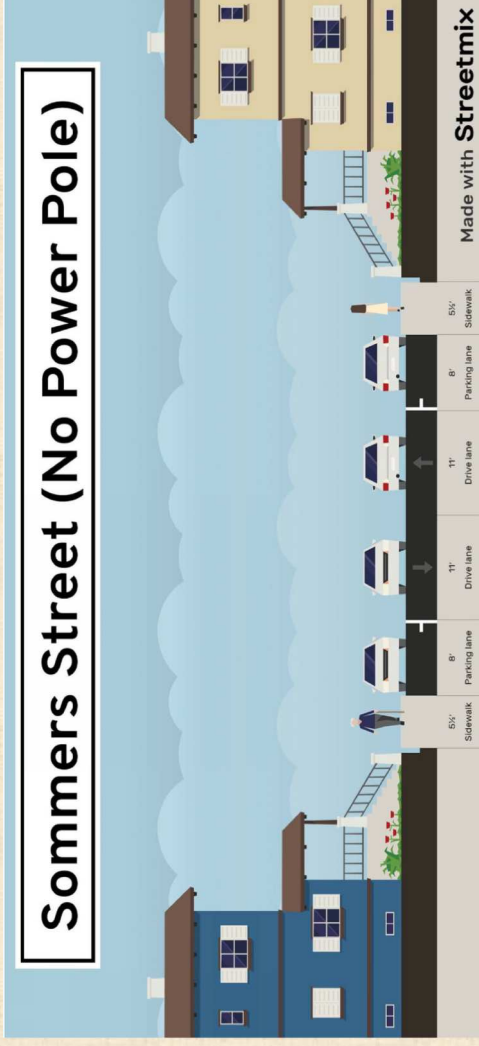
- ❖ Phase from South to North
- ❖ Land for Trail Dedicated during Phase 1
- ❖ Full Road Connection During Phase 2



Upgrades to Sommers Street

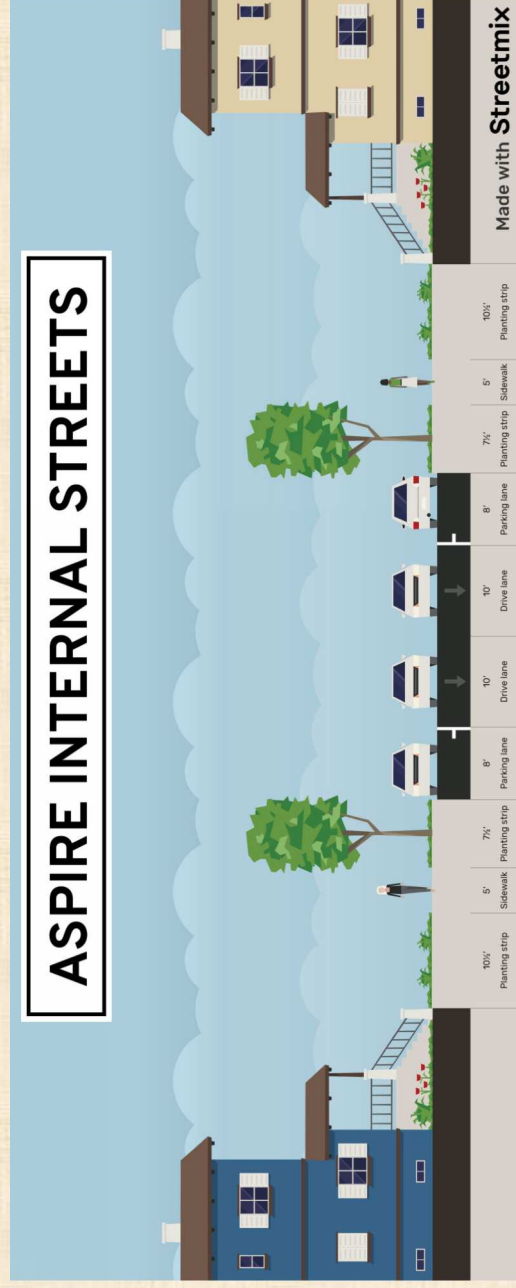


Upgrades to Sommers Street

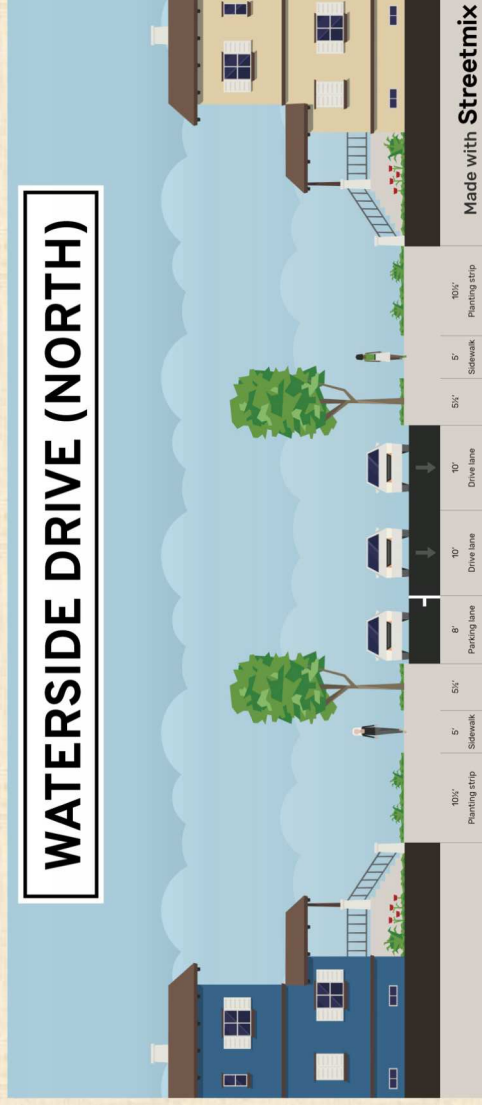


Standard Subdivision Road Design

ASPIRE INTERNAL STREETS

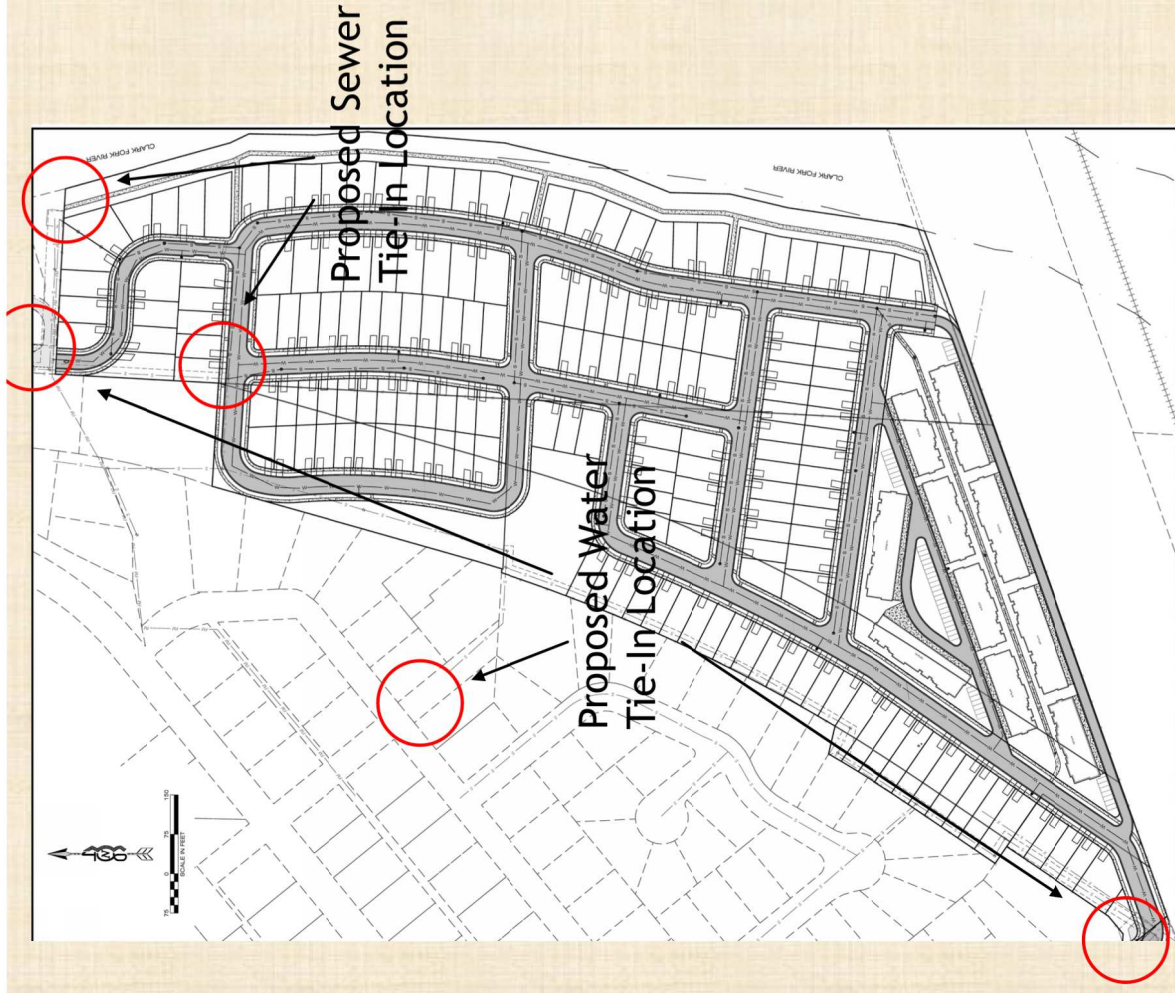


WATERSIDE DRIVE (NORTH)



Utilities

- ❖ Existing Sewer Main On-Site
 - ❖ Leave in Place and Tie-in
- ❖ Loop Water Main from Multiple locations
- ❖ All Stormwater to be processed on-site



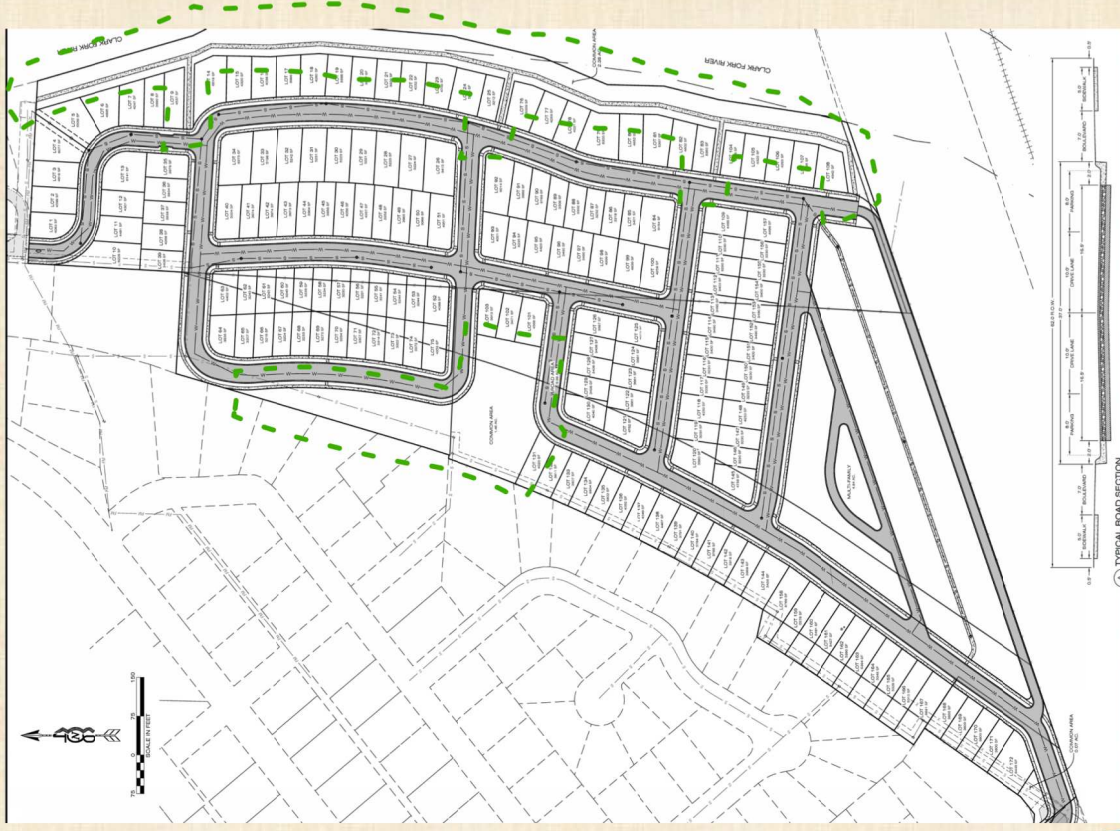
Parks

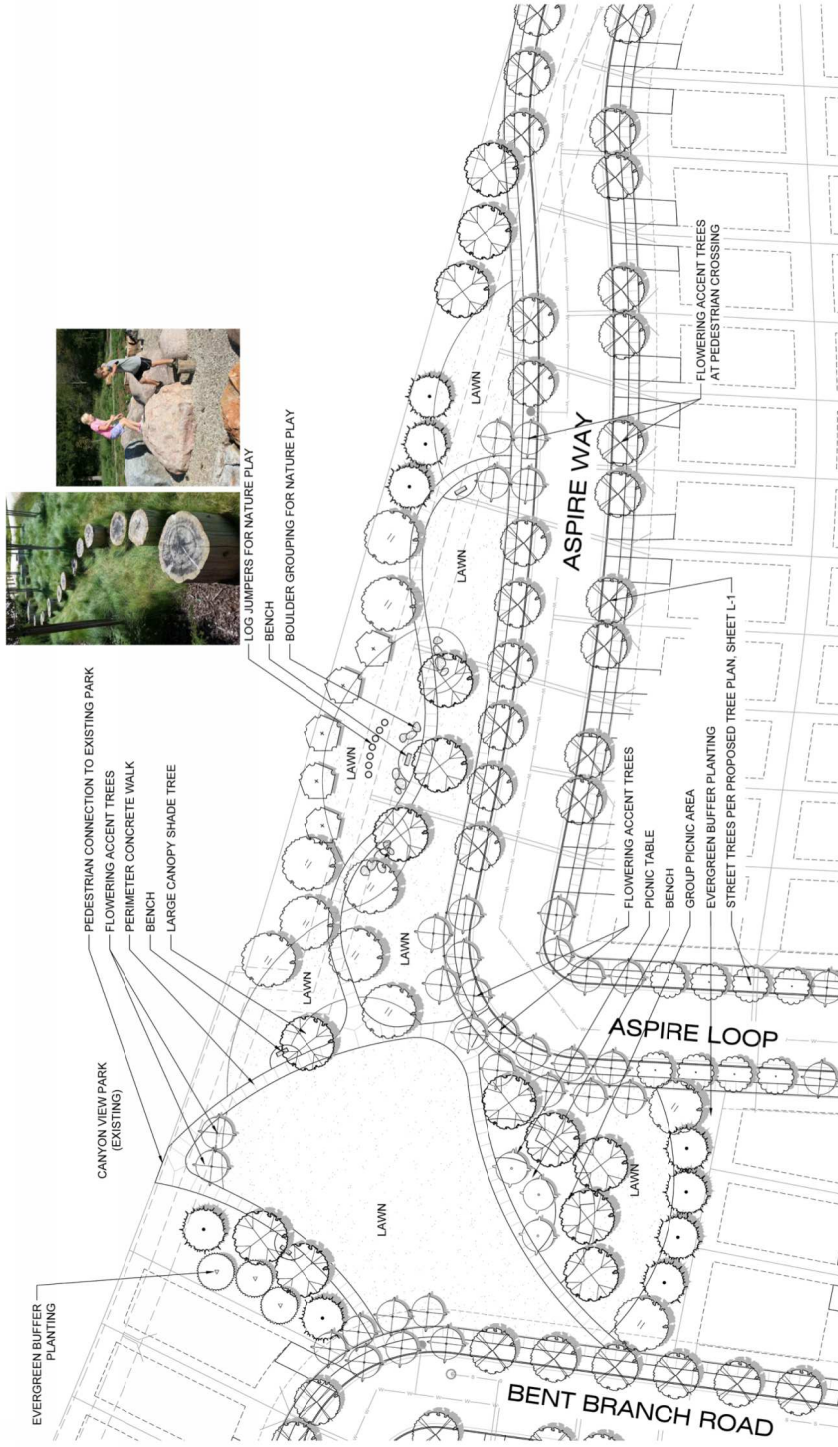
❖ Park Land Dedication:

Required Dedication 2.29Acres

❖ 1.46 acres of Traditional Park Land.

❖ 2.43 acres of river front paths that ties into the Riverside Trail.





Parks



ASPIRE SUBDIVISION
Missoula, Montana

RIVER TRAIL
CONCEPTUAL PHASE
April 20, 2023



L-5
Project No. 01423

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Questions

Aspire Subdivision



ASPIRE SUBDIVISION - NEIGHBORHOOD MEETING

Meeting Date:	05/5/23	Meeting Place:	Mount Jumbo School
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Matthew Walter	757 635 0082	_____
Bob + Gay Yeomans	608-289-7694	_____
Julie + Craig Gigenheier	406 544-2334	_____

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Sheryl Antelings Schen	406-544-6122	sherylantelingschen@msn.com
Jacqui Robinson	406 544 6291	smac95@yahoo.com
Kathleen Hegler		

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Rick Olsen	406-543-0916	
Brett Lloyd	406-239-7366	
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Theresa Martinosky	406-241-3886	azurewolf60@gmail.com.
Dustin Baker	208-520-7542	K8Marie213@gmail.com
Katky Hughes	209-531-4726	wingnutsgal@gmail.com
Bob Brunson	(406) 274 6529	
Shane Stach	406 830 0103	stach@missoulaCounty.us

DeNova Neighborhood Meeting Comments 05/05/2023

1. Are you going to send in the mail a printout of this with our addresses on them?
2. That's a lot of fricking homes down there.
3. What would that be an acre?
4. In the top left corner are those single dwellings or 5 plex's? So those will be single lots?
5. Just curious as my home is right there. So, it would be yard home yard? So, 10 ft between homes, five on each?
6. Tell me recently about the new zoning requirements for setbacks from the river. The old setback was 100 ft., and currently the county has a setback of 275 ft., are you going to adhere to that?
7. The city is doing their review with their zoning?
8. What are the cities' zoning codes?
9. In other words it will be 100'
10. When you develop all of this where are all those people going to go out of East Missoula cause as of now it's a shit show? To get out, what I want to know is where is the access?
11. Its not going to flow with our community.
12. Where are all these people going to go through east Missoula?
13. We have some much other stuff going on in East Missoula, how can you propose this and add 200 and whatever houses and how can we support that?
14. Maybe you can explain why you are choosing to go the city route instead of the county route? Because by going the city route tells most of us that your main goal other than development is annex this into the city, which then is going to wholly surround East Missoula. And even though we have a 10-year extension on being annexed into the city of Missoula the wholly surrounded by city property is going to make that and we won't have a say.
15. City and County setbacks?
16. I take it from what you are saying that the developer does not feel responsible for improving access and egress. Is the developer going to put money into access?
17. Robinson access
18. Is there a possibility there could be a separate freeway entrance to this? Why is this not a possibility?
19. Do you guys have right away already to connect to Somers Street?
20. So you are going to take other peoples property to upgrade Somers Street?
21. How many poles are there?

22. As far as you going through Somers Street, what is your setbacks for the stop signs? And visibility around the corners?
23. So you don't really have 50' to work with?
24. Who's going to be maintaining that road? Who's going to pay for the maintenance?
25. Do you have a projection for the cost of this? Are you going to mill? out the asphalt and repave it? So all new curb and parking will be brand new asphalt?
26. Have you done cores or anything to see whats underneath there cause you know excavation is happening over there on parking lot and they have pulled cars, boulders and all sorts of stuff from under it. Just want to make sure you guys have a budget set aside for it. Don't want you to hit \$750 and all of a sudden you cant afford any more.
27. With this big development going on will a school be opening up again?
28. During what phase is Somers Street going to be complete?
29. What are the requirements for street lighting?
30. This property is going to be annexed into the city?
31. If you annex this Aspire Sub development, we may not have a choice, but if we are wholly surrounded by city property that's going to force East Missoula to annex into the city and the 10 year extension that we have may not be upheld.
32. How as a sub development that's annexed into the city, how does that census count towards the census that's needed to open the school?
33. What are your plans to upgrade highway 200 and Deer Creek Rd.?
34. You don't have an exit out the other way.
35. Is the Waters Edge exit that road from Deer Creek going to be widened?
36. Who's responsible for fire, ambulance, and public safety?
37. However I heard from the East Missoula fire department last night that there's been an agreement called auto aid signed with the city and the county, where East Missoula fire department they now, if they get a call for somebody out in the canyon river golf course area they will respond, same is going to apply here. Is there any compensation for them doing that?
38. What kind of strain is this going to put on our utility services?
39. How many homes are going in?
40. What is the acreage on those units?
41. Is that set in stone or is there a possibility that the single family homes will be taken out for more multiplex's?
42. Are they going to be affordable to the community standard?

43. Will the multifamily be section 8?
44. How much is a lot going to be?
45. Will the houses be bought or leased?
46. If the development includes the Somers property does it also include the Shaw property?
47. Are they going to have HOA?
48. Will East Missoula be able to access that river trail through street parking?
49. Can you send me a copy of this so that I can post to community council page so people can look at it on their own?
50. Will they build a pedestrian bridge?
51. Is this only possible because of the agreement made on the one foot no access strip with Waters Edge?
52. Can Somers Street support the traffic with the new subdivision?
53. Somers is going to end up being a main thorough way of East Missoula.
54. How much is required and how much will change over the course of the next 10 years? Do you have to improve Somers? Do you have to put a park in? Where is that required of your company for this subdivision or is it a carrot used as bait in front of us to make this possible?
55. How can city council have the best interest of East Missoula at heart when they know nothing about us?
56. The biggest concern that I keep hearing is that street cannot support that traffic.
57. Is this neighborhood going to have a bus service?
58. In connection with the highway 200 corridor plan, which we did not get in on that first grant, and so in working with Shane they're looking for other grant possibilities which would be another 3-5 years down the road. You're talking a year for phase 1, and with highway 200 as it is, we've been trying to get an MDT traffic study done on highway 200 just through East Missoula without any success.
59. County is better at maintaining the streets in the wintertime and getting the streets plowed. How is the new subdivision going to feel when East Missoula gets their streets plowed in a timely fashion and the subdivision doesn't?
60. If there are any questions or concerns on things, we would like to change on what you have proposed how would we go about that? Who can we go to to be like we don't like this?
61. What's the total number of units planned at this point? Are you speaking in terms of a three bedroom? What is the square footage of each?
62. Does the 7.1 units per acre include the parkland?
63. What would be considered the net units per acre?

64. You mentioned you were going to control storm water on site, do you have a pond?
65. What are sumps and stormwater pits?
66. When will be informed of the approval?
67. Are the parks going to be kid friendly, with like swings, slides and such?
68. At what point can we request to get the roads repaved?
69. Will there be any improvements to sidewalks, parks, and trails?
70. Are you going to do sidewalks on Montana or Speedway or somewhere to accommodate sidewalks to the school?
71. Question to Shane: Can we just fill some of the potholes?
72. Will there be a stoplight at Somers and Hwy 200 to help with the traffic flow?
73. The density has decreased quite a bit from the original plan, while still maintaining the same sized parks, and trail along the river, and then now with the full upgrade to Somers Street.
74. Voiced wanting more traffic split between the two access points and less so to Somers Street. Feels like you are trying to avoid the high dollar neighborhood and not wanting to impose traffic to them. Feels like you are forcing traffic down Somers.
75. Are you planning to take Robinson through the park?
76. How can the city tell the county you need to give up this park?