



June 27, 2023

Ms. Tracy Long  
Missoula County Public Schools  
909 South Ave. West  
Missoula, MT 59801

Sent by electronic mail to: [talong@mcpsmt.org](mailto:talong@mcpsmt.org)

**Subject: Environmental Assessment for Hillview Subdivision, Missoula, Montana  
Project No. 23007**

Dear Ms. Long:

Air Water Soil, LLC (AWS) is completing an Environmental Assessment (EA), in compliance with the City of Missoula Subdivision Regulations, as part of the application for the planned Hillview Subdivision in Missoula, Montana. The EA requires the investigation into impacts on local public schools from the planned development. If adverse impacts are identified, the EA needs to present avoidance and mitigation efforts that will be used to reasonably minimize these impacts on the school system.

The Hillview Subdivision encompasses approximately 105 acres of land as shown on the enclosed Location Map. The development will create 465 residential living units, with a mix of detached houses, townhouses, and multi-family dwellings.

AWS requests correspondence from Missoula County Public Schools stating any known or possible concerns to the school system from the planned development. Please submit your correspondence to my email address provided below.

Thank you for your assistance in this matter. If you have any questions or require further clarification, please contact me at your earliest convenience (406.564.0178 mobile).

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Alan Frohberg', is written over a light blue circular stamp.

Alan Frohberg, PE  
Principal

[alan@airwatersoil.com](mailto:alan@airwatersoil.com)

Attachment: A – Location Map, Hillview Subdivision

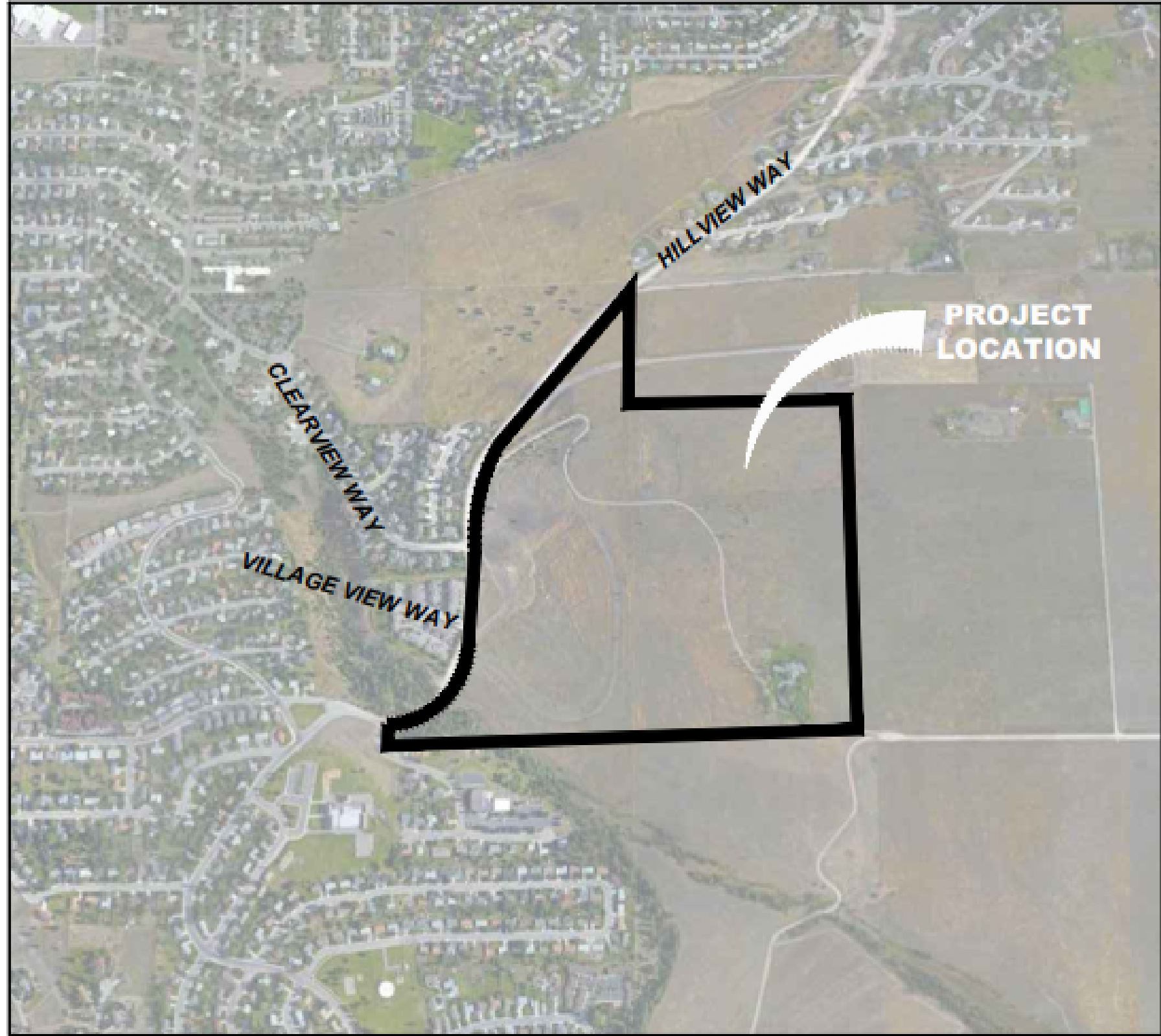
**Air Water Soil, LLC**

1321 8<sup>th</sup> Avenue North, Suite 207, Great Falls, Montana, 59401 406.315.2201



## **ATTACHMENT A**

**Location Map  
Hillview Subdivision**



1  
X001  
VICINITY MAP  
NOT TO SCALE

CLEARVIEW WAY

VILLAGE AT  
ELK HILLS



# LOCATION MAP HILLVIEW SUBDIVISION

0 75 150 300  
SCALE: 1" = 150'

L:\HILLVIEW\_SUBDIV\BIMCAD\Survey\Base\for\HILLVIEW\_SUBV010.dwg

PARCEL B  
COS 4371

Owner: Sun Developments LLC

PARCEL 1B  
COS 5323

Owner: Shirley A Jensen

PARCEL 1B  
COS 5770

Owner: Mark Ward

Owner: Bender Reality LLC

W1/2SE1/4  
Missoula County School  
District #1

TRACT A  
COS 5525

Owner: John A Rimel Family Trust

TRACT B  
COS 5525

Owner: Rimel Whitney Trustee

Cushing  
Terrell

cushingterrell.com  
800.757.9522

AWS  
AIR WATER SOIL

MISSOULA, MONTANA  
HILLVIEW

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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EXHIBIT

1-27-2023  
DRAWN BY | VERNON  
CHECKED BY |  
REVISIONS