

Charles A Trowell

From: Dave Aube
Sent: Wednesday, August 2, 2023 10:20 AM
To: Andy Schultz; Troy Monroe
Cc: Zack Graham; Nicole Olmstead; Traci Freshour; Logan McInnis; Dave Aube
Subject: RE: Hillview Subdivision
Attachments: HILLVIEW_SUBDIV_WATER EXHIBIT_2023.07.26-X103B.pdf; HILLVIEW_SUBDIV_WATER X103C-X103.pdf

Andy
Attached are the two plans that we presented during our in-person meeting.
Please let me know if you need anything else.
Thanks
Dave

Dave Aube

Civil Engineer

406.258.7344 | cushingterrell.com

From: Andy Schultz <SchultzA@ci.missoula.mt.us>
Sent: Friday, July 28, 2023 12:44 PM
To: Troy Monroe <MonroeT@ci.missoula.mt.us>; Dave Aube <daveaube@cushingterrell.com>
Cc: Zack Graham <zack@grahameng.com>; Nicole Olmstead <NicoleOlmstead@cushingterrell.com>; Traci Freshour <FreshourT@ci.missoula.mt.us>; Logan McInnis <McInnisL@ci.missoula.mt.us>
Subject: RE: Hillview Subdivision

Dave,
I spoke with Logan about this yesterday. We will dust off our draft of an updated Latecomer's agreement and meet with the City Attorney to see if we can move that forward.

Can you send me a pdf of the exhibit you had at our meeting showing the latest overview of the water system? It looked like you had probably updated the pressure zones and I'd like to take a look at that and it would also be beneficial as an exhibit to show the City attorney in our discussions. Also, if you had an preliminary cost estimates, especially showing the costs for upsizing facilities, it would also be really helpful. I understand that you are still early in the design phase so any cost estimate would be very preliminary and we wouldn't hold you to those costs but it would be nice to have ballpark numbers for what we are talking about.

Have a great weekend,

Andy Schultz, PE | he/him/his | City Engineer for Utilities
Department of Public Works & Mobility
Infrastructure & Mobility Division
406-552-6758 | schultza@ci.missoula.mt.us

From: Troy Monroe <MonroeT@ci.missoula.mt.us>
Sent: Thursday, July 27, 2023 9:57 PM
To: Dave Aube <daveaube@cushingterrell.com>; Andy Schultz <SchultzA@ci.missoula.mt.us>

Cc: Zack Graham <zack@grahameng.com>; Nicole Olmstead <NicoleOlmstead@cushingterrell.com>; Traci Freshour <FreshourT@ci.missoula.mt.us>

Subject: RE: Hillview Subdivision

Thanks Dave.

I would add to the third Roundabout bullet: "as part of the subdivision process, a contribution to the future roundabout, based on benefit, will be required."

This requirement may be in the form of direct payment for the subdivision's % of traffic, it could include land donated for the roundabout, it could include a waiver to protest future SIDs, and/or impact fees.

This will come out in a subdivision condition during governing body review.

Thanks,

Troy Monroe PE | City Engineer for Development Review

From: Dave Aube <daveaube@cushingterrell.com>

Sent: Thursday, July 27, 2023 11:26 AM

To: Troy Monroe <MonroeT@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>

Cc: Dave Aube <daveaube@cushingterrell.com>; Zack Graham <zack@grahameng.com>; Nicole Olmstead <NicoleOlmstead@cushingterrell.com>

Subject: Hillview Subdivision

Troy and Andy

Thank you for taking time to meet with us yesterday. We feel a lot of items were quantified/clarified.

Wanted to memorialize a few items from our discussion yesterday.

The first is the Roundabout at Hillview Way and Rimel Road.

- We are still working through the vertical alignment with WGM and Ryan Guelff. Preliminary studies show that the vertical geometry as proposed in our Stage 3 Plans for Rimel Road Improvements can accommodate the future roundabout.
- We understand that we are to proceed with designing Hillview Way widening to accommodate the southbound Hillview Way left turn bays at Clearview Way and Village View and the associated widening of Hillview way the east (sidewalk, curb gutter relocations and asphalt widening) within the 10' wide ROW dedication that was requested with Phase 1 and will be formalized with Platting related to Phase 1.
- We understand that the City of Missoula will be responsible for the construction of the Roundabout as development beyond the proposed subdivision occurs and traffic warrants are met. This may be many years away.

Second, wanted to document the Water system discussions.

- The proposed subdivision has a daily demand of 76,636 gpd. Adding in the required fire flow of 1,500 gpm for a duration of 120 minutes, yields a required tank size of 256,636 gallons.
- We discussed the City of Missoula would like to include additional capacity for future development surrounding the proposed subdivision to the east and north.
- Additional capacity for the future development will result in an expansion of the water tank volume by 89,194 gallons (tank size will become 345,830 gallons). This will allow for full residential development based on the following;
 - 40 acres to the east with R5.4 zoning being created by relatable zones during future annexation,
 - 10 acres to the east with existing R10 zoning, and

- 20 acres to the north with existing R40 zoning.
- Booster pumps and booster buildings may need to be increased as we work through details in the Stage process.
- Discussions on Latecomers Agreement and Special Funding Districts will need to continue as we determine the optimal way to fund the requested expansion of the water system and will be formalized prior to Stage 4, for Subdivision.

Third, the Sanitary Sewer System will also need to be evaluated for future connections.

- Sewer system stubs will be taken to the property line for future connection/extension.
- System will be analyzed to ensure future flows can be accommodated.

Please let me know if I have misunderstood or if further clarifications are needed.

Thanks

Dave

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Dave Aube

Civil Engineer

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