

From: [Laval Means \(she/her\)](#)
To: [Jen Gress](#); [Dave DeGrandpre](#)
Subject: RE: Aspire Subdivision - First Agency Sufficiency Review
Date: Friday, October 13, 2023 11:58:03 AM
Attachments: [Aspire Subd 10-23 D1 - Neighborhood Character Overlay draft LM comments.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Dave, In addition to the comments provided by Jen, I'm sharing comments on the draft NC overlay language, exhibit D1 of the sufficiency packet. I don't think the formatting is that far off, but I do challenge the need to remove the townhouse standard for spacing of minimum distance between driveways. Additional that last statement of section Ga, that is part of the draft NC will be hard to interpret if they don't specifically refer to the regulation they are wishing to not meet. Language like "an effort shall be made to maximize on street parking" is also hard to enforce.

Thanks for checking in with us. I hope this helps for a successful integration into the code in the end.

Laval Means |She/Her/Hers| Community Planning Manager
Community Planning, Development & Innovation
Community Development Division
406-552-6628 | lmeans@ci.missoula.mt.us



Promoting equitable growth and a resilient, sustainable community.

From: Jen Gress <GressJ@ci.missoula.mt.us>
Sent: Thursday, October 12, 2023 1:03 PM
To: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Laval Means (she/her) <meansl@ci.missoula.mt.us>
Subject: RE: Aspire Subdivision - First Agency Sufficiency Review

Hi Dave,

The best example I have for formatting and items to be included in the overlay language is the attached NC for Riverfront Trails Neighborhood Character Overlay (Ord #3704). The example ordinance has more sections than apply to the proposed /NC (this district has sub-districts, yours does not), but keeping these NCs looking and "sounding" as similar as possible by using the same formatting and terminology/language is desirable.

Suggestions for your proposed NC: Give your NC a name and subsection number (see last paragraph below) and give the title the same look as other neighborhood character overlays. Please note in the attached example: the subheadings used, how exemptions to regulations are stated/language used, where the map is located (the map should have a map reference number, **Map 20.25.042-1**).

It would be helpful to have cross reference numbers to the sections of T20 that apply. For example subsection E in your proposed NC says per T20 standards, include the specific section 20.05.020, etc.

If you haven't already, please also point your applicant to 20.25.040 for guidance. It may help for things like the purpose statement.

Have you compared Madson's proposed amendments to what is suggested in the Townhouse Standards? If we are removing these sections through her process they probably are not needed in the /NC.

When you take this to City Council for approval please remember you also need to make a change in section 20.25.040G. Add this new NC in numerical order with the others. I suggest the name for this project be **/NC-Aspire** and give the T20 section number of **20.25.042** in an effort to keep them in alphabetical order.

Hope this helps. Let me know if you have any questions.

--Jen

From: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>

Sent: Wednesday, October 4, 2023 4:00 PM

To: Laval Means (she/her) <meansl@ci.missoula.mt.us>; Jen Gress <GressJ@ci.missoula.mt.us>

Subject: FW: Aspire Subdivision - First Agency Sufficiency Review

Hi Laval and Jen,

I am hoping you can find time by next Friday to review the short neighborhood character overlay proposed by 406 Engineering for the Aspire Subdivision project in East Missoula. I think the last time I reviewed a NC overlay I did not realize there were specific formatting and other requirements, so I would like to give the development team accurate guidance on this one. Below is a link to the project files. If you could please send me any comments on the NC overlay (and any other component of the project) by close of business on 10/13 I will incorporate it into my sufficiency review.

Thanks and please let me know if you have any questions.

Dave DeGrandpre, AICP | Planning Supervisor
Community Planning, Development & Innovation
435 Ryman Missoula, MT 59802
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Promoting equitable growth and a resilient, sustainable community.

From: Sean Amundson <seana@406eng.com>

Sent: Wednesday, September 27, 2023 2:04 PM

To: Eran Pehan <PehanE@ci.missoula.mt.us>; Montana James (she/her) <jamesm@ci.missoula.mt.us>; Walter Banziger <BanzigerW@ci.missoula.mt.us>; Mary McCrea <McCreaM@ci.missoula.mt.us>; Laval Means (she/her) <meansl@ci.missoula.mt.us>; Elizabeth Johnson (she/her) <JohnsonE@ci.missoula.mt.us>; Dax Fraser <FraserD@ci.missoula.mt.us>; Grp. Fire Bureau <firebureau@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Gordy Hughes <HughesG@ci.missoula.mt.us>; ContactMPD <[ContactMPD2@ci.missoula.mt.us](mailto>ContactMPD2@ci.missoula.mt.us)>; Grp.PDAdmin <Grp.PDAdmin@ci.missoula.mt.us>; envhealth@missoulacounty.us; airquality@missoulacounty.us; Elena Evans <eevans@missoulacounty.us>; waterquality@missoulacounty.us; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Lucy Rummler <RummlerL@ci.missoula.mt.us>; Marie Boggess <BoggessM@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Zac Covington <CovingtonZ@ci.missoula.mt.us>; Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Logan McInnis <McInnisL@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Steve Reichert <ReichertS@ci.missoula.mt.us>; Aaron Wilson <wilsona@ci.missoula.mt.us>; Ben Weiss <WeissB@ci.missoula.mt.us>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Nate Gordon <GordonN@ci.missoula.mt.us>; Eric Andersen <AndersenE@ci.missoula.mt.us>; Corey Aldridge <caldridge@mountainline.com>; jsweten@mountainline.com; Colin Woodrow <cwoodrow@mountainline.com>; Dan Stone <dstone@mountainline.com>; Ellen Buchanan <buchanan@ci.missoula.mt.us>; Annie Gorski <GorskiA@ci.missoula.mt.us>; Tod Gass <GassT@ci.missoula.mt.us>; Bryce@missoulaeduplace.org; abeck@missoulacounty.us; nholloway@missoulacounty.us; Cameron, Glen <gcameron@mt.gov>; krisrichards@mt.gov; rwatkins@macdnet.org; jnave@mt.gov; Desiree.Cozad@mt.gov; jodi_bush@fws.gov; brownjs2@bresnan.net; gmk@bresnan.net; Lori Davidson <ldavidson@missoulahousing.org>; Kathryn.mcdonald@cskt.org; cbauer2@republicservices.com; paul.dallapiazza@northwestern.com; bryan@tcsattorneys.com; Kerry.Patton2@Lumen.com; Derek.Lilleberg@p66.com; erikl@meccoop.com; jjohnson@blackfoot.com; pcwright@mcpmtsmt.org; klaslovich@mcpmtsmt.org; jcmiller@mcpmtsmt.org; mhill@mcpmtsmt.org; bmcwilliams@mcpmtsmt.org; emissoulacc@gmail.com; khughes@missoulacounty.us; Juniper Davis <jdavis@missoulacounty.us>

Cc: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Brian Throckmorton <briant@406eng.com>

Subject: Aspire Subdivision - First Agency Sufficiency Review

Hello everyone,

Missoula Development Services has requested that a link be provided to the First Agency Sufficiency Review for your review and comments regarding the Aspire Major Subdivision.

The link to the project packet is: <https://www.ci.missoula.mt.us/3240/Aspire-Subdivision>

This information is being mailed and emailed to your agency on September 27, 2023. Please provide your comments no later than October 12, 2023. The Development Services First Sufficiency review deadline is on October 17, 2023. Comments on the Aspire Subdivision need to be sent to both parties below:

Sean Amundson: seana@406eng.com

Dave DeGrandpre: degrandpred@ci.missoula.mt.us

If you have any questions or need additional information regarding the project, please do not hesitate to contact Dave DeGrandpre at (406) 552-6633 or myself at (406) 317-1131.

Thank you,

Sean Amundson

 **406 ENGINEERING**

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