

**From:** [airquality](#)  
**To:** [Sean Amundson](#); [Dave DeGrandpre](#)  
**Subject:** RE: Aspire Subdivision - First Agency Sufficiency Review  
**Date:** Thursday, October 12, 2023 5:08:13 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Hi Sean and Dave,

The Air Quality Program supports measures taken to promotion of nonvehicular modes of transportation including access to bike paths, trails, and bus stops near the new subdivision. The proposed 37' streets have room for two-way traffic and parking on either side; we would like to stress to reevaluate this to include a bike lane or a way of safe transportation via bike. We support the inclusion of sidewalks in the plans and would like to see bike path plans to promote nonvehicular modes of transportation. The connections from the subdivision to the river front trail is a great way to promote walking and biking to town.

Air Quality Program would like to see radon mitigation, wood-burning devices, and the air stagnation zone mentioned in the covenants. The Air Quality Program highly stresses that radon mitigation measures be considered when building new homes in Missoula. Radon rates are five times the national average in Missoula County and the second leading cause of lung cancer in the US. It is more cost effective and efficient to build homes with radon mitigation from the start instead of adding it in after it is built. See the following:

- Radon Mitigation: The EPA has designated the Missoula area as having a high radon gas potential (Zone I). Therefore, Missoula Public Health recommends that all new residences incorporate radon resistant construction features.
- Air Stagnation Zone: Property is within the Air Stagnation Zone. All driveway approaches will be constructed and paved as a mitigation effort. The Missoula Public Health Air Quality Program regulations prohibit the installation of wood-burning stoves or fireplaces. Pellet stoves meeting emission requirements or natural gas/propane fireplaces may be installed upon review and receipt of an installation permit from Missoula County Public Works.
- Wood Burning Devices: No wood burning devices of any type shall be permitted or used in any residential building or structure erected upon any Lot in the Real Property. This specifically includes, but is not limited to, fireplaces, wood burning stoves, pellet stoves, fireplace inserts, or similar devices. High efficiency pellet stoves may be allowed as permitted by the appropriate governing body.

Best,  
Kerri Mueller

**AIR QUALITY PROGRAM**

406.258.4755



Missoula County and its surrounding areas are the traditional and current homelands of the Seliš (Bitterroot Salish), Ktunaxa (Kootenai), and Qlispé (Kalispe), along with the Siksikaitsitapi (Blackfoot Confederacy), Nimíipuu (Nez Perce) and other tribal nations.

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**From:** Sean Amundson <seana@406eng.com>  
**Sent:** Wednesday, September 27, 2023 2:04 PM  
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**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](mailto:seana@406eng.com)

Dave DeGrandpre: [degrandpred@ci.missoula.mt.us](mailto: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

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