

**From:** [slem406@aol.com](mailto:slem406@aol.com)  
**To:** [East Missoula Community Council](#); [Stephen Hayes](#); [Jack Ballas](#); [Lisa Thomas](#); [Dave DeGrandpre](#); [John Chaussee](#)  
**Subject:** EMCC Alternate  
**Date:** Re: Aspire Subdivision - EMCC 2nd Sufficiency Comments  
**Attachments:** Tuesday, April 30, 2024 10:54:04 PM  
[East Msla Comm Council Comments on the Aspire Second Sufficiency Submittal with responses.docx](#)  
[Email from 406 Engineering RE updated variance requests and coordination with EMCC.pdf](#)  
[image003.png](#)  
[image003.png](#)

---

You don't often get email from slem406@aol.com. [Learn why this is important](#)

Dear all,

We are sorry for the delayed response.

We do feel it is critically important to clarify a few details about the public outreach 406 Engineering claims in its letter dated March 6, received by the Council March 28th. The dates that follow were given as evidence of public out reach. Some of these we do not feel can be classified as such. Our responses are in blue, bold.

- 02/22/21 – We reached out to the EMCC to start the discussion of the project.
  - **This is not a public meeting**
- 03/09/21 – We gave our first presentation to the EMCC on the project discussion possible options.
  - **This was a proposal to cut the Canyon View park in half to propose access to the new subdivision. It generated so many negative responses that it was almost a full year before we heard anything from this developer again.**
- 02/01/22 – Reached back out EMCC about discussions on Sommers Street – no response after a few emails set back and forth.
  - **This is not a public meeting**
- 05/12/22 – First Meeting with the Missoula County Commissioners with comments
  - **This was not a public meeting about Aspire, it was a meeting about removing the 1ft NAS.**
- 06/02/22 – County Commissioner Meeting #2 open to Public with full comment on Project.
  - **This was a continuation of the May 12th meeting to remove the 1ft NAS, due to the fact that there were so many comments during the first meeting. It concluded with Dave Strohmaier recommending that the developer's lawyers meet with the Water Edge lawyers and work something out or the whole project was headed towards litigation. The following three meetings were those two groups working out a settlement to remove the NAS.**
- 06/09/22 – Working group meeting #1 at CAPs on project open to the public.
  - **Water's Edge and developer lawyer meeting, moderated by CAPs. Kind of an open meeting, but not a neighborhood meeting about the subdivision. Attended primarily by the residents of Water Edge and**

**focused solely on their interests in order to remove the NAS. In addition, potentially the most divisive set of meetings because the question has now repeatedly come up why Water Edge is expected to receive only 10% of the subdivision traffic.**

- 06/15/22 – Working group meeting #2 at CAPs on project open to the public.
  - **Water's Edge and developer lawyer meeting, moderated by CAPs.**
- 06/24/22 – Working group meeting #3 at CAPs on project open to the public.
  - **Water's Edge and developer lawyer meeting, moderated by CAPs.**
- 06/30/22 – County Commissioner Meeting #3 open to Public with full comment on Project.
  - **A special meeting, held at 1pm on a day the Commissioners traditionally do not meet, to announce a deal had been struck and the NAS was voted to be removed.**
- 08/30/22 – County Commissioner Meeting Final Resolution open to the public.
  - **An administrative meeting held to "Request board approve resolution directing the Missoula County Clerk & Recorder to record notice of a decision to remove the NAS" (no public comment)**
- 05/05/23 – Neighborhood Meeting – Full presentation and questions was over 1 ½ hours with our group staying and extra 40 minutes to answer any individual questions.
  - **This might have lasted 90 min (we do not remember it that way, and since the notes of this meeting have not been made public, we can not be sure)**
- 11/14/23 - Meeting with EMCC to update progress of subdivision and answer more questions. I did need to leave this meeting after 45 minutes, but it was meant to be an update that turned into many more questions.
  - **We do agree, there are many more questions which will only increase the closer this subdivision comes to reality. This is why we feel another meeting is merited.**

Sincerely,

Stephanie Lemberg (Board Member East Missoula Community Council)  
On behalf of the East Missoula Community Council  
[emissoulacc@gmail.com](mailto:emissoulacc@gmail.com)  
406-396-4247

----- Forwarded message -----

From: **Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>**  
Date: Thu, Mar 28, 2024, 2:43 PM  
Subject: Aspire Subdivision - EMCC 2nd Sufficiency Comments  
To: East Missoula Community Council <[emissoulacc@gmail.com](mailto:emissoulacc@gmail.com)>

Good afternoon,

Attached please find a letter regarding the Aspire Subdivision project from the East Missoula Community Council with my responses. Also attached is an email from 406 Engineering listing dates and meetings that may be of interest.

Best Regards,

**Dave DeGrandpre, AICP** |Planning Supervisor  
Community Planning, Development & Innovation  
435 Ryman Missoula, MT 59802  
406.529.0709 | [degrandpred@ci.missoula.mt.us](mailto:degrandpred@ci.missoula.mt.us)

*Promoting equitable growth and a resilient, sustainable community.*