

From: [Travis Ross](#)
To: [Sean Amundson](#)
Cc: [waterquality](#); [Elena Evans](#); [Ritter, Torrey](#); [Dave DeGrandpre](#); [Radley Watkins](#); [Kristin Spadafore](#); [Tracy L. Campbell](#); [Tim Worley](#)
Subject: RE: Aspire Subdivision 2nd Sufficiency Review
Date: Tuesday, February 27, 2024 12:51:37 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

The Water Quality District would like to make the following comments regarding the proposed subdivision:

- The riparian buffer of 50 ft is quite narrow. For comparison, Missoula County zoning regulations would require a buffer of at least 175 ft on this section of the Clark Fork River. Riparian areas are important not only for wildlife, stream temperatures and channel stabilization, but also for mitigation of the water quality impacts related to development and runoff. Urban lawns contribute nitrogen, phosphorous, pathogens associated with pet waste and pesticides/herbicides.
- The application addresses Channel Migration by referencing the CMZ study conducted on the Bitterroot and Clark Fork Rivers 2018/19. As noted, there is not a mapped historic migration zone on the property but there is an erosion hazard zone overlay, calculated by using migration rates over a larger reach. This area of the Clark Fork is fairly stable due to natural channel dynamics and the presence of two bridges and railroad/interstate infrastructure. However, as noted in the previous bullet, a more substantial riparian buffer would add a measure of safety in addition to the ecological/water quality benefits mentioned. The District urges the developer to consider bolstering the riparian buffer, perhaps through transfer of dedicated common area to the riverside portion of the subdivision and landscaping standards that do not allow turf grasses and non-native vegetation within a larger riparian buffer.

Thanks for the opportunity to comment,

Travis Ross R.S. (he/him)
Water Quality Specialist
Missoula Valley Water Quality District
406.258.4964
301 West Alder, Missoula, MT 59802
MissoulaPublicHealth.org



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

tribal nations.

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From: waterquality <waterquality@missoulacounty.us>
Sent: Tuesday, February 27, 2024 7:16 AM
To: Travis Ross <tross@missoulacounty.us>
Subject: FW: Aspire Subdivision 2nd Sufficiency Review

EMILY LARSON

Administrative Specialist
Missoula Valley Water Quality District
406.258.4890
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MissoulaPublicHealth.org



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From: Sean Amundson <seana@406eng.com>
Sent: Monday, February 26, 2024 2:37 PM
To: Eran Pehan <pehane@ci.missoula.mt.us>; Montana James <jamesm@ci.missoula.mt.us>;
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Cc: Dave DeGrandpre <degrandpred@ci.missoula.mt.us>; Kristin Spadafore <SpadaforeK@ci.missoula.mt.us>; Brian Throckmorton <briant@406eng.com>

Subject: Aspire Subdivision 2nd Sufficiency Review

To Whom It May Concern,

The City of Missoula Development Services Division has identified you as being an agency reviewer that may have important comments to make about the proposed Aspire Annexation, Zoning, and Subdivision. Development Services posted the 2nd Agency Sufficiency Review application submittal online for your review. The purpose of this agency review is twofold:

- 1) For agencies to determine if the subdivision submittal packet has enough information or is sufficient for review; and
- 2) For agencies to provide comments regarding the proposal on anything that should be addressed before or during the review process.

Thus, it is important that you send us your comments or let us know if you have no comments. The link to the subdivision application for review is: <https://www.ci.missoula.mt.us/3310/Aspire-Subdivision-2nd-Subdivision>

You will have 12 working days starting Monday, February 26, 2024 to complete your review. Please reply and send any comments directly to seana@406eng.com by **Monday, March 12, 2024**, and copy spadaforek@ci.missoula.mt.us and degrandpred@ci.missoula.mt.us. This ensures that Development Services can meet the 2nd Agency Sufficiency Review deadline of March 15, 2024.

Thanks,

Sean Amundson



(406) 529-8945 (c)

(406) 317-1131 (o)

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