

**From:** [Nicole Olmstead](#)  
**To:** [Tara Porcar](#); [DeGrandpreD@ci.missoula.mt.us](#)  
**Cc:** [Charles A Trowell](#)  
**Bcc:** [pehane@ci.missoula.mt.us](#); [jamesm@ci.missoula.mt.us](#); [Walter Banziger](#); [mmccrea@ci.missoula.mt.us](#); [lmeans@ci.missoula.mt.us](#); [johnsone@ci.missoula.mt.us](#); [fraserd@ci.missoula.mt.us](#); [firebureau@ci.missoula.mt.us](#); [sebastian@ci.missoula.mt.us](#); [Gordy Hughes](#); [contactmpd@ci.missoula.mt.us](#); [Grp.PDAdmin@ci.missoula.mt.us](#); [envhealth@missoulacounty.us](#); [airquality](#); [eevans@missoulacounty.us](#); [waterquality@missoulacounty.us](#); [Donna Gaukler](#); [Nathan McLeod](#); [Lucy Rummier](#); [Marie Bogges](#); [David Selvage](#); [covingtonz@ci.missoula.mt.us](#); [Jeremy Keene](#); [Logan McInnis](#); [Ross Mollenhauer](#); [Troy Monroe](#); [Steve Reichert](#); [wilsona@ci.missoula.mt.us](#); [weissb@ci.missoula.mt.us](#); [campbellt@ci.missoula.mt.us](#); [ssthenni@mcpmts.org](#); [Andy Schultz](#); [Nate Gordon](#); [AndersenE@ci.missoula.mt.us](#); [calridge@mountainline.com](#); [jsweten@mountainline.com](#); [cwoodrow@mountainline.com](#); [dstone@mountainline.com](#); [Ellen Buchanan](#); [gorskia@ci.missoula.mt.us](#); [gasst@ci.missoula.mt.us](#); [Bryce@missoulaeduplace.org](#); [abeck@missoulacounty.us](#); [nholloway@missoulacounty.us](#); [krisrichards@mt.gov](#); [gcameron@mt.gov](#); [bellestad@flymissoula.com](#); [jnav@mt.gov](#); [Cozad, Desiree](#); [jodi\\_bush@fws.gov](#); [Brown Jim](#); [Knudsen Gerhard](#); [ldavidson@missoulahousing.org](#); [Kathryn.mcdonald@cskt.org](#); [cbauer2@republicservices.com](#); [paul.dallapiazza@northwestern.com](#); [bryan@tcsattorneys.com](#); [vetbluemountain@gmail.com](#); [Kerry.Patton2@Lumen.com](#); [Derek.Lilleberg@p66.com](#); [erikl@mecoop.com](#); [Jordan Johnson](#); [mhill@mcpmts.org](#); [bmcwilliams@mcpmts.org](#); [pjhalloran@mcpmts.org](#); [sbageant@mcpmts.org](#)  
**Subject:** Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review  
**Date:** Tuesday, December 12, 2023 4:18:46 PM

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Date: December 12, 2023

From: Nicole Olmstead, Cushing Terrell

RE: Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

Dear Agent,

Missoula's Development Services identified you as being an agency that may have important comments regarding the proposed major subdivision, Wildroot (formally Hillview) Subdivision. On December 12, 2023, Development Services posted the link to project documents for the 2nd Sufficiency Agency Review. We are requesting that you please review the documents and provide comments.

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
2. For agencies to provide comments regarding the proposal on anything that should be addressed before the project is submitted for governing body review. Thus, it is important that you send us your comments or let us know if you have no comments.

You will have 12 working days, beginning December 13, 2023, to review. You will have until the end of the day on December 29, 2023, to send comments directly to [nicoleolmstead@cushingterrell.com](mailto:nicoleolmstead@cushingterrell.com) and [porcarit@ci.missoula.mt.us](mailto:porcarit@ci.missoula.mt.us) and [degrandpred@ci.missoula.mt.us](mailto:degrandpred@ci.missoula.mt.us). This ensures that Development Services can meet their Sufficiency Review deadline of January 4, 2024.

**The link to the subdivision application for review is:**

<https://www.ci.missoula.mt.us/3237/Wildroot-formerly-Hillview-Subdivision>

If there is anything we can do to facilitate and/or clarify your review, please contact me. Thank

you in advance for your comments.

Best,

**Nicole Olmstead**  
Project Manager | Urban Planner  
406.922.7128 | [cushingterrell.com](http://cushingterrell.com)

## Tara Porcari

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**From:** Nicole Olmstead <NicoleOlmstead@cushingterrell.com>  
**Sent:** Thursday, December 28, 2023 4:33 PM  
**To:** Tara Porcari; Dave DeGrandpre  
**Cc:** Charles A Trowell  
**Subject:** FW: Wildroot Subdivision  
**Attachments:** 2019 Florence Product Catalog\_Web.pdf; CBU Concrete Pad Regulation .pdf; Dakotas Mode of delivery agreement.doc; Est\_1779\_from\_Flathead\_Concrete\_Products\_3720.pdf; FCP Postal Pad.pdf; Growth-operations-developers-and-builders-guide.pdf; Letter for City-County.docx; MODE Agreement USPS. PRE FAB pdf.pdf; MODE Agreement USPS.pdf; PlanForMailDelivery\_Brochure.pdf; Resolution 5908.pdf; Salsbury E-Buy2 Products - Catalog.xlsx; Sequential Order of CBU's.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

### Nicole Olmstead

Project Manager | Urban Planner  
406.922.7128 | [cushingterrell.com](http://cushingterrell.com)

---

**From:** Golie, Lawrence A - Kalispell, MT <Lawrence.A.Golie@usps.gov>  
**Sent:** Friday, December 22, 2023 5:37 AM  
**To:** Nicole Olmstead <NicoleOlmstead@cushingterrell.com>; Kiely@pandoholdings.com  
**Cc:** Uskoski, Jason S - Hamilton, MT <Jason.S.Uskoski@usps.gov>  
**Subject:** Wildroot Subdivision

This email originated from outside of Cushing Terrell. Please do not click links or open attachments unless you recognize the source of the email and know the content is safe. - Cushing Terrell Computer Support

Nicole-

The Developer and/or their respective MUST complete a Mode of Delivery agreement with the USPS prior to final plat sign off from the USPS. This is a Mandate for ALL new construction that requires that the Developer has a signed agreement with the USPS for delivery.

I have attached some things that describe what I need. The County and City understands this process that you have to have a signed letter from the Postal Service before giving Final Plat and for the USPS to Input the data into our Automated Mail System.

I will be gone from the office and will return on December 27<sup>th</sup>. Below is my contact information.

Wildroot AKA The Hillview Subdivision-Project  
21 Town Homes  
226 Single Family Lots  
1 Multifamily Lots

257 Total Lots

Thank you.

Larry A. Golie  
Postmaster  
SCF 599-598 OPS  
New Growth  
Kalispell/Missoula  
20455 W. Mullan Rd  
Clinton, MT 59825-9998  
W- 406-825-4848  
C- 406-210-0414



*"Efficiency is doing things right; Effectiveness is doing the right things." – Peter Drucker*



Montana Fish, Wildlife and Parks - Region 2  
3201 Spurgin Road  
Missoula, MT 59804  
(406) 542-5500  
12-26-2023

Professional Consultants Inc.  
Attn: Ron Ewart  
Land Use Planner  
3115 Russell St./PO Box 1750  
Missoula, MT 59806  
406-728-1880

RE: Meadow View Homes Subdivision

Dear Ron,

Thank you for the opportunity for Montana Fish, Wildlife & Parks (FWP) to provide input on the proposed Meadow View Homes Subdivision located in the south hills area north of Clearview Way and west of Hillview Way.

FWP sees the utility of the plans for high-density residential development of this area to accommodate the large and growing need for housing in the greater Missoula area while avoiding areas of intact wildlife habitat, development of relatively large lots, and perpetuation of urban sprawl. One of the most prominent threats to the remaining wildlife habitat in the Missoula Valley is properties being subdivided and sold as larger lots. This leads to relatively few new homes and properties for people to occupy relative to the amount of wildlife habitat fragmentation. Building housing in high densities and close to existing population centers is a good way to conserve the remaining open space and wildlife habitats in the Missoula Valley while still accommodating the housing needs of a burgeoning population.

The proposed project is in an area where residents should expect to have wildlife using habitats around and within their property boundaries. This area is in the Missoula County Bear Buffer Zone where bear-resistant garbage containers or containment structures are required. We have had significant mountain lion and bear activity in the vicinity of this project area. Therefore, FWP recommends Living with Wildlife Covenants be put in place as part of the project development. These types of covenants are critical to responsible development of natural areas. FWP requests that you review the covenants in Section A at the end of this letter and adopt these as official covenants for the project area, including adequate enforcement mechanisms that assure the covenants are followed by the eventual residents.

Members of FWP's Region 2 wildlife team will be the primary contacts for this project:

- Ryan Klimstra, *Missoula Area Wildlife Biologist*, [Ryan.Klimstra@mt.gov](mailto:Ryan.Klimstra@mt.gov), 406-542-5516
- Jamie Jonkel, *Region 2 Conflict Specialist Manager*, [JaJonkel@mt.gov](mailto:JaJonkel@mt.gov), 406-542-5508

Please reach out to our wildlife team with any concerns or questions. Thank you again for providing FWP the opportunity to comment on the proposed Meadow View Homes subdivision.

Sincerely,



Randy Arnold  
Regional Supervisor, Region 2

### **Section A. Living with Wildlife**

Homeowners must accept the responsibility of living with wildlife and must be responsible for protecting their vegetation from damage, confining their pets, and properly storing garbage, pet food, livestock feed, and other potential attractants. Homeowners must be aware of potential problems associated with the occasional presence of wildlife such as deer, elk, moose, black bear, grizzly bear, mountain lion, wolf, coyote, fox, skunk, and raccoon. Please contact the Montana Fish, Wildlife & Parks office in Missoula (3201 Spurgin Road, Missoula, MT 59804) for brochures that can help homeowners "live with wildlife." Alternatively, see FWP's web site at <https://fwp.mt.gov/conservation/living-with-wildlife>.

The following covenants are designed to help minimize problems that homeowners could have with wildlife, as well as helping homeowners protect themselves, their property, and the wildlife that Montanans value.

- a. Homeowners must be aware of the potential for **vegetation damage by wildlife**, particularly from deer feeding on green lawns, gardens, flowers, ornamental shrubs, and trees in this subdivision. Homeowners should be prepared to take the responsibility to plant non-palatable vegetation or protect their vegetation (fencing, netting, repellents) in order to avoid problems. Also, consider landscaping with native vegetation that is less likely to suffer extensive feeding damage by deer. Native vegetation also protects wildlife, as there are many non-native shrubs and other plants that are poisonous to Montana's wildlife species.
- b. **Gardens**, fruit trees, or orchards can attract wildlife such as bear and deer. Fruit-bearing trees and shrubs are **not allowed** in this subdivision because they can regularly attract bears in the fall. Keep produce and any fruit such as strawberries picked and off the ground, because ripe or rotting fruit or vegetable material can attract bears, skunks, and other wildlife. To help keep wildlife such as deer out of gardens, fences should be 8 feet or taller. Netting over gardens can help deter birds from eating berries, but netting should be kept taut and highly visible to prevent entanglement of birds and other wildlife.
- c. **Garbage** must be stored either in secure, bear-resistant containers or indoors to avoid attracting wildlife such as bears and raccoon. If stored indoors, garbage cans may not be set out until the morning of garbage pickup and must be brought in no later than that same evening. Consult Montana Fish, Wildlife & Parks for information on purchasing or constructing bear-resistant

trash containers. If home sites are occupied seasonally, all garbage from the home and other buildings must be removed from the property before closing up for the season.

- d. **Do not feed wildlife** or offer supplements (such as salt blocks), attractants, or bait for deer or other wildlife. Feeding wildlife results in unnatural concentrations of animals that could lead to overuse of vegetation and disease transmission. Such actions unnecessarily accustom wild animals to humans, which can be dangerous for both. It is against state law (MCA 87-6-216; Unlawful supplemental feeding) to purposely or knowingly attract ungulates, bears, mountain lions, or wild turkeys with supplemental food attractants (any food, garbage, salt block, hay, grain, other attractants for game animals). Also, homeowners must be aware that deer might occasionally attract mountain lions to the area.
- e. **Birdseed** is an attractant to bears. Use of bird feeders is not recommended from April 1 through the end of November. If used, bird feeders must: a) be suspended a minimum of 20 feet above ground level, b) be at least four feet from any support poles or points, and c) should be designed with a catch plate located below the feeder and fixed such that it collects fallen seed.
- f. **Pets** must be confined to the house, in a fenced yard, or in an outdoor kennel area when not under the immediate control of the owner and must not be allowed to roam freely as they can chase and kill big game and small birds and mammals. Under current state law it is illegal for dogs to chase game or fur-bearing animals (MCA 87-6-404). Keeping pets confined also helps protect them from predatory wildlife.
- g. **Pet food** must be stored indoors, in closed sheds, or in animal-resistant containers in order to avoid attracting wildlife such bears, mountain lions, skunks, raccoons, and other wildlife. **When feeding pets**, do not leave food out overnight. Pets must be fed indoors or inside kennels so wild animals do not learn to associate food with your home.
- h. **Barbecue grills** must be stored indoors and permanent outdoor barbecue grills shall not be allowed in this subdivision. Keep all portions of the barbecues clean. Food spills and smells on and near the grill can attract bears and other wildlife.
- i. **Fencing** lot boundaries is discouraged. If used, rail or smooth wire fences should be used. The top rail/wire should be no higher than 40" and the bottom no lower than 18" to facilitate wildlife movement and help prevent animals such as deer, elk, and/or moose becoming entangled in the fence or injuring themselves when trying to cross the fence.
- j. **Compost piles** can attract skunks and bears and may not be used.
- k. **Apiaries (beehives)** could attract bears in this area and are not allowed in this subdivision.
- l. **Livestock or domestic** animals such as cattle, pigs, sheep, goats, llama, poultry, etc. (including those kept as 4H projects) are not allowed in this subdivision because they can attract bears, coyotes, and mountain lions.

## Tara Porcari

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**From:** Knudsen Gerhard <gmk@bresnan.net>  
**Sent:** Sunday, December 17, 2023 3:30 PM  
**To:** Nicole Olmstead  
**Cc:** Tara Porcari; Dave DeGrandpre; Brown Jim  
**Subject:** Wildroot Subdivision Second Sufficiency Review - Five Valleys Audubon Comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As you know, Five Valleys Audubon submitted comments during the first sufficiency review of the Wildroot (formerly Hillview) subdivision. At this point, we have nothing further to offer. Thank you for the opportunity to participate in the second sufficiency review.

## Tara Porcari

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**From:** Travis Ross <tross@missoulacounty.us>  
**Sent:** Wednesday, December 20, 2023 8:55 AM  
**To:** Nicole Olmstead  
**Cc:** Tara Porcari; Dave DeGrandpre; Tracy L. Campbell; Elena Evans  
**Subject:** RE: Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Nicole – The Missoula Valley Water Quality District offers the following comments regarding this proposal.

- Though regulations require stormwater flows from the development not exceed pre-development flow rates, the volume of runoff leaving the development will be greater due to the significant increase in impervious surface. Higher velocities and volumes of runoff may degrade Moose Can Gully and we recommend this potential be evaluated through design and engineering review.

Thank you,

**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

**mph** MISSOULA  
PUBLIC HEALTH



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**From:** Nicole Olmstead <NicoleOlmstead@cushingterrell.com>  
**Sent:** Tuesday, December 12, 2023 4:19 PM  
**To:** Tara Porcari <PorcariT@ci.missoula.mt.us>; Dave DeGrandpre <degrandpred@ci.missoula.mt.us>  
**Cc:** Charles A Trowell <charlestrowell@cushingterrell.com>  
**Subject:** Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

Date: December 12, 2023  
From: Nicole Olmstead, Cushing Terrell  
RE: Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

Dear Agent,

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**The link to the subdivision application for review is: <https://www.ci.missoula.mt.us/3237/Wildroot-formerly-Hillview-Subdivision>**

If there is anything we can do to facilitate and/or clarify your review, please contact me. Thank you in advance for your comments.

Best,

**Nicole Olmstead**  
Project Manager | Urban Planner  
406.922.7128 | [cushingterrell.com](http://cushingterrell.com)

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## **SUFFICIENCY**

### Overall

- ALTA – incomplete legal for Parcel VII
- Collector Street Section 1 – parking lane mis-labeled
- Per STD-752 sidewalk base extends beyond edge of concrete (all sections)
- Change common area lots 22 and 23 to ROW or PAUEs, we don't want people to think these are parks.
- All connecting common areas should be labeled "public access" and, unless there are objections, "UE".
- On X115 - Ok for yellow curb paint, but we need a break in the no-access strips at both utility lot driveways.
- On G9.1 – Change to City of Missoula
- G5.2 – update phasing plan
- Townhouses in Phase 2 need to detailed.
  - Water and sewer mains need 20-ft easements each side of main, for each main. Water and sewer easements can overlap. When water and sewer are 10-ft separated, the minimum easement is 32-ft.
  - Streets cannot dead-end. Use driveways for the two sides.
    - This may affect Lots 22 and 21, which may need 5-ft connections to the private street.
  - Fire access driveways have a maximum 150-ft length (what is shown seems to work)
  - All units need to meet IFC *Small Building Access*.
  - All units need a pedestrian access to public ROW.
  - Fire access must be 20-ft paved clear width.
  - Provide details on off-street parking
  - Provide on-street parking for visitors.
  - Ensure building designs & garages meet City standards for setback and backing distance.

### Roads

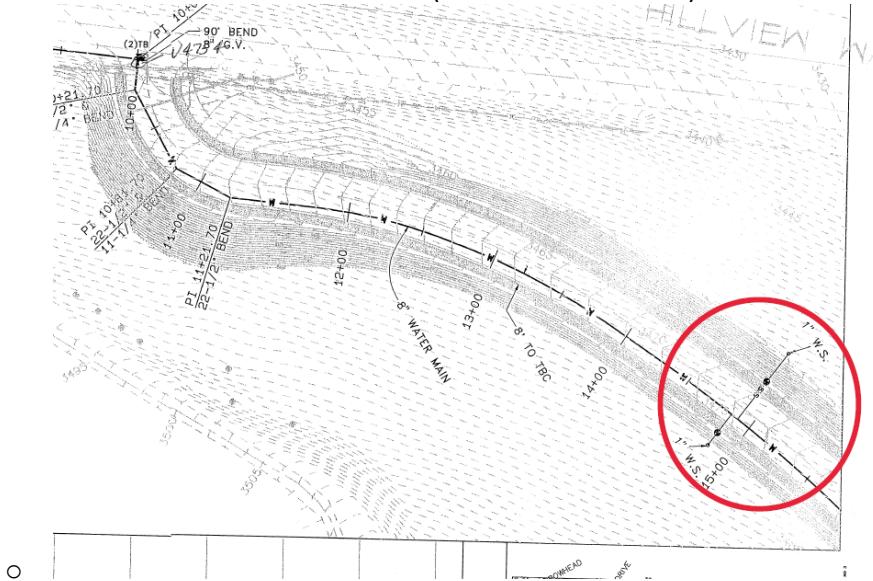
- FYI, a condition will be added that all lots outside SID 549 shall pay the equivalent per-unit fee (all lots will utilize Hillview Way the same).

### Utilities

#### Water

- Will there be additional irrigation demand for parks or common space that needs to be accounted for in the water demand calculations?
- Pump Station – Surge anticipator valve should dump back into the low-side piping, not to atmosphere.
- Pumps Stations – Pumps will require a check valve. Confirm that this won't affect building size.

- Address the discharge location for the tank overflow and drain.
- Provide 20' Municipal Utility Easement between Lots 83 and 84 so a water main from Pressure Zone 2 can be looped to Parcel B of COS 4371. Or, provide a 20' MUE on Common Area Lot 5, adjacent to the north side of Lots 23, 80-83, to provide the same looping opportunity.
- Condition that the two water service stubs from the existing water main on the north side of the subdivision on Parcel VII be abandoned (see attached as-built).

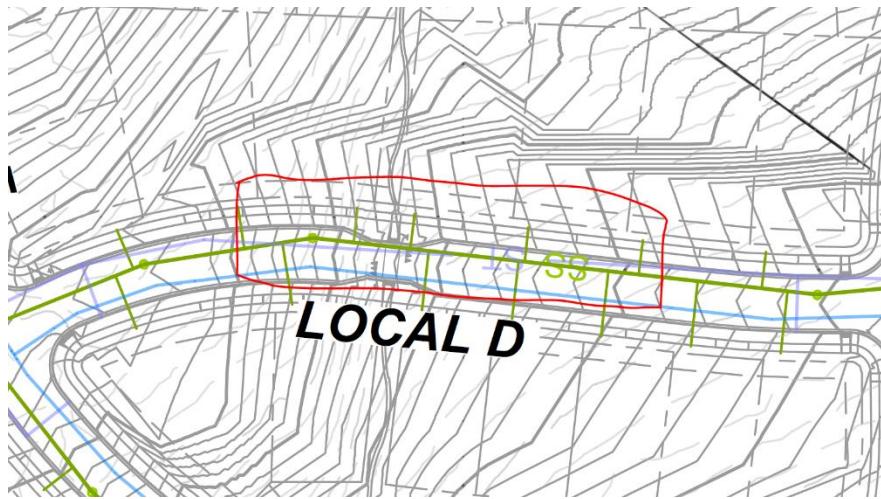


- Confirm that fire flow (1,500 gpm @ 20 psi, 2 hrs) can be met at the corner of Local A and Local C with the utilities that will be installed with Phase 3 of the Subdivision.
- In Pressure Zone 2, need to connect the water main from Local B to Local E at the proposed PRV to minimize the length of dead-end main. See exhibit with new water main in red:



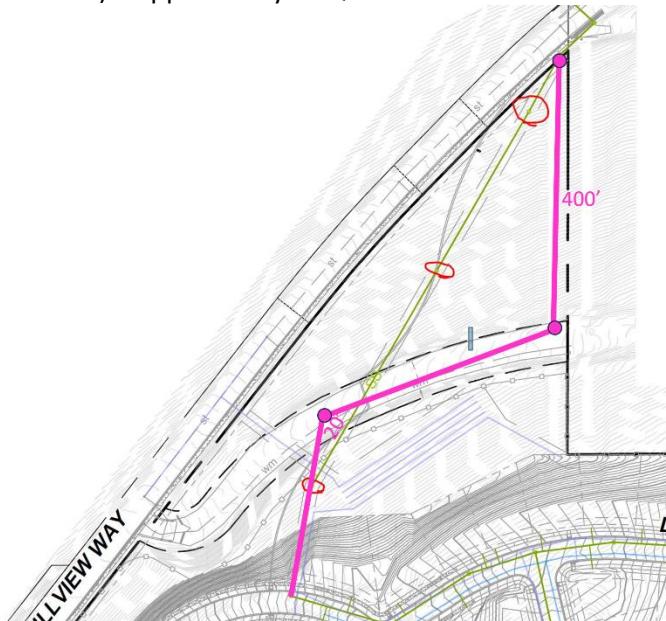
#### Sanitary Sewer

- First Sufficiency comment on the sewer plans: *“For this large of a site, please include additional plan sheets that include a larger scale and more detail. We don’t need profiles but please provide a more detailed plan view.”* I did not find this in the 2<sup>nd</sup> Sufficiency packet which leaves me to look at the “Overall Utility – Sanitary Sewer” exhibit. I can zoom way in but can’t tell where I’m at scale-wise so it is very difficult to tell if there is adequate separation between utilities. It looks like there are a lot of odd crossing angles of the sewer and storm water mains. I understand that there needs to be some of this with the curvature in the roads but for example it sure looks like they are right on top of each other for a pretty long stretch in the snippet below:



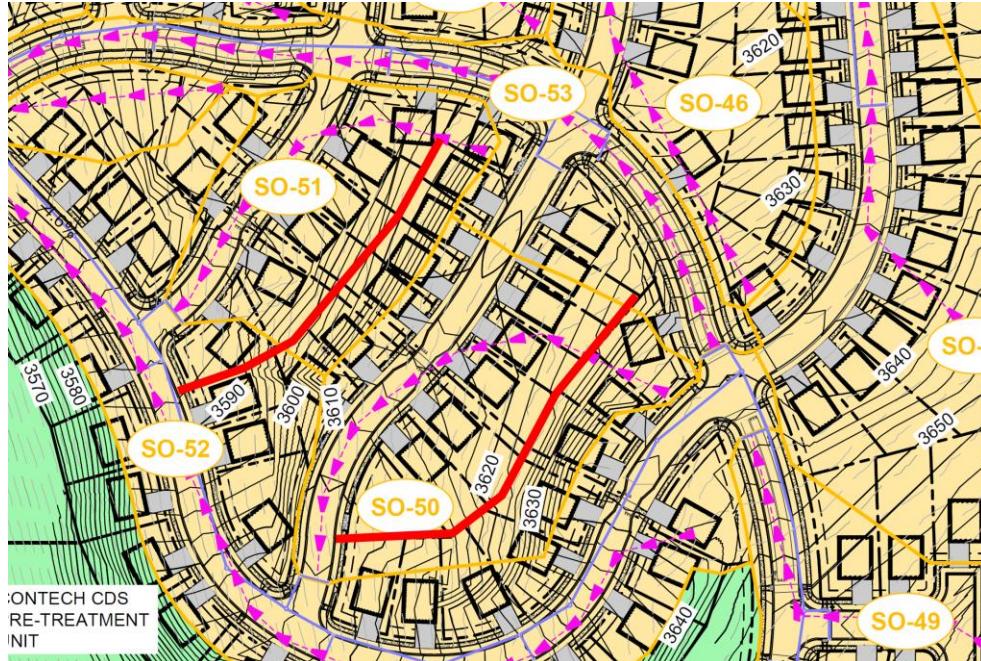
This is a bit concerning and it wasn't something that we could review at the First Sufficiency because we didn't have an exhibit that showed all the utilities together that I recall. I think that this is something that we can refine in the Stage process but wanted to check with you. I don't want to get stuck with the utilities as they are currently shown, especially since we haven't been given the materials to be able to adequately review it.

- Ensure that the manholes outside of the right-of-way (the sewer main on the north end of the site) can be accessed by the City's Vac Truck for maintenance. This can be accomplished with providing a service road (12' top width, 8% max grade) to each manhole. OR, the main can be routed along the driveway and have a perpendicular section between access road with a maximum distance of 400-ft between manholes (manholes must be within 20-ft of center of access roads), OR the City can support a variance of 480-ft between manholes (using the proposed route) if approved by DEQ.



## Stormwater

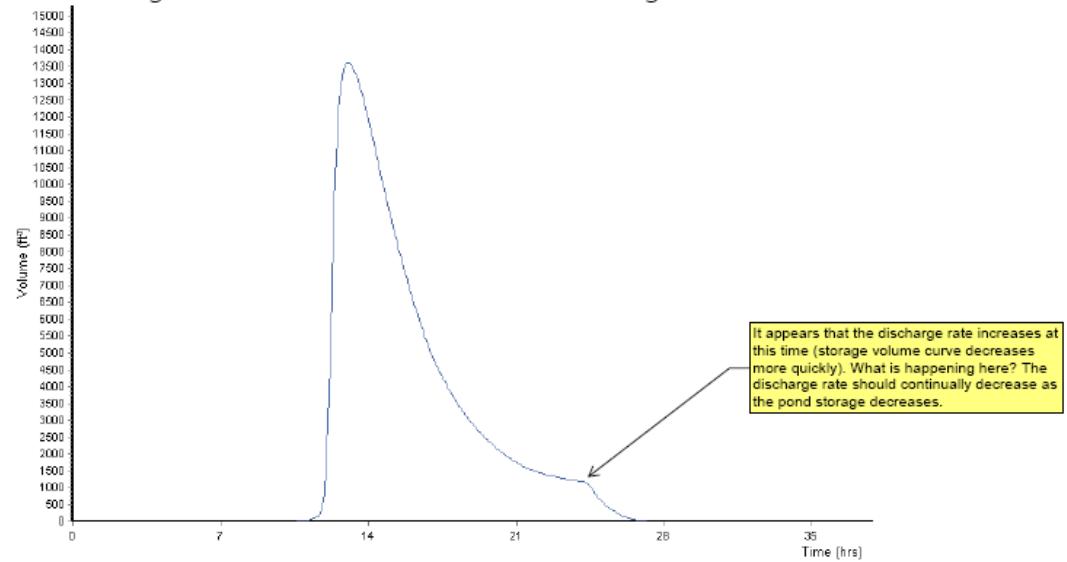
- Areas with finish grade >8% within 15-ft of rear property lines will need to have a drainage easement and swale constructed at the property line. (Per MCPWSS 6.2.1.I.3.e) example:



- Vehicle access is required at the north detention facility, needs to meet sanitary sewer manhole access requirements, and must be shown in the design.
- Provide more detail regarding how the allowable discharge rate was determined for the Intermediate Pond. It is unclear exactly what the calculated Intermediate Pond outflow rates represent: pre-development discharge rate, a fraction of previously determined post-development discharge rate, or something else?
- Show vehicle access route to manholes at the North Subsurface Storage for maintenance. Coordinate as needed with access to nearby sanitary sewer manholes.
- How is conveyance provided along the North property boundary of subbasin NO-64? A maintenance easement and access will be required for conveyance infrastructure installed here. Alternatively, It is permissible for NO-64 to discharge directly across the Northern property boundary rather than conveying to the North Outfall. If NO-64 discharges across the North property boundary, discharge rates from this sub-basin need to be combined with discharge at the North Outfall when comparing total pre- vs post- development discharge from the North tributary area.
- Provide full SSA results.
- Contech HDS units should be located outside of the ROW and privately maintained.
- Route stormwater main to limit oblique crossings of, and overlapping runs with, sanitary sewer mains. Consider routing stormwater mains through common spaces when possible.
- The stormwater main from intersection of Local A/Local B to Local A/Rimel Road flows counter to road grade. This will result in deep pipe burial depths. Please confirm this was the intent.
- Split off-site portions of sub-basins NO-62, NO-63, SO-47, SO-48, and SO-49 into separate sub-basins and report peak 2-yr, 10-yr, and 100-yr discharge rates.

- How was building & driveway footprint determined when calculating impervious area for townhome and single-family lots?
- Stormwater Engineering Report
  - Update Figure 1.2 with revised sub-basins
  - Update Table 4.6 numbering
  - Update Fig 4.1 to Table
  - Fig. 4.2.

Figure 4.2: 2-Year Intermediate Pond Storage Curve



## FOR FUTURE DESIGN

### Overall

- Existing easements need to be vacated.

### Roads

- Roads with cut/fill slopes great than 2H:1V must have a geotechnical approval.
- Access to public facilities lot along Rimel cut slope must have a maximum 8% grade.
- Photometrics need to be provided for Rimel construction drawings
- Private Road I should have a minimum six (6) on-street parking spaces.
  - Should be narrowed to just drive lanes from Rimel to the hammer head.
  - Parking within/adjacent to hammer head needs to have IFC Appendix D clear space.

## Utilities

### Water

- Place in covenants: “Properties that will experience pressure greater than 80 psi shall have a pressure regulating valve installed.”

### Stormwater

- The Intermediate Pond embankment will need to be designed/stamped by a geotechnical engineer. Per 6.3.10.H, embankments more than 4-ft in height shall be constructed as recommended by a geotechnical engineer. Embankment height is measured from the top of the embankment to the lowest point of the embankment toe in either the up or downstream direction.
- Due to location of Intermediate pond directly above multifamily apartments, additional emergency overflow provisions will be required during subsequent reviews; possibly including grading the embankment so that auxiliary emergency overflow flow is directed overland back into the Hillview ROW.
- Strongly recommend replacing Intermediate Pond HDS units with a forebay.
- Areas with offsite or uphill overland flow will need to provide a drainage easement across the lot. This can be defined during each phase.



5225 West Broadway | Missoula, MT 59808  
www.flymissoula.com | 406-728-4381

December 13, 2023

**Nicole Olmstead, Cushing Terrell**  
Project Manager | Urban Planner  
306 W. Railroad St., Ste. 104  
Missoula, MT 59802

nicoleolmstead@cushingterrell.com  
cc: porcarit@ci.missoula.mt.us, degrandpred@ci.missoula.mt.us

***Re: Wildroot Subdivision (formerly known as Hillview Subdivision)***

Dear Ms. Olmstead,

Please accept this letter as the Missoula County Airport Authority's ("the Airport") comments to the Wildroot proposed subdivision on 106.57 acres described as; The west one-half of the west one-half of the southwest one-quarter of the southwest one-quarter. • The east on-half of the west one-half of the southwest one-quarter of the southwest one-quarter • Tract A of Certificate of Survey No. 1328 • Tract B of Certificate of Survey No. 1328 • The east one-half of the east one-half of the southwest one-quarter of the southwest one-quarter • Portion A, Certificate of Survey 4322 • Tract C-G-1, Certificate of Survey 2412 • Tract C-G-2, Certificate of Survey 2412 All LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 5 OR IN THE SE $\frac{1}{4}$  OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA

The proposed subdivision is not within the current Airport Influence Area, as adopted by Missoula County pursuant to Resolution No. 78-96 and amended by Resolution No. 78-187 dated July 5, 1978 and December 6, 1978, respectively, and recorded in Book 121 of Micro Records, page 1319 (Resolution 78-96) and Book 135 of Micro Records, page 474 (Amendment by Resolution 78-187).

The Airport has no objection to this subdivision. Thank you for the opportunity to comment and please continue to keep us informed on this project as it moves through the review process.

Sincerely,

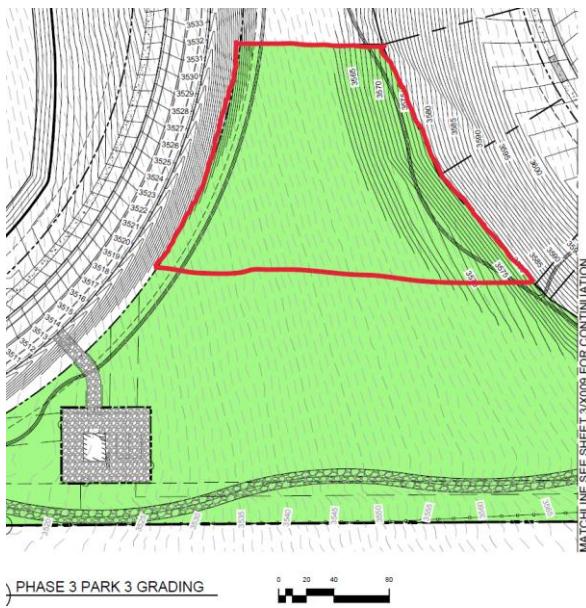
Dan F. Neuman, Manager Business Development  
Missoula County Airport Authority  
dneuman@flymissoula.com

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### Required changes for sufficiency approval

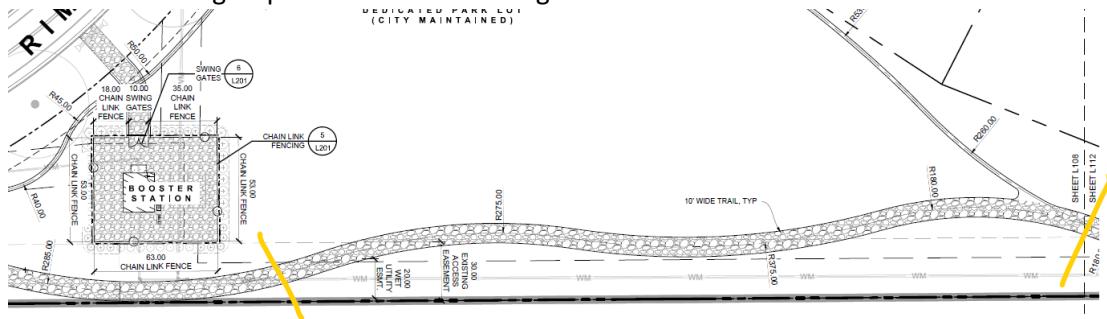
- Update landscape plan sheets to reflect tree setback information communicated by Marie and discussed at our 1/2/2024 meeting.
- A variance is required in order to replace a sidewalk with a trail as is proposed. The City has a commitment to Complete Streets described in Resolution Number 7473. The proposed trail in Park Lot 3 is not a good replacement for a sidewalk since it is unpaved, located up a very steep slope from Rimel Road, and shown with a change from public to private access once it reaches Common Area Lot 8.
- Update the preliminary plat and other plans to show consistent labeling pertaining Common Area Lot 7. Ensure each instance also states as “Public Access and Utility Easement”.
- Many of the connector trails between lots are mitigation for block length variances on public roads, and therefore must be publicly accessible trails. Please update all plans to reflect.
- Parkland Lot 3 will need to be reduced to ensure parkland dedicated areas follow our standards in the Subdivision Regulations. We preliminarily agreed to accept the area outlined in red due to habitat value and connectivity potential. However, since significant grading is proposed within the area that disturbs the soil and increases slopes further, and the proposed public trails are shown abruptly transitioning to private trails, we can no longer agree to accept this area. We think the corner of Common Area Lot 9 makes more sense as the dividing line.



### Notes for later review phases

- Trail designs: Further refinement is needed to minimize the lengths of trail that are outside of the ideal range for running slope. While our maximum is 20% and it appears that the trails meet that requirement, best practice is to design the trails so that there are only intermittent short

stretches at the maximum slope. This helps ensure the trails are usable by more people with varying levels of mobility and fitness, and reduces water runoff damage to the trails. Consider switchbacks where necessary. The section indicated below is one area where the trail is at the maximum running slope for an excessive length.



- In later phases, we will be looking for measures that will be taken to establish vegetation and prevent noxious weeds in areas disturbed by grading that are outside of private lots.
- Park 2 is accepted as parkland dedication area for habitat preservation – this includes the trees and the grassland. In future plans, please indicate a protection fence around the entire area to remain undisturbed rather than individual tree protection rings.



- We have serious concerns about the stability of steep slopes in several locations. Missoula Public Works and Mobility may require further design and a geotechnical investigation to determine the suitability of proposed steep slope areas. You will need to work with Parks and Recreation on best practices for establishing vegetation on steep slopes, and for planting trees on steep slopes.
- We suggest some minor changes to the landscaping section of the Development Guidelines.
  - In Street Boulevard Plantings, second bullet point: Note that tree placement needs to roughly follow the Subdivision Landscape Plan. Spacing can be more of a range: 25-30'.
  - In Yard Plantings, second bullet point: Many of our shorter stature native drought tolerant grasses have 12" foliage and do not respond well to weekly mowing (Idaho fescue, Prairie junegrass, Rough fescue are examples). Missoula County Extension is encouraging Bee Lawns, and some of the recommended grasses are 12" tall (Sheep fescue). I wonder if seasonal mowing could be allowed as an alternative, or a wider height range could be allowed.
  - In Yard Plantings, first bullet point: many xeric lawn blends are not available as sod – only seed. Could there be an exception for using seed if the resident has a professionally prepared landscape plan and irrigation installation?

## Tara Porcari

---

**From:** airquality <airquality@missoulacounty.us>  
**Sent:** Monday, December 18, 2023 2:32 PM  
**To:** Nicole Olmstead  
**Cc:** Tara Porcari; Dave DeGrandpre  
**Subject:** RE: Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Nicole,

The Missoula Public Health Program supports the inclusion of non-motorized trails and infrastructure through out the subdivision that connects to adjacent non-motorized infrastructure. Non-motorized facilities help to reduce vehicle miles on our local roads and can improve the health of people in the subdivision by providing alternative transportation and physical recreational opportunities.

Sincerely,

**Benjamin Schmidt, MS, RS**  
Air Quality Specialist

Office: 406.258.3369  
301 West Alder, Missoula, MT 59802  
MissoulaPublicHealth.org



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

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**From:** Nicole Olmstead <NicoleOlmstead@cushingterrell.com>  
**Sent:** Tuesday, December 12, 2023 4:19 PM  
**To:** Tara Porcari <PorcariT@ci.missoula.mt.us>; Dave DeGrandpre <degrandpred@ci.missoula.mt.us>  
**Cc:** Charles A Trowell <charlestrowell@cushingterrell.com>  
**Subject:** Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

Date: December 12, 2023  
From: Nicole Olmstead, Cushing Terrell  
RE: Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

Dear Agent,

Missoula's Development Services identified you as being an agency that may have important comments regarding the proposed major subdivision, Wildroot (formally Hillview) Subdivision. On December 12, 2023, Development Services posted the link to project documents for the 2nd Sufficiency Agency Review. We are requesting that you please review the documents and provide comments.

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
2. For agencies to provide comments regarding the proposal on anything that should be addressed before the project is submitted for governing body review. Thus, it is important that you send us your comments or let us know if you have no comments.

You will have 12 working days, beginning December 13, 2023, to review. You will have until the end of the day on December 29, 2023, to send comments directly to [nicoleolmstead@cushingterrell.com](mailto:nicoleolmstead@cushingterrell.com) and to copy [porcarit@ci.missoula.mt.us](mailto:porcarit@ci.missoula.mt.us) and [degrandpred@ci.missoula.mt.us](mailto:degrandpred@ci.missoula.mt.us). This ensures that Development Services can meet their Sufficiency Review deadline of January 4, 2024.

**The link to the subdivision application for review is: <https://www.ci.missoula.mt.us/3237/Wildroot-formerly-Hillview-Subdivision>**

If there is anything we can do to facilitate and/or clarify your review, please contact me. Thank you in advance for your comments.

Best,

**Nicole Olmstead**

Project Manager | Urban Planner

406.922.7128 | [cushingterrell.com](http://cushingterrell.com)

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## Tara Porcari

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**From:** Nicole Olmstead <NicoleOlmstead@cushingterrell.com>  
**Sent:** Tuesday, December 19, 2023 8:45 AM  
**To:** Charles A Trowell  
**Cc:** Dave DeGrandpre; Tara Porcari  
**Subject:** FW: Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

### Nicole Olmstead

Project Manager | Urban Planner  
406.922.7128 | [cushingterrell.com](http://cushingterrell.com)

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**From:** Richards, Kristi <KrisRichards@mt.gov>  
**Sent:** Tuesday, December 19, 2023 7:46 AM  
**To:** Nicole Olmstead <NicoleOlmstead@cushingterrell.com>  
**Subject:** RE: Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

The Department of Revenue has no comment at this time.

**How did we do? Let us know!**

### Kristi Richards

Area Manager  
Montana Department of Revenue  
[KrisRichards@mt.gov](mailto:KrisRichards@mt.gov)  
406-329-1417  
[MTRevenue.gov](http://MTRevenue.gov)



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**From:** Nicole Olmstead <[NicoleOlmstead@cushingterrell.com](mailto:NicoleOlmstead@cushingterrell.com)>  
**Sent:** Tuesday, December 12, 2023 4:19 PM  
**To:** Tara Porcari <[PorcariT@ci.missoula.mt.us](mailto:PorcariT@ci.missoula.mt.us)>; [DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)  
**Cc:** Charles A Trowell <[charlestrowell@cushingterrell.com](mailto:charlestrowell@cushingterrell.com)>  
**Subject:** [EXTERNAL] Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

Date: December 12, 2023  
From: Nicole Olmstead, Cushing Terrell  
RE: Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

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Best,

**Nicole Olmstead**  
Project Manager | Urban Planner  
406.922.7128 | [cushingterrell.com](http://cushingterrell.com) | [cushingterrell.com](mailto:cushingterrell.com)

## Tara Porcari

---

**From:** Nate Gordon  
**Sent:** Tuesday, December 19, 2023 3:36 PM  
**To:** 'Nicole Olmstead'; Tara Porcari; Dave DeGrandpre  
**Subject:** RE: Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Nicole,  
City of Missoula Wastewater has no comments.  
Thanks,

Nate Gordon | Lab & Pretreatment Manager  
Department of Public Works & Mobility  
Utility Operations & Maintenance Division | Resource Recovery Facility  
406-552-6606 | GordonN@ci.missoula.mt.us

---

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**From:** Nicole Olmstead <NicoleOlmstead@cushingterrell.com>  
**Sent:** Tuesday, December 12, 2023 4:19 PM  
**To:** Tara Porcari <PorcariT@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>  
**Cc:** Charles A Trowell <charlestrowell@cushingterrell.com>  
**Subject:** Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

Date: December 12, 2023  
From: Nicole Olmstead, Cushing Terrell  
RE: Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

Dear Agent,

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Best,

**Nicole Olmstead**

Project Manager | Urban Planner  
406.922.7128 | cushingterrell.com

## Tara Porcari

---

**From:** Jordan Johnson <jjohnson@blackfoot.com>  
**Sent:** Thursday, December 14, 2023 8:31 AM  
**To:** Nicole Olmstead  
**Cc:** Tara Porcari; Dave DeGrandpre  
**Subject:** RE: Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Blackfoot has no comments at this time.

Thank you,

### **Jordan Johnson**

*OSP Project Engineer*  
Blackfoot Communications  
M: 406-499-1024

---

**From:** Nicole Olmstead <NicoleOlmstead@cushingterrell.com>  
**Sent:** Tuesday, December 12, 2023 4:19 PM  
**To:** Tara Porcari <PorcariT@ci.missoula.mt.us>; DeGrandpreD@ci.missoula.mt.us  
**Cc:** Charles A Trowell <charlestrowell@cushingterrell.com>  
**Subject:** Wildroot (formally Hillview) Subdivision – 2nd Sufficiency Agency Review

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From: Nicole Olmstead, Cushing Terrell  
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**Nicole Olmstead**  
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