

**PCI RESPONSES TO CITY 4/19/24 3RD SUFFICIENCY REVIEW LETTER,
DATED 6/14/24**

Tab 1 – Plat

1. Supplemental Sheet 1 (Preliminary Plat)
 - a. Replace “Hillview Crossing” with “Habitat for Humanity” (other exhibits as well). **Done- for consistency and to meet the regs we took off Hillview Crossing and left the Book & Page the parcel is filed under, consistent with how we show the other surrounding legal descriptions.**
 - b. Show the cul-de-sac easement in Elk Hills Court. **Done**
 - c. Move the label for CA7 into CA7 or add a leader arrow. **Done**
 - d. Dimension all sides of CA7. **Done- all sides are dimensioned with what room we have. For further detail, see also C.O.S. 6904 in the packet. The only difference is we are adding a 10-foot r/w to Clearview Way to meet the offsite requirement of a 70-foot easement. Upon filing the phase, we will have plenty of room on the plat sheet for showing every detail.**
 - e. Callout Clearview Drive as the 60-ft ROW dimension. If 70-ft is wanted, call out 10-ft ROW easement on CA7. **Done**
 - f. Remove the no-access strip along the east boundary adjacent to the Habitat parcel. **Done**
 - g. Remove the red line that is floating in the ROW adjacent to Lot 13. **Done**
 - h. Label the length of Lot 16 adjacent to street frontage. **Done**
 - i. International Fire Code (IFC) alternative to hammerhead turnaround, as shown on *Pierce 100’ Aerial Ladder Turnaround Analysis* standard drawing, is 64-ft from far edge of turn leg. This extent of Princess Lane must be within Phase 1 or within an easement. **Corrected**
 - j. All portions of the IFC alternative to hammerhead turnaround must be in ROW or public access easement. It looks like a portion of the turnaround is in a utility (only) easement. **Corrected**
 - k. Should the callout in Lot 17 be “5’ USE”? **Yes, done thank you.**
2. Supplemental Sheet 2 (Aerial Map)
 - a. (same comments from Pre Plat) **Done**
 - b. If not showing gas main, remove callout for gas main **Calling out both the easement and the main**
3. Supplemental Sheet 6 (Design Grade)
 - a. Provide a profile of Lot 94 showing existing and proposed grades to the subdivision boundary. It looks like the proposed grade is about 15-ft below existing grade at the property boundary. If excavation is necessary in any Elk Hills subdivision lot, provide easement. **We redesigned this part of the subdivision and pushed the row of lots to the west so as not to need an easement. We renamed several lots, and Lot 50 is about where Lot 94 was, so we are showing a profile of Lot 50 on Sheet 18**
 - b. Provide a profile of Elk Hills Ph 1 Blk 1 Lot 1 showing that the maximum driveway grade (15%) can be met within the street ROW, or provide construction easement. **See profile on Sheet 18**
 - c. Show removal of temporary cul-de-sac at Elk Hills Court tie-in and extension of west side sidewalk (this is developer’s responsibility). **See Plan View on Sheet 18**
 - d. Create a new exhibit showing the proposed grade to existing grade cut/fill. **A cut/ fill sheet had been added- see Sheet 19**
4. Supplemental Sheet 7 (Utility Layout)
 - a. Minimum 5-ft between storm and sanitary manholes, measured between outside structures. This may affect the width of easement between Lots 9 and 10. Please verify and include the necessary easement width. **The easement width is now 26 feet to allow for separations.**

- b. Storm or Sanitary manholes within 10 feet will require a DEQ and MCPWSS deviation. Distances between storm or sanitary manholes are 10 feet or greater.
 - c. A utility easement is necessary for 10-ft all sides of a wet utility main. An easement looks to be necessary along the backsides of Lots 8, 9, 10, and 11. The backside area of Lots 8-11 is CA5 and all common areas are utility easements.
 - d. Please redo utility main alignments to stay between curb faces (except Elk Hills Court tight corner, and Princess Lane @ Elk Hills tight corner). The water and sewer mains have been moved to between the curbs. However, per Item e. below the Storm main has been moved under the curb.
 - e. Storm mains must remain under curblines or within street. The storm mains have been moved to remain under the curb.
 - f. Water mains must be 6-ft from center of boulevard (2-ft in front of curb). Done
 - g. Sewer mains must be 8-ft from center of boulevard (4-ft in front of curb). Done
 - a. For all phasing – additional manholes are needed at the phase boundary, or main need to extend to the next planned manhole and easements are necessary (sanitary and storm). Done- a manhole is shown at the very end of each phase to include the end of Princess Lane for a seamless future extension.
5. Supplemental Sheet 8 (Elk Hills Roadway Design)
- a. Meet AASHTO K values for 25 mph design. K values for sag on Princess Lane are still off. Done
 - b. Provide horizontal curve radius, must meet AASHTO minimum (typical all streets). Done
 - c. If superelevation is used, provide maximum rate of superelevation. Done
6. Supplemental Sheet 9 (Princess Roadway Design)
- a. Provide stationing in profile view (typical all streets). Done
 - b. Provide horizontal curve radius, must meet AASHTO minimum (typical all streets). Done
 - c. If superelevation is used, provide maximum rate of superelevation. Done
7. Supplemental Sheet 13 (Mailbox Layout)
- a. Mailbox clusters are within the boulevard, boxes face the street, boxes have min. 5' ADA width in front of the boxes, at least one ADA curb ramp is required. See Sheet 14. We are working with the Post Office and they are in favor of this singular location. We revised the drawing to show the cluster is within the boulevard, and the cluster will be situated on concrete. Are showing a curb ramp.
8. Supplemental Sheet 14 (Preliminary Road Section)
- a. Geotextile required throughout (repeat comment). Done

Tab 2 - Summary, Assessment and Variance

- 1. Page 2: There are references to 96 homes and 96 lots, please correct. Also, the 2015 Our Missoula Growth Policy, not the Missoula Urban Land Use Plan, is the applicable growth policy. Please correct this in the rezoning application as well. Done
- 2. Page 3: Phase 1 appears to consist of 29 lots, not 30. Done
- 3. Variance Request #2 (Block Length): Please see the mitigation proposed by Missoula Parks and Recreation below. We suggest incorporating the ideas into the plat and plans as staff will recommend them. Done
- 4. Variance Request #4 (Curbside Sidewalks): Currently doesn't meet Title 12 reasons for curbside. Curbside proposed on Elk Hills Court with 5' sidewalks on page 6 and 7, tab 2, and no parking lanes (should be 6' sidewalks to meet chapter 7). Ok. This short section is coming off the existing end of Elk Hills Court for a distance of about 35 feet. Per our conversation on 4/30 all curbside sidewalks will be proposed at 6' width.
- 5. Page 13: The school map is incorrect for location of project and which school it serves. See map in packet titled, "School Boundaries Per Missoula County Property Information System." The site is split between Russell and Chief Charlo Elementary Schools but is all within the boundaries of Meadow Hill Middle School and Sentinel High School. This has been confirmed with the MCPS District.

Tab 3 - Maps and Diagrams

1. Pg 22: Correct the orientation of the sheet **Done**
2. Pg 28: Correct the school district map **Done**

Tab 11– Stormwater

1. It is understood that PCI is working with City utilities staff to address stormwater issues. General resolution of those issues for this sufficiency stage of application review is expected prior to declaring the application ready for governing body review. **The drainage system has been preliminarily redesigned per requirements of City Utilities staff, using underground storage tanks (with slow release after the storm) and injection wells that get the stormwater to the valley floor. The valley floor is about 70 feet below the NW property corner.**
2. Please see the comments below from the City Parks and Recreation Department for additional stormwater items / issues. I encourage you to bring Parks and Rec. into the stormwater discussion if you have not done so already. **Parks has been provided the storm report.**

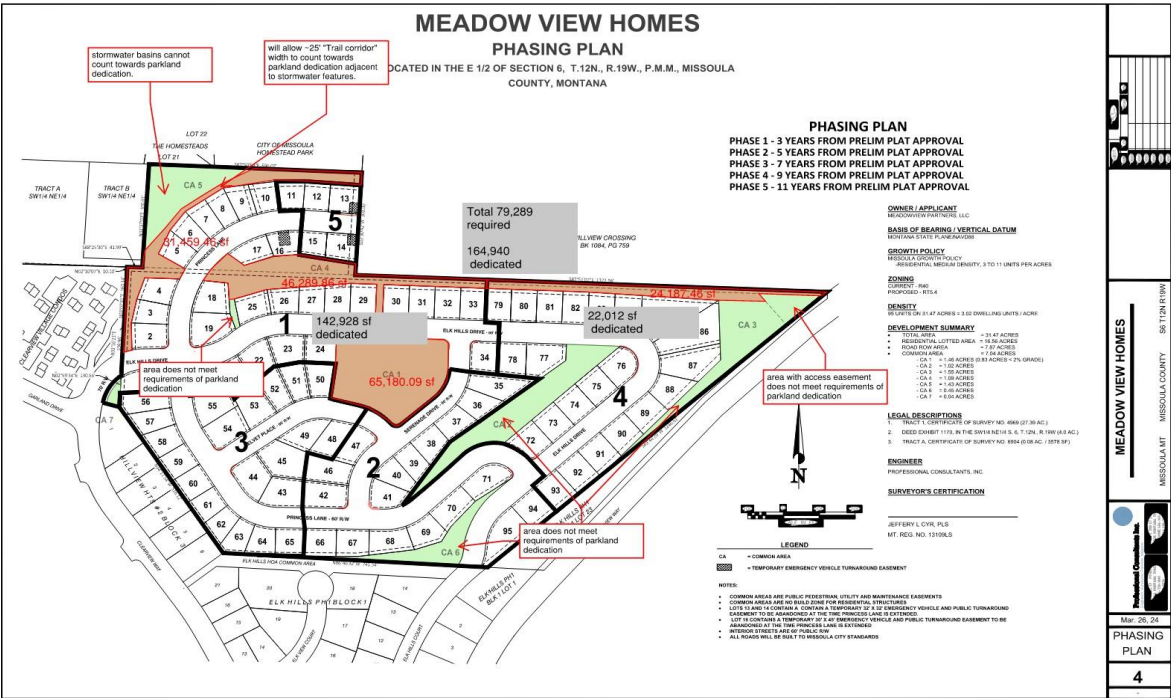
Additional Engineering Notes (not for sufficiency)

1. Design Slope Map
 - a. Slopes over 50% are not allowed. The slope map does not indicate whether proposed slopes are over 50%, only that there are slopes over 25%. **Fixed. The only slopes that are greater than 50% are the curb faces. The standup L-shape is the required curb by the City.**
 - b. Altering slopes on adjacent property (Elk Hills Ph1, Blk 1, Lot 23, Elk Hills HOA Common Area, Clearview Village Condos, Tonkin Trail Easement) not allowed unless easement/permission is obtained. (Section 3-060.2) **Regarding the Tonkin Trail, we have been talking about changing (but preserving and enhancing) the Tonkin Trail (and widening the public easement) since the beginning of this project. Our discussions have been that preliminary plat approval constitutes permission. We will not be doing any altering of slopes on Elk Hills Ph1, Blk 1, Lot 23, or the Clearview Village Condos. We will need to cross a small area of the Elk Hills HOA Common Area and have had positive discussions with the Elk Hills HOA president and owners at the end of the street. An easement would make for a better transition but if not granted we can still stay within the existing right-of-way.**
 - c. Grading easements will be required where cut slopes for roads extend outside of the proposed right-of-way. (Section 3-060.1) **Ok, but at this time only areas inside of public R/W is being altered.**

Comments from the City Parks and Recreation Department

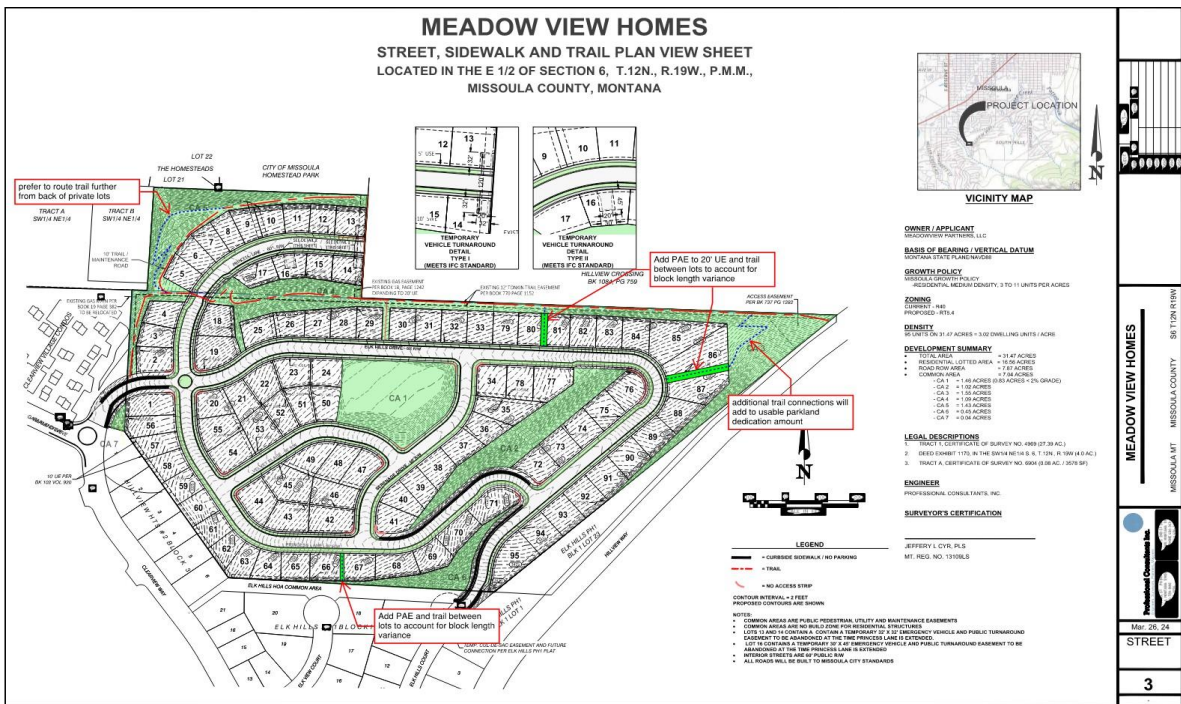
1. Parkland Dedication: The parkland dedication calculations do not appear to be correct. Certain areas are counted that do not qualify - see the image below of highlighted areas that appear to meet the requirements for parkland dedication (note: the numbers are not necessarily accurate). There appears to be more than enough common area (parkland) dedicated to meet the requirements overall, however, but a breakdown per phase is needed. Note: Areas including stormwater facilities cannot count towards parkland dedication. **See Revised map titled, "Parkland/ Common Area Requirements and Dedications Per Phase", which is based on the calculations and areas presented to us from Parks. We are using their same calculation for the area west of Princess, or 31,459 square feet, and CA 4 in Phase 1 to include the 20-foot PAE, or 46,298 square feet. In the area along the Tonkin Tail, because we are required to show two walkways through 20-foot Public Pedestrian Easements (PPE's) between Lots 37 & 38 and between Lots 44 & 45, we are adding those two areas plus a 20-foot wide area extending from the back of Lots 44 & 45 to the northeast corner to contain a trail as also required. These additional areas come to 6960 square feet, so when added to Parks' number of 22,012 square feet of dedicated area we are showing 29,872 square feet. CA1 was reduced from 64,469 square feet to 35,719 square feet. There have been a recent requests for the applicant to build a public pedestrian trail from the northeast corner of CA5 down to the bottom of the hill at Wapikiya Park and a 400-foot long paved surface for a trail and maintenance track beyond the bottom of the hill. With all these increases in trails and hiking opportunities, the applicant is attempting to balance public benefit with the cost of**

such recreational amenities by agreeing to these requirements while lessening the area of CA1. CA1 will be 0.82 acres, or 35,719 square feet, with just over half that in land area that is less than 2 per cent slope. It will be a gathering and recreation area that may later contain items such as play equipment, picnic table, perhaps a gazebo or bandshell, etc. We have so much on our plate right now to discuss and figure out, that any planning for CA1 recreational improvements will be accomplished later.



2. Block Length Variance: In order to support the block length variance several public access easements with trails should be added as shown in the below preliminary plat markup. We have added three new 20-foot Public Pedestrian Easements (PPE's) as shown on Park's diagram- between 1) Lots 37 & 38, 2) Lots 44 & 45, and 3) Lots 73 & 74. It would not be a good idea to build a trail between Lots 73 and 74 because of steep grade there. It would only connect to CA 6, which is also steep and does not count toward parkland dedication. CA 6 does abut to the Elk Hills HOA Common Area which is private property. There could possibly later be an inter-access agreement with the Elk Hills HOA whereby the MVH HOA could build stairs to connect.

3. Boulevard Landscaping Plan: We appreciate the work that has been done to provide boulevard



sidewalks and trees. These improvements will exponentially increase safety, walkability and comfort of the neighborhood. There are several planting sites that are not showing trees, it is unclear if there are utility conflicts, but in general roadway curves do not have sight triangle restrictions, only intersections. Please maximize the planting locations for street trees accordingly. The tree planting plan is conceptual and trees will be situated in the proper and best locations. We cannot show driveway locations at this time because we don't know the exact driveway locations- these will be custom-designed, smaller-type single-family homes or 2-family townhomes. Therefore, we need to allow some flexibility and not limit a future design. But these comments are in line with what we are already proposing. The street tree plan for each phase will be a common-sense plan in terms of location, safety & visibility, spacing and species. Trees will average 30 feet between and the plan for each phase will be approved by Parks in collaboration with Public Works. Even then, with the filing of the plat there will later be house and access design locations which also play into the need for some flexibility.

The boulevard landscaping plan should include preliminary utility layout to ensure that there are no tree conflicts. (Note Sewer and stormwater mains are not permitted within boulevards). We prefer to see driveways (at least conceptually) to ensure the tree layout is in fact achievable. Note that adherence to the tree layout provided in the boulevard landscaping plan will be a condition of final plat approval, only minor variations will be approved and the final count of class II street trees shown in this plan must be met.

Preliminary Condition of Approval:

The subdivider shall provide plans for boulevard landscaping for all roads within and adjacent to development lots, subject to review and approval by Parks and Recreation, prior to final plat approval for Phase 1. Class II street trees will be planted at a linear spacing between 25 and 35 feet, with a minimum of one tree per lot, and while tree locations may change slightly in final design, the total number of trees

shown within the Right-of-Ways will remain the same. (5-050.5.C, City Subdivision Regulations). **Agreed.** Also, the Utility Plan (Sheet 7) does not show any utilities in the boulevards except for a small number of storm drain crossings.

The following note should be added to the boulevard landscaping plan: Street trees will be planted at a linear spacing between 25 and 35 feet, with a minimum of one tree per lot, and while tree locations may change slightly in final design, the total number of trees shown will remain the same. **Agreed**

Include on the plans the utility/sight triangle offset table found in the parks design manual. **These comments are being incorporated into our revised boulevard landscaping plan. We can show Table 5 as well as Public Works STD 7-11, Visibility Obstructions, which we are already showing in the packet and in the covenants. See also statement on Sheet 16.**

4. Sewer and Stormwater Facilities: The application must include plans for the sewer and stormwater system through Homestead park and Wapikia park. Include pipe size, location, depth, and manhole locations. It is still unclear how the stormwater will affect Wapikia Park, and additional improvements to accommodate and convey stormwater may be required. We must understand the amount, and duration that stormwater will be flowing through, or stored in Wapikia Park. An exhibit showing the extents of impact from stormwater runoff in Wapikia Park and proposed improvements should be included. The area impacted due to construction should also be shown. Include a statement regarding anticipated maintenance access needs and frequency, and where that access will occur (impacts to trails or lands maintained by Parks and Recreation must be mitigated, and required maintenance access planned for accordingly). **This has been demonstrated with the drainage plan. See also Sheet 20, Park Improvements/ Preliminary Sewer Design Plans for the sewer from the property to 21st Avenue.**

Additional Parks and Recreation Notes (not for sufficiency)

1. Homestead Park: Site restoration to include topsoil stripping/amendment, re-vegetation to include seeding and 2-year establishment period with reseeding required. In areas where establishment does not meet standards, weed control shall be provided through establishment. The existing user made trail along the eastern park boundary must be replaced with a new natural surface "hiker" trail routed and designed at a sustainable grade per the City of Missoula conservation lands management plan (Section 5.2.1). This trail shall connect from Wapikia park through homestead park to the trail in CA5. Routine maintenance (vehicle) access cannot be accommodated within Homestead Park, sewer and stormwater facilities must be designed to minimize maintenance needs, and manholes/cleanouts must be placed on the applicants property, or in areas accessible by vehicles in Wapikia Park. Maintenance access must be shown prior to approval. A maintenance agreement for maintaining the stormwater and sewer system will be needed. **Agreed, although again costs are rising and therefore we had to adjust common area dedication while providing new trails, etc. We are now showing a hiker trail connecting from the trail in the northeast corner (behind Lot 13) through (the steep) Homestead Park to a proposed 8' asphalt path along the west edge of Wapikiya Park (See Sheet 20). We assume this hiker trail will be similar in construction to the Tonkin Trail.**

2. Wapikia Park (and adjacent parks maintained unopened ROW): Restoration to include amended soil, irrigation repair, turfgrass sod, and a new paved access pathway that allows for utility service vehicles to access any manholes/cleanouts etc. The path must accommodate all vehicle maintenance needs (entry and egress must be considered). The path should also provide a recreational benefit to the public and should connect to other access points within the park/the cul-de-sac of 42nd street. The existing pathway between lots further north of Wapikia Park

must be restored to a packed gravel pathway for the entire extent of area impacted. All work done in areas maintained by parks and recreation must meet standards found in the parks and recreation design manual, and be approved by parks and recreation prior to final plat approval. So that we understand- 1) a trail; from the NW corner to the bottom of the hill through the park, 2) a paved access vehicle path for sewer manhole maintenance, and 3) restore the packed gravel where impacted. I modified your concept to show the Homestead Trail only on Homestead Park to Wapikiya Park, the paved pathway on the flat, and the packed gravel where it will be impacted (See also Sheet 20).



PCI Rough Sketch



Parks Rough Sketch