

Tara Porcari

From: Lilleberg, Derek <Derek.Lilleberg@p66.com>
Sent: Thursday, May 4, 2023 8:21 AM
To: Ron Ewart
Cc: Tara Porcari
Subject: RE: Meadow View Homes 1st Agency Sufficiency Review

Follow Up Flag: Follow up
Flag Status: Flagged

Yellowstone Pipe Line Company and Phillips 66 do not have assets in this specific area, no concerns.

Thank you,

Derek Lilleberg
RES Agent, Real Estate Transactions

O: 406-255-5708 | M: 406-855-0116
2626 Lillian Avenue | Billings, MT 59101
phillips66.com



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From: Ron Ewart <rone@pcimontana.com>
Sent: Wednesday, May 3, 2023 5:44 PM
To: Eran Pehan <PehanE@ci.missoula.mt.us>; jamesm@ci.missoula.mt.us; Walter Banziger <BanzigerW@ci.missoula.mt.us>; Mary McCrea <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; SebastianA@ci.missoula.mt.us; Gordy Hughes <HughesG@ci.missoula.mt.us>; contactmpd@ci.missoula.mt.us; Grp.PDAdmin@ci.missoula.mt.us; envhealth <envhealth@missoulacounty.us>; Ben Schmidt <bschmidt@missoulacounty.us>; Elena Evans <eevans@missoulacounty.us>; waterquality <waterquality@missoulacounty.us>; gauklerd@ci.missoula.mt.us; Nathan McLeod <McLeodN@ci.missoula.mt.us>; rummlerl@ci.missoula.mt.us; boggessm@ci.missoula.mt.us; selvaged@ci.missoula.mt.us; Jeremy Keene <keenej@ci.missoula.mt.us>; Logan McInnis <McInnisL@ci.missoula.mt.us>; rmollenhauer@ci.missoula.mt.us; Troy Monroe <MonroeT@ci.missoula.mt.us>; Steve Reichert <reicherts@ci.missoula.mt.us>; wilsona@ci.missoula.mt.us; weissb@ci.missoula.mt.us; campbelltl@ci.missoula.mt.us; Andy Schultz (schultz@ci.missoula.mt.us) <SchultzA@ci.missoula.mt.us>; gordonn@ci.missoula.mt.us; Eric Andersen <AndersenE@ci.missoula.mt.us>; caldrige@mountainline.com; jsweten@mountainline.com; cwoodrow@mountainline.com; Dan Stone <dstone@mountainline.com>; buchanane@ci.missoula.mt.us; gorskia@ci.missoula.mt.us; gasst@ci.missoula.mt.us; bryce@missoulaeduplace.org; Adriane Beck <abeck@missoulacounty.us>; nholloway@missoulacounty.us; Cameron, Glen <gcameron@mt.gov>; krisrichards@mt.gov; bellestad@flymissoula.com; jnave@mt.gov; Schiele, Dori <dschiele@mt.gov>; jodi_bush@fws.gov; 'brownjs2@bresnan.net' <brownjs2@bresnan.net>; gmk@bresnan.net; ldavidson@missoulahousing.org; Kathryn.mcdonald@cskt.org; Bauer, Chad <CBauer2@republicservices.com>; paul.dallapienza@northwestern.com; brian@tippandbuley.com; deb_cole@q.com; vetbluemountain@gmail.com; Kerry.Patton2@Lumen.com; Lilleberg, Derek <Derek.Lilleberg@p66.com>; erikl@meccoop.com;

jjjohnson@blackfoot.com; MBlakely@hellgate.k12.mt.us; rwatson@mcps.k12.mt.us; bmcwilliams@mcps.k12.mt.us;
Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Cc: Tara Porcari <PorcariT@ci.missoula.mt.us>
Subject: [EXTERNAL]Meadow View Homes 1st Agency Sufficiency Review

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Dear Reviewing Agencies and Interested Persons,

Development Services of the Missoula Office of Community Planning, Development & Innovation has requested I provide you the opportunity to review and comment on Meadow View Homes, a 104-lot subdivision proposal on 31.57 acres, located west of Hillview Way and north of Clearview Way. The 1st Agency Sufficiency Review electronic submittal is located on the CPDI website at:

<https://www.ci.missoula.mt.us/3178/Meadow-View-Homes-Subdivision>

This information is being e-mailed to you today, May 3, 2023. The agency review deadline for your comments to be included with this review is 12 working days from tomorrow, or **Friday, May 19, 2023**. This will allow the planners three working days before the Sufficiency Review deadline of May 24 to compile comments received and make a determination on Sufficiency. Please send your comments directly to me and cc the case planner, Tara Procari. If you have no comments, you are welcome to state so in a reply.

Thank you very much for your time and review. Should you have any questions or need additional information regarding the project, please do not hesitate to call me at (406) 728-1880.



Land Use Planner
Professional Consultants Inc.
3115 Russell St / PO Box 1750
Missoula, MT 59806
(406) 728.1880
rone@pcimontana.com

Quick Glance:



Tara Porcari

From: Jordan Johnson <jjohnson@blackfoot.com>
Sent: Thursday, May 4, 2023 8:33 AM
To: Ron Ewart
Cc: Tara Porcari
Subject: RE: Meadow View Homes 1st Agency Sufficiency Review

Follow Up Flag: Follow up
Flag Status: Flagged

Blackfoot has no comments at this time.

Thank you!

Jordan Johnson

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

From: Ron Ewart <rone@pcimontana.com>
Sent: Wednesday, May 3, 2023 5:44 PM
To: Eran Pehan <PehanE@ci.missoula.mt.us>; jamesm@ci.missoula.mt.us; Walter Banziger <BanzigerW@ci.missoula.mt.us>; Mary McCrea <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; SebastianA@ci.missoula.mt.us; Gordy Hughes <HughesG@ci.missoula.mt.us>; contactmpd@ci.missoula.mt.us; Grp.PDAdmin@ci.missoula.mt.us; envhealth <envhealth@missoulacounty.us>; Ben Schmidt <bschmidt@missoulacounty.us>; Elena Evans <eevans@missoulacounty.us>; waterquality <waterquality@missoulacounty.us>; gauklerd@ci.missoula.mt.us; Nathan McLeod <McLeodN@ci.missoula.mt.us>; rummlerl@ci.missoula.mt.us; boggessm@ci.missoula.mt.us; selvaged@ci.missoula.mt.us; Jeremy Keene <keenej@ci.missoula.mt.us>; Logan McInnis <McInnisL@ci.missoula.mt.us>; rmollenhauer@ci.missoula.mt.us; Troy Monroe <MonroeT@ci.missoula.mt.us>; Steve Reichert <reicherts@ci.missoula.mt.us>; wilsona@ci.missoula.mt.us; weissb@ci.missoula.mt.us; campbelltl@ci.missoula.mt.us; Andy Schultz <schultz@ci.missoula.mt.us>; <SchultzA@ci.missoula.mt.us>; gordonn@ci.missoula.mt.us; Eric Andersen <AndersenE@ci.missoula.mt.us>; caldrige@mountainline.com; jsweten@mountainline.com; cwoodrow@mountainline.com; Dan Stone <dstone@mountainline.com>; buchanane@ci.missoula.mt.us; gorskia@ci.missoula.mt.us; gasst@ci.missoula.mt.us; bryce@missoulaeduplace.org; Adriane Beck <abeck@missoulacounty.us>; nholloway@missoulacounty.us; Cameron, Glen <gcameron@mt.gov>; krisrichards@mt.gov; bellestad@flymissoula.com; jnave@mt.gov; Schiele, Dori <dschiele@mt.gov>; jodi_bush@fws.gov; 'brownjs2@bresnan.net' <brownjs2@bresnan.net>; gmk@bresnan.net; ldavidson@missoulahousing.org; Kathryn.mcdonald@cskt.org; Bauer, Chad <CBauer2@republicservices.com>; paul.dallapiazza@northwestern.com; brian@tippandbuley.com; deb_cole@q.com; vtbluemountain@gmail.com; Kerry.Patton2@Lumen.com; Derek.Lilleberg@p66.com; erikl@meccoop.com; Jordan Johnson <jjohnson@blackfoot.com>; MBlakely@hellgate.k12.mt.us; rwatson@mcps.k12.mt.us; bmcwilliams@mcps.k12.mt.us; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>

Cc: Tara Porcari <PorcariT@ci.missoula.mt.us>
Subject: Not AV Scanned: Meadow View Homes 1st Agency Sufficiency Review

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Dear Reviewing Agencies and Interested Persons,

Development Services of the Missoula Office of Community Planning, Development & Innovation has requested I provide you the opportunity to review and comment on Meadow View Homes, a 104-lot subdivision proposal on 31.57 acres, located west of Hillview Way and north of Clearview Way. The 1st Agency Sufficiency Review electronic submittal is located on the CPDI website at:

<https://www.ci.missoula.mt.us/3178/Meadow-View-Homes-Subdivision>

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Thank you very much for your time and review. Should you have any questions or need additional information regarding the project, please do not hesitate to call me at (406) 728-1880.



Land Use Planner
Professional Consultants Inc.
3115 Russell St / PO Box 1750
Missoula, MT 59806
(406) 728.1880
rone@pcimontana.com

Quick Glance:





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

July 24, 2024

Ron Ewart
Professional Consultants Inc.
3115 Russell Street
Missoula, Montana 59801
rone@pcimontana.com
cc: PorcariT@ci.missoula.mt.us

Re: Meadow View Homes Subdivision

Dear Mr. Ewart,

Please accept this letter as the Missoula County Airport Authority's ("the Airport") comments to the Meadow View Homes proposed subdivision on 31.47 acres located in the E ½ of Section 6, T. 12 N., R. 19W., 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

Cc: Brian Ellestad (bellestad@flymissoula.com), Lynn Fagan (lfagan@flymissoula.com), Dave DeGrandpre (DeGrandpreD@ci.missoula.mt.us)

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Tara Porcari

From: viking <gmk@bresnan.net>
Sent: Tuesday, May 9, 2023 8:46 AM
To: Ron Ewart; Tara Porcari
Cc: Brown Jim
Subject: RE: Meadow View Homes Major Subdivision - Five Valleys Audubon Review Comment

Follow Up Flag: Follow up
Flag Status: Flagged

The site in which the Meadow View Homes Subdivision would be located is not one of importance with respect to bird habitat and use. It is likely that, at one time, the land area involved had value as grassland wildlife habitat. However, since the planned subdivision is in an area with long-standing residential development, wildlife habitat of any real consequence no longer exists. That being the case, we do not see where the proposed land development would conflict with our interest in protecting valued wildlife habitat.

Thank you for the opportunity to offer comment during the first sufficiency review of the proposed Meadow View Homes Subdivision.

Tara Porcari

From: Dan Stone <dstone@mountainline.com>
Sent: Wednesday, May 17, 2023 9:54 AM
To: Ron Ewart
Cc: Tara Porcari; Corey Aldridge; Colin Woodrow
Subject: Re: Meadow View Homes 1st Agency Sufficiency Review

Hi Ron,

Missoula Urban Transportation District has no comment on the Meadow View Homes subdivision proposal.

Thank you,

Dan Stone

Transit Planner
He/Him
Mountain Line (MUTD)
406.215.2457
dstone@mountainline.com



From: Ron Ewart <rone@pcimontana.com>
Sent: Wednesday, May 3, 2023 5:43 PM
To: Eran Pehan <PehanE@ci.missoula.mt.us>; jamesm@ci.missoula.mt.us <jamesm@ci.missoula.mt.us>; Walter Banziger <BanzigerW@ci.missoula.mt.us>; Mary McCrea <mmccrea@ci.missoula.mt.us>; lmeans@ci.missoula.mt.us <lmeans@ci.missoula.mt.us>; johnsone@ci.missoula.mt.us <johnsone@ci.missoula.mt.us>; FraserD@ci.missoula.mt.us <FraserD@ci.missoula.mt.us>; firebureau@ci.missoula.mt.us <firebureau@ci.missoula.mt.us>; SebastianA@ci.missoula.mt.us <SebastianA@ci.missoula.mt.us>; Gordy Hughes <HughesG@ci.missoula.mt.us>; contactmpd@ci.missoula.mt.us <contactmpd@ci.missoula.mt.us>; Grp.PDAdmin@ci.missoula.mt.us <Grp.PDAdmin@ci.missoula.mt.us>; envhealth <envhealth@missoulacounty.us>; Ben Schmidt <bbschmidt@missoulacounty.us>; Elena Evans <eevans@missoulacounty.us>; waterquality <waterquality@missoulacounty.us>; gauklerd@ci.missoula.mt.us <gauklerd@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; rummlerl@ci.missoula.mt.us <rummlerl@ci.missoula.mt.us>; boggessm@ci.missoula.mt.us <boggessm@ci.missoula.mt.us>; selvaged@ci.missoula.mt.us <selvaged@ci.missoula.mt.us>; Jeremy Keene <keenej@ci.missoula.mt.us>; Logan McInnis <McInnisL@ci.missoula.mt.us>; rmollenhauer@ci.missoula.mt.us <rmollenhauer@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Steve Reichert <reicherts@ci.missoula.mt.us>; wilsona@ci.missoula.mt.us <wilsona@ci.missoula.mt.us>; weissb@ci.missoula.mt.us <weissb@ci.missoula.mt.us>; campbelltl@ci.missoula.mt.us <campbelltl@ci.missoula.mt.us>; Andy Schultz (schultz@ci.missoula.mt.us) <SchultzA@ci.missoula.mt.us>; gordonn@ci.missoula.mt.us <gordonn@ci.missoula.mt.us>; Eric Andersen <AndersenE@ci.missoula.mt.us>; Corey Aldridge <caldrige@mountainline.com>; Jennifer Sweten <jsweten@mountainline.com>; Colin Woodrow <cwoodrow@mountainline.com>; Dan Stone <dstone@mountainline.com>; buchanane@ci.missoula.mt.us <buchanane@ci.missoula.mt.us>; gorskia@ci.missoula.mt.us <gorskia@ci.missoula.mt.us>; gasst@ci.missoula.mt.us <gasst@ci.missoula.mt.us>; bryce@missoulaeduplace.org <bryce@missoulaeduplace.org>; Adriane Beck <abeck@missoulacounty.us>; nholloway@missoulacounty.us <nholloway@missoulacounty.us>; Cameron, Glen <gcameron@mt.gov>; krisrichards@mt.gov <krisrichards@mt.gov>; bellestad@flymissoula.com

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Cc: Tara Porcari <PorcariT@ci.missoula.mt.us>

Subject: Meadow View Homes 1st Agency Sufficiency Review

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Thank you very much for your time and review. Should you have any questions or need additional information regarding the project, please do not hesitate to call me at (406) 728-1880.



Land Use Planner
Professional Consultants Inc.
3115 Russell St / PO Box 1750
Missoula, MT 59806
(406) 728.1880
rone@pcimontana.com

Quick Glance:





Montana Fish, Wildlife and Parks - Region 2

3201 Spurgin Road

Missoula, MT 59804

(406) 542-5500

05/11/2023

Professional Consultants Inc.

Attn: Ron Ewart

3115 Russell St

PO BOX 1750

Missoula, MT 59806

406-728-1880

Re: Meadow View Homes 1st Agency Sufficiency Review

Dear Mr. Ewart,

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

Thank you again for providing FWP the opportunity to comment on the proposed Meadow View Homes subdivision. Ryan Klimstra of FWP's Region 2 wildlife team will be the primary contact for this project. He can be reached at 406-542-5516 or Ryan.Klimstra@mt.gov.

Sincerely,

Randy Arnold

Regional Supervisor, Region 2

Cc: Tara Procari

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 www.fwp.mt.gov.

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 taught 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 bears, deer, elk, or turkeys with supplemental food attractants (any food, garbage, or other attractant 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 1st 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 4 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 the seed knocked off the feeder by feeding birds.

- 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 hoofed game 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, fences should be no higher than 3-1/2 feet (at the top rail or wire) and no lower than 18 inches (at the bottom rail or wire) in order to facilitate wildlife movement and help avoid animals such as deer, elk, and/or moose becoming entangled in the fence or injuring themselves when trying to jump 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.
- m. These “living with wildlife” covenants cannot be altered or eliminated without consent of the governing body (**subdivision applicants to insert here for their individual HOA or other governing body**).

Engineering Sufficiency Review – Meadow View Homes Subdivision

1) Tab 1-Plan Sheets

- a) Preliminary Plat
 - i) Proposed road labeled "Clearview Way" will be Elk Hills Court from the intersection of Garland Drive and existing Clearview Way to the connection with the existing Elk Hills Court. (Section 3-020.12.B)
 - ii) Show the existing right-of-way for Clearview Drive accurately per the Amended plat of Hillview Heights #2 and COS 6904.
 - iii) Common areas proposed as drainage facilities need to be designated as drainage easements (Section 3-040.2.B and Section 3-040.3.H)
 - iv) 1' no access strips will be added to corner lots at intersections to ensure no encroachment into visibility triangles. (Section 3-030.1.C(4) and (5))
 - v) ROW connection from Princess Lane to adjacent parcel to the west (past the cul-de-sac) will be required (Section 3-020.15-B(1)(a) and Section 3-020.4.D)
- b) Drainage and Utility Layout
 - i) Water
 - (1) Modify water alignment per markups shown on the exhibit. One PRV will be needed on Hillview Way for the High Park pressure zone. A second PRV will be needed at either Elk Hills Court or Clearview Way for the Skyview Tank pressure zone. Both PRVs will need to be installed as part of Phase 1. PRV location are noted per markups on the exhibit. A single SCADA system will serve both PRVs – SCADA equipment will be located at one PRV and the other will have a wired connection to the first PRV. The two PRVs must be within 2,000 linear feet of each other along the path of the proposed wired connection. Water looping to Clearview Way or Elk Hills Court, not both, depending on PRV location.
 - (2) Show 20' water easement between lots 90/91 and extend water past sidewalk for future extension.
 - (3) Show 20' water/sewer easement on east property line (behind lots 90-92) for sewer and future extension of water.
 - (4) Stub water on Princess Lane past the sidewalk for future extension.
 - ii) Sewer
 - (1) Show the proposed sewer connection to 21st Avenue.
 - (2) Show the proposed sewer easement needed from Parks.
 - (3) Evaluate and show alternate routing between lots 90/91 per markups shown on the exhibit.
 - (4) Show utility road access to proposed manholes will be provided.
 - (5) Demonstrate how sewer service will be provided to down-gradient lots from sewer mains on the uphill side of the lot.
 - iii) Stormwater
 - (1) Stormwater mitigation and flow paths between/through adjacent lots and common areas may require additional considerations (Section 3-140.3.B and Section 3-040.3.H)
 - (2)
- c) Design Slope Map
 - i) 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%.
 - ii) 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)
 - iii) Grading easements will be required where cut slopes for roads extend outside of the proposed right-of-way. (Section 3-060.1)
- d) Phasing Plan
 - i) Significant infrastructure will be required with Phase 1

- (1) Both PRVs, SCADA, water main extension from Hillview Way and looping to either Clearview Way or Elk Hills Court, Sewer Extension from 21st Avenue, stormwater drainage basins and injection wells.
- (2) A second access is required at 30 dwelling units per IFC Appendix D, Section 107.1. Phase 1 will exceed this amount and would need to connect to Elk Hills Court.
- e) Street Tree and Lighting Plan
 - (1) Proposed street lights would be privately owned, privately maintained.
- f) Tonkin Trail Plan & Profile
 - i) Show how the proposed trail grading will tie into the existing trail grading with a 2.69' elevation difference between the existing and proposed elevations at 0+00.
 - ii) Show proposed non-motorized connections from within the subdivision to Tonkin Trail.
 - iii) Show proposed non-motorized connection between Tonkin Trail and Wapakiya Park.
- g) Typical Section On-Site (and related plan sheets)
 - i) Current layout suggests some frontages (specifically lots 12-32) may have so many driveways that on-street parking is not feasible. In these cases, street section should be reduced and parking prohibited on one side to keep speeds down and minimize unnecessary infrastructure.
 - ii) Provide landscaped boulevard between the curb and sidewalk in areas where slope/lots are not impacting the street design (i.e. adjacent to common areas where a boulevard sidewalk is feasible).
 - iii) Remove parking lanes from areas where parking would otherwise be restricted, move curb-line out, and replace with landscaped boulevards and separated sidewalks (i.e. through turns, t-intersections, double-fronting lots).
 - iv) Removing sidewalk adjacent to road where pedestrians do not need access to should be considered adjacent to Princess Lane (lot 55, CA 2, lot 68) and Clearview Court (CA 6 and lot 54) – with appropriate crossings to continue the pedestrian access route on other side of these streets.
 - v) Show the proposed cluster mailbox location and pullout to mitigate use of mailboxes possibly obstructing the sidewalk]. (Section 3-020.D(2)(c))
 - vi) In short, maximize the available use of landscaped boulevards instead of proposing curbside everywhere, especially in areas where it is not necessary.
- h) Typical Section Off-Site (and related plan sheets)
 - i) Improvements to the intersection of Garland/Clearview will be required as informed by the traffic impact study (Section 3-020.13.B)

2) Tab 2- Summary, Assessments, Variances

- a) 1) To Section 3-020.5.A, for the cul-de-sac portion of Princess Lane;
 - i) Variance supported by Engineering with mitigation of providing pedestrian access easements and trail connections.
- b) 2) To Section 3-030.2(2), for block length exceeding 480 feet of Clearview Drive;
 - i) Variance supported by Engineering with mitigation of providing pedestrian access easements and trail connections.
- c) 3) To Section 3-020 Table .2A for internal street right-of-way width of urban local streets
 - i) Variance supported by Engineering due to topography considerations and the ability to grade a landscaped area behind the sidewalk to a steeper grade (10%) than if the landscaped area was between curb and sidewalk as seen in a typical boulevard (2%).
 - ii) Pg 5 of the Summary, Assessments, and Variances misapplies the concept of “clear space” and assigns unimproved, steep slopes as clear pedestrian spaces for snow storage and other uses.
- d) 4) To Section 3-020.15 D for curbside sidewalks (from Transportation Planning).
 - i) Variance supported by Engineering with mitigation measures mentioned in Section 1.g above.
- e) 5) To Section 3-020.13.A for the external street right-of-way width of Elk Hills Court (54' r/w)
 - i) Variance support by Engineering due to existing conditions on previously approved subdivision.
- f) 6) To Section 3-140.6.C, under Hillside Protection, for some portions of interior streets exceeding an 8% grade (although all grades will be 10% or less).
 - i) Variance supported by Engineering and Fire up to 10%.

3) Tab 4- Engineering Reports

- a) Stormwater and Drainage Report
 - i) Deep injection wells - Provide more info: Conceptual layout, injection depth, manufacturer (if known)
 - ii) Provide bore logs to proposed injection depth.
 - iii) The preliminary stormwater report should provide a figure showing drainage area, drainage basins, discharge points, and key stormwater structures including pipe/swale alignments, basins, infiltration testing pit locations, etc.
 - iv) Additional comments are in the attached stormwater report and on the drainage plan sheet. The comments in the stormwater report may go beyond what is strictly needed for sufficiency but the additional clarification will be helpful.
- 4) **Tab 9- Traffic Impact Study**
 - a) Include projected cut-through volumes on Clearview/Garland contributed by Hillview Subdivision.
 - b) Provide Clearview/Garland intersection treatment
 - c) Provide Princess/Clearview traffic calming method
 - d) Provide analysis of cross-connectivity with adjacent existing road network (Saranac) and future road network (Hillview)
 - e) Transit service has not been adequately addressed (where are the existing transit stops? How are stops accessed? Some improvement may be necessary to off-site transit facilities to accommodate the additional development.
 - f) Additional comments contained in the reviewed TIS.

Meadow View Homes Subdivision 1st Sufficiency Review

May 16, 2023

City of Missoula Parks and Recreation

Parkland dedication:

The applicant must meet parkland dedication requirements found in Article 3 of the City of Missoula Subdivision Regulations. Applicant can use a combination of parkland dedication (HOA maintained common area or City owned/maintained parkland) and/or cash in lieu if required parkland dedication cannot be met. All dedicated parkland (city owned park or HOA common area) must meet the parks and open space requirements found in Article 3-080 of subdivision regulations. The proposed common areas do not currently meet the standards found in the subdivision regulations.

CA 1 does not meet the parkland dedication requirements due to excessive slope. If 50% of CA 1 is graded at 2% or less, and appropriate soils, irrigation, turf, and trees to support recreation are installed this area can be counted towards the parkland dedication requirements. Installation of other recreational amenities for residents such as a playground, sports court, picnic shelter etc. is encouraged.

CA 2, CA 5, CA 6, CA 7 do not meet the requirements due to excessive slope, lack of street frontage, do not include trails or other recreational amenities, are not preserving existing physical amenities, and are not of great enough size to count towards the parkland dedication requirements.

The Northeastern portion of CA 3 should include a trail and trailhead to replace the existing Tonka trail and trailhead on Hillview Way that is within the access easement being utilized by the Hillview Crossing development. Trail connections in CA 3 between Clearview Way and the Tonka Trail should be constructed by the applicant. The Tonka Trail is within an existing easement and is maintained by City of Missoula Parks and Recreation. Trails that connect with the Tonka trail should contain public access easements to facilitate pedestrian movement throughout the subdivision. Trail signage trash cans etc and other necessary infrastructure should be included in the final design. The portion of CA 3 on the eastern corner of the property that contains the existing access easement used by Hillview crossing cannot count towards parkland dedication requirements. All trails should follow standards found in the City of Missoula conservation lands management plan.

CA 4 should include a trail connection from the tonka trail to the southeastern corner of Homestead park to allow for trail connectivity from the tonka trail and meadow view subdivision to Homestead park and Wapikia park. With these improvements and appropriate restoration CA 4 could count towards parkland dedication requirements. This trail should include a public access easement.

ROW Trees:

1. Utilities need to be placed at 1' from edge of sidewalk or at 42" depth to ensure public tree planting in the 10' easement,
2. Trees need to be spaced according to proposed driveways and utility services need to be grouped accordingly,

3. 2" caliper ball and burlap, Class 2 species from the approved street tree list.

Sewer Connection through Homestead Park

This sewer will require an easement, utility easements in parks must be approved by Park Board. The applicant will be responsible for preparing an application and presentation to Park Board for approval. Park Board will likely require the applicant to show and provide net public benefit before granting an easement. The applicant will be responsible for full restoration of parkland prior to granting an easement.

Stormwater Drainage

Parks is concerned that stormwater drainage from the proposed development will impact the Tonka trail, and potentially parklands down slope of the development. The applicant needs to clearly show how stormwater will be managed, and how these impacts will be mitigated.

MEADOW VIEW HOMES

DESIGN SLOPE MAP

Include trail connection from Tonka trail to City land near NE corner of CA4



These portions of CA3 and CA4 must contain trails and trail connections to the Tonka Trail to be counted towards parkland dedication requirements.

Area with access easement does not meet parkland dedication requirements.
relocate Tonka Trail & trailhead to be outside of access easement for future street

Does not meet
parkland dedication
requirements

— Does not meet
Parkland dedication
requirements

SLOPE		
	> 25%	6% OF TOTAL
	15% TO 25%	24% OF TOTAL
	15% TO 25%	7% OF TOTAL
	0% TO 15%	73% OF TOTAL

CONTOUR INTERVAL = 2 FEET

SCALE IN FEET

PROJECT: #		DRAWN: S. CANTER (PC)		CHECKED: A. WETFORD (PC)	
REVISION:					
REVISION:					
REVISION:					

MONTANA VIEW HOMES

MISSOULA MT

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April 21, 2023

DESIGN GRADE