

From: [Jordan Johnson](#)
To: [Ron Ewart](#)
Cc: [Tara Porcari](#); [Dave DeGrandpre](#)
Subject: RE: Meadow View Homes - Second Agency Sufficiency Review
Date: Wednesday, December 20, 2023 9:35:07 AM

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: Tuesday, December 19, 2023 3:55 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; Elizabeth Johnson (she/her) <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>; airquality@missoulacounty.us; Elena Evans <eevans@missoulacounty.us>; waterquality <waterquality@missoulacounty.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Lucy Rummler <RummlerL@ci.missoula.mt.us>; boggessm@ci.missoula.mt.us; covingtonz@ci.missoula.mt.us; David Selvage <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>; freshourt@ci.missoula.mt.us; Aaron Wilson <wilsona@ci.missoula.mt.us>; Ben Weiss <weissb@ci.missoula.mt.us>; campbelltl@ci.missoula.mt.us; Andy Schultz (schultza@ci.missoula.mt.us) <SchultzA@ci.missoula.mt.us>; Nate Gordon <gordonn@ci.missoula.mt.us>; Eric Andersen <AndersenE@ci.missoula.mt.us>; caldridge@mountainline.com; jsweeten@mountainline.com; cwoodrow@mountainline.com; buchane@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>; Richards, Kristi <KrisRichards@mt.gov>; bellestad@flymissoula.com; jnave@mt.gov; Cozad, Desiree <Desiree.Cozaad@mt.gov>; jacob_martin@fws.gov; amity_bass@fws.gov; 'brownjs2@bresnan.net' <brownjs2@bresnan.net>; gmk@bresnan.net; ldavidson@missoulahousing.org; Kathryn.mcdonald@cst.org; Bauer, Chad <CBauer2@republicservices.com>; paul.dallapiazza@northwestern.com; bryan@tcsattorneys.com; Kerry.Patton2@Lumen.com; Lilleberg, Derek <Derek.Lilleberg@p66.com>; Erik Langaunet <erikl@meccoop.com>; Jordan Johnson <jjohnson@blackfoot.com>; cgaub@mcpsmt.org; pjhalloran@mcpsmt.org; sbageant@mcpsmt.org; mhill@mcpsmt.org; bmcwilliams@mcpsmt.org; Tara Porcari <PorcariT@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Subject: Meadow View Homes - Second Agency Sufficiency Review

CAUTION: This email originated from outside of the organization, please submit suspicious e-mails for analysis.

Hello All,

The City of Missoula Development Services Division has identified you as being an agency that may have important comments to make about Meadow View Homes, a 96-lot single family residential subdivision and rezoning proposal located in the south hills area north of Clearview Way and west of Hillview Way. The link to the subdivision application is:

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

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

Thus, it is important that you send us your comments or let us know if you have no comments.

You will have 12 working days starting Tuesday, December 19, 2023, to complete your review.

Please reply and send any comments directly to rone@pcimontana.com by **Friday, January 5, 2024**, and copy porcarit@ci.missoula.mt.us and degrandpred@ci.missoula.mt.us. This ensures that

Development Services can meet their 2nd Agency Sufficiency Review deadline of January 10, 2023.

Thank you very much for your review and comment. Please also feel free to contact me at any time with questions or if you need additional information.

Sincerely,



Land Use Planner

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

From: [Travis Ross](#)
To: [Ron Ewart](#)
Cc: [Elena Evans](#); [Tracy L. Campbell](#); [Tara Porcari](#); [Dave DeGrandpre](#)
Subject: RE: Meadow View Homes - Second Agency Sufficiency Review
Date: Wednesday, December 20, 2023 3:45:52 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Ron – My only comment on this one is that, given the prevalence of springs in this area and the slopes, that the decision of whether or not to line the retention basins should also take into account on site conditions during excavation as the presence of these formations are not always consistent. If gravel layers are encountered or soils are inconsistent with those identified in the profiles, lining should be re-evaluated. Thanks. Travis

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



From: waterquality <waterquality@missoulacounty.us>
Sent: Tuesday, December 19, 2023 4:00 PM
To: Travis Ross <tross@missoulacounty.us>
Subject: FW: Meadow View Homes - Second Agency Sufficiency Review

EMILY LARSON
Administrative Specialist
Missoula Valley Water Quality District
406.258.4890
301 West Alder, Missoula, MT 59802
MissoulaPublicHealth.org



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

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From: Ron Ewart <rone@pcimontana.com>

Sent: Tuesday, December 19, 2023 3:55 PM

To: Eran Pehan <pehane@ci.missoula.mt.us>; Montana James <jamesm@ci.missoula.mt.us>; Walter Banziger <BanzigerW@ci.missoula.mt.us>; Mary McCrea <mmccrea@ci.missoula.mt.us>; lmeans@ci.missoula.mt.us; Elizabeth Johnson <johnsone@ci.missoula.mt.us>; FraserD@ci.missoula.mt.us; firebureau@ci.missoula.mt.us; sebastiana <sebastiana@ci.missoula.mt.us>; Gordy Hughes <ghughes@ci.missoula.mt.us>; contactmpd@ci.missoula.mt.us; Grp.PDAdmin@ci.missoula.mt.us; envhealth <envhealth@missoulacounty.us>; airquality <airquality@missoulacounty.us>; Elena Evans <eevans@missoulacounty.us>; waterquality <waterquality@missoulacounty.us>; Nathan McLeod (City) <McLeodN@ci.missoula.mt.us>; Lucy Rummler <RummlerL@ci.missoula.mt.us>; boggesm@ci.missoula.mt.us; Zac Covington <covingtonz@ci.missoula.mt.us>; David Selvage <selvaged@ci.missoula.mt.us>; keenej@ci.missoula.mt.us; Logan McInnis <McInnisL@ci.missoula.mt.us>; rmollenhauer@ci.missoula.mt.us; Troy Monroe <tmonroe@ci.missoula.mt.us>; Traci Freshour <FreshourT@ci.missoula.mt.us>; Aaron Wilson <wilsona@ci.missoula.mt.us>; bweiss@ci.missoula.mt.us; Tracy Campbell <campbelltl@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Nate Gordon <gordonn@ci.missoula.mt.us>; Eric Andersen <AndersenE@ci.missoula.mt.us>; Corey Aldridge <caldridge@mountainline.com>; Jennifer Sweten <jsweten@mountainline.com>; cwoodrow@mountainline.com; Ellen Buchanan <buchanane@ci.missoula.mt.us>; gorskia@ci.missoula.mt.us; gasst@ci.missoula.mt.us; Bryce Christiaens <bchristiaens@missoulacounty.us>; Adriane Beck <abeck@missoulacounty.us>; Nick Holloway <nholloway@missoulacounty.us>; Cameron, Glen <gcameron@mt.gov>; Richards, Kristi <krisrichards@mt.gov>; bellestad@flymissoula.com; jnave@mt.gov; Cozad, Desiree <desiree.cozad@mt.gov>; jacob_martin@fws.gov; amity_bass@fws.gov; 'brownjs2@bresnan.net' <brownjs2@bresnan.net>; gmk@bresnan.net; ldavidson@missoulahousing.org; Kathryn.mcdonald@cstkt.org; Bauer, Chad <cbauer2@republicservices.com>; paul.dallapiazza@northwestern.com; bryan@tcsattorneys.com; Kerry.Patton2@Lumen.com; Lilleberg, Derek <Derek.Lilleberg@p66.com>; Erik Langaunet <erikl@meccoop.com>; Jordan Johnson <jjohnson@blackfoot.com>; cgaub@mcpsmt.org; pjhalloran@mcpsmt.org; sbageant@mcpsmt.org; mhill@mcpsmt.org; bmcwilliams@mcpsmt.org; Tara Porcari <PorcariT@ci.missoula.mt.us>; Dave DeGrandpre <degrandpred@ci.missoula.mt.us>

Subject: Meadow View Homes - Second Agency Sufficiency Review

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Thank you very much for your review and comment. Please also feel free to contact me at any time with questions or if you need additional information.

Sincerely,



Land Use Planner

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

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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, 406-542-5516
- Jamie Jonkel, *Region 2 Conflict Specialist Manager*, 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 as 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.



435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

HISTORIC PRESERVATION MEMORANDUM

TO: Tara Porcari
Senior Planner, Development Services, City of Missoula

Ron Ewart, Professional Consultants Inc.

FROM: Elizabeth Johnson, Historic Preservation Officer, City of Missoula

DATE: January 2, 2024

RE: Meadow View Homes Second Agency Sufficiency Review

Subdivision Regulations Section 3-010.8 states "Natural, Scenic, Cultural, or Historic Features. The subdivision may not result in the destruction, loss, or damage of significant natural, scenic, cultural, or historic features."

The proposed Meadow View Homes project site includes a structure known to be over fifty years of age. As a result, the applicant arranged a site visit with me and provided all requested documentation for the existing structures. The applicants hired a consultant to complete an assessment of the property's eligibility for listing in the National Register of Historic Places. The consultant determined the buildings to not be eligible for listing and I concurred.

The historic preservation office has concluded that no significant cultural or historic features will be impacted by the proposed subdivision.

Respectfully,

Elizabeth Johnson
Historic Preservation Officer

Meadowview Homes Sufficiency Review #2

Parks and Recreation

1/8/2024

Parks and Recreation staff do not think that the plans are sufficient for a full review. Please see the notes below for specific information and areas where we are requesting more information. Please reach out to Nathan McLeod mcleodn@ci.missoula.mt.us to schedule a time to discuss these items as needed.

Boulevard Landscaping and Street Trees:

Per the City of Missoula's complete streets policy, street trees are required. Street trees must meet standards found in the Missoula Parks and Recreation Design manual, and the approved street tree list, with a minimum of 1 tree per lot, and a linear spacing between 25 and 35'. In order to ensure this is feasible with the proposed design, boulevard landscaping plans should be included in the sufficiency packet, with driveways, and utilities shown.

Boulevard Sidewalks:

Parks and Recreation agrees with the 1/8/2024 DRT decision to require complete streets with boulevards, and boulevard sidewalks in public access easements where feasible. We feel that the majority of the streets could be designed with boulevard sidewalks and have minimal impacts on the overall site grading and building locations. We acknowledge that there are areas where this is impractical and are supportive of 7' curbside sidewalks with street trees behind the sidewalk for those specific locations, however this should be the exception to the normal.

Tonkin Trail:

Please show Tonkin trail typical section(s) with adjacent stormwater swale, what are the anticipated impacts to the trail from stormwater in the swale? The trail will be required to meet all applicable parks and recreation standards found in the conservation lands management plan.

The Tonkin trail is maintained by City of Missoula, the trail easement must allow for vehicle access for maintenance purposes. The existing trail easement should be modified to follow the trail route where it deviates from this easement. Alternatively, if the entire Common Area has a public access easement then similar language found in the existing easement should be used across the common areas to allow for maintenance access and activities.

The developer shall continue to provide public access during construction whenever feasible, and trail closure signage or detour routes may be required.

Signage and a bear resistant trash can are desired improvements at the crossing of Princess Lane. Parks and Recreation is amenable to adding this trash can to the normal service route to ensure the residents of this subdivision and all trail users have an appropriate place to place waste.

Sewer Main:

The proposed sewer main that runs through Homestead/Wapikia park must be approved by the Parks and Recreation Board. The Parks Board will require a net public benefit to routing utilities through parkland, and will require full site restoration to mitigate impacts from construction. This restoration is to include at a minimum: irrigation, soils, turf, trees, and trails. Parks needs to understand what the long-term maintenance needs are to service the proposed sewer line and may require additional conditions to mitigate those ongoing impacts. The developer needs to coordinate with the Parks and Recreation department to obtain necessary easements/permissions through park board. Parks will require a separate maintenance/access agreement with whomever is to maintain the sewer main.

Stormwater:

It is unclear how stormwater overflow will be routed from the retention pond. Parks will not allow overland flow across city parkland. The developer should coordinate with the parks department and city stormwater for developing an acceptable solution prior to re-submittal.

What are the expected stormwater impacts to Wapikia park from this development? Please show the amount, physical extents of, and length of time that additional stormwater will be routed into Wapikia Park for a given storm event. Mitigation of loss of usable parkland for extended periods due to stormwater storage may be required, or alternatively stormwater may need to be routed directly into the storm sewer system, bypassing Wapikia Park.

Steep Slopes:

Slopes greater than 25% will be difficult to re-vegetate and prevent weeds and erosion. Special attention must be paid to how these slopes are re-vegetated, and vegetation establishment requirements must be carefully developed. A condition requiring full establishment of vegetation on slopes will be needed to ensure the long-term stability of these slopes.

Parkland Dedication:

The sufficiency packet should show parkland dedication calculations in a separate exhibit, and specify areas used to meet the requirement. Common areas being used to count towards parkland dedication should be shown in the exhibit, grading and sq footage that clearly shows how each parcel meets parkland dedication requirements should be included. Each phase must meet or exceed the parkland dedication requirements, either by parkland dedication within the current phase or from an overage of parkland dedicated in previous phases. A condition for the design and implementation of improvements to areas counting towards parkland dedication will be required.

Engineering 2nd Sufficiency Review – Meadow View Homes Subdivision

Tab 1 - Plat

1. Show no access – The no access strips must be visible on plat
2. All comment bubbles need to be removed.
3. All plan sheets need to be vectorized.
4. Show ROW width on plan view.
5. Supplemental Sheet 1
 - a. The SWE call out at 47 is unclear as it points to a UE. Clarify
 - b. Label bk and pg of gas easement
 - c. Label bk and pg of trail easement
 - d. Show easement bk 19 pg 382
 - e. Show extent of easement bk 737 pg 1282
 - f. Show if easement bk 18 pg 1242 extends along the southern parcel boundary
 - g. Note section – easement is shown on lot 28 not 29
 - h. Temporary turnarounds will be for the public, not just emergency vehicles. Turnarounds must be paved and prevent vehicles from traveling off the pavement.
 - i. All comment bubbles need to be removed
 - j. All plan sheets need to be vectorized
6. Supplemental Sheet 3
 - a. Note Temporary turnarounds will be for public, not just emergency vehicles. Turnarounds must be paved and prevent vehicles from traveling off the pavement.
 - b. Note lot 28 not 29 contains a turnaround.
 - c. Trail needs to be in common area easement, it cannot be across lot 41
7. Supplemental Sheet 8
 - a. Must Maintain Elk Hills court existing ground elevation. Start new road from edge of existing pavement. As proposed negatively effects existing Lot 1.
 - b. Meet AASHTO K values for 25 mph design
 - c. At design corners with curb radius <150' will be designated "no parking"
8. Plat Supplemental Sheet 9
 - a. Meet AASHTO K values for 25 mph design
9. Supplemental Sheet 10
 - a. Meet AASHTO K values
10. Supplemental Sheet 11
 - a. Meet AASHTO K values
11. Supplemental Sheet 13
 - a. Mailbox cluster should be at the entrance to subdivision. ! Adjacent to CA6, 2nd adjacent to Lot 1.
12. Plat Road Sheet 1
 - a. Label "Landscape/Street Tree" in each side easement
 - b. Typical section of interior streets fronting common area – needs to be labeled parking or removed.
 - c. Minimum 1 ft outside element on each side.
 - d. 18" sub-base + geotextile required for all sections not as needed
 - e. Reduce drive lane width to 10-ft
 - f. Road Sections follows MCPWSS, or as Geotech report

Tab 2 - Summary, Assessment and Variance

1. Pg. 3, Phase 1 will include a traffic circle at Princess & Elk Hills, and at Elk Hills/Clearview/Garland.,
2. Pg 5, Recommend keeping Elk Hills Court name
3. Pg 5, Variance to curbside needs to show hardship. Currently doesn't meet Title 12 reasons for curbside.
4. Pg 8, Reduce drive lanes to 10 ft.

5. Pg 8, Snow removal from sidewalks must be in accordance to MMC 12.16.030 and not related to when street snow removal occurs.
6. Pg 9, Reference 1.4.12.J not reference not referenced of sidewalk width actual reference is 1.4.12.M
7. Pg 9 and 10, Written summary must match drawings, references in the summary does not match what is depicted in the picture.
8. Pg 9, street section math doesn't work
9. PG 13, School map is incorrect for location of project and which school it serves.

Tab 3 - Maps and Diagrams

1. Pg 22, School map is incorrect for location of project and which school it serves.

Tab 8 - Geotech Report

1. Pg 3, 18" sub-base + geotextile required for all sections.

Tab 9 - Traffic Impact Study

1. Pg 19, Add traffic calming circles, STD-709, at Princess Lane/Elk Hills Court 4 -way intersection, and Garland Dr/Clearview Way/Elk Hills Court 3-way intersection, per bike/ped manager & City engineer for surface transportation.

Utility Comments

1. Easement between Lots 35 and 36. A 20-ft easement is only adequate for a single public utility main. In this instance both mains must have 10-ft of clearance on the outside of the main and a minimum of six-ft of clearance between the mains (Missoula Public Works Manual Chapter 2.10.1.B)
2. Easement between Lots 9 and 10 do not meet minimum requirements for Utility Main easement, which is 20-ft. (Missoula Public Works Manual Chapter 2.10.1.B)
3. Private stormwater easement required between Lots 11 and 12

Water

1. A connection to the High Park Pressure Zone (along Hillview Way), as required in the 1st Sufficiency review comments has not been provided. Requires both a narrative and plan update. To reiterate that comment, a connection to the High Park Pressure Zone is required along with either a connection to the Skyview Pressure zone at a single location on Elk Hills Drive. Currently the plan does not show a connection to the High Park Pressure Zone and shows two connections to the Skyview Pressure Zone.
 - a. This connection will need to be completed with Phase 2 of the subdivision to maintain adequate fire flow at hydrants in Phase 2 and the mains in Phase 2 will need to be connected to the mains in Phase 1.
2. Include a condition that properties that will experience pressure greater than 80 psi shall have a pressure regulating valve installed.

Sewer

1. First sufficiency comment to show sewer connection to 21st Avenue remains unaddressed. Applicant shall demonstrate sufficient easement width and sewer depth to serve the subdivision.
2. First sufficiency comment to show the proposed sewer easement needed through Homestead Park remains unaddressed. It is incumbent upon the applicant to demonstrate there is adequate easement width to install a sewer main and meet the easement requirements in the Missoula Public Works Manual Chapter 2.10.1. This includes adequate separation from "*underground gas and who knows what else*".
3. Demonstrate that the City's Vac truck can access sewer manholes below Lots 35 and 32 for maintenance.

Stormwater

1. First sufficiency comment to include pre- and post-development figures showing drainage sub-basins, time of concentration flow paths, curve numbers, and analysis points remains unaddressed.
2. First sufficiency comment that detention ponds require 1-ft of freeboard during 100-yr storm remains unaddressed.
3. First sufficiency comment to append model results remains unaddressed.

4. Response to First sufficiency comment to provide access to the Lower Pond is inadequate. Demonstrate that maintenance vehicles (vac truck, or, backhoe & haul vehicle) can access site for sediment removal and repairs. The existing utility easement through which sewer is proposed (and stormwater will presumably follow) is very steep. Include this area in the access analysis if stormwater infrastructure is proposed in the utility easement. Identify locations of required improvements (if any).
5. New comments based on new proposal to discharge stormwater across the North site boundary to the Hillside Swale:
 - a. Reported post-development runoff volume during the 100-year event is less than pre-development runoff volume during the 100-yr event. This is counter to normal expectations of development effect on runoff volume. Provide explanation of result.
 - b. Identify CN number values used for pre- and post-development. (This information was previously provided and should not have been removed)
 - c. Downgradient analysis required to show adequate capacity in the Hillside Swale and 18" RCP pipe connecting the Hillside Swale to Wapikiya Park.
 - d. Expand analysis area to include offsite area contributing runoff to the Hillside Swale and provide inundation depth in Wapikiya park for design storm events.
 - e. How will stormwater be discharged from the Lower Pond to the Hillside Swale? No piped or surface connection is shown in figures or discussed in the report. Include discussion of new infrastructure required to convey stormwater to the Hillside Swale. Address both regular and emergency overflow. Piped conveyance is required.
 - f. Detention ponds with an embankment height greater than 4-ft require design by a geotechnical engineer. Either reduce embankment height of Lower Pond or state in report that a geotechnical engineer will be consulted during design.
 - g. Provide the following additional information for all ponds: stage storage curves, max embankment height, max embankment slope, and drawdown times. We recognize that pond dimensions are preliminary and subject to change but need sufficient detail to demonstrate that adequate space is being reserved for stormwater control.
 - h. Line the Lower Pond to prevent infiltration and provide low-level outlet.
 - i. Swale crossing of Elk Hills Drive should be piped.
6. The geotechnical report indicates that perched groundwater was encountered in two test pits. Covenants need to require geotechnical investigation for individual lot development.
7. Include run-on from offsite area around the periphery of the development.
8. Stormwater manhole lids should not be outside of sidewalks. Revision not required for sufficiency but will be required during subsequent design review.
9. Stormwater infrastructure outside of the ROW to be privately owned and maintained. (no revision required for sufficiency, just a heads up)

Note:

1. 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)