

From: [Bob Hayes](#)
To: [Jenny Baker](#)
Cc: [Dennis Bowman](#); [Logan McInnis](#); [Ross Mollenhauer](#); [Tracy L. Campbell](#); [Marie Noland](#); [Troy Monroe](#); [Kevin Slovarg](#); [Jeremy Keene](#); [Mary McCrea](#)
Subject: RE: Request for comment: Rezone 2520 Strand Avenue
Date: Wednesday, August 14, 2019 8:15:31 AM

Jenny –

The City of Missoula – Storm Water Utility has the following comments regarding the boundary line relocation and re-zone request located at 1715 S Reserve St, 2520 Strand Ave and 2526 Strand Ave;

- 1) There is no existing City of Missoula storm water infrastructure located on South Reserve Street, Mount Avenue or Strand Avenue, west of South Reserve Street.
 - a. (*existing Storm water infrastructure in S Reserve St belongs to MDT and can not be connected to*)
 - 2) All development and construction one acre or greater requires both a Montana DEQ and a City of Missoula, Storm Water Pollution Prevention Plan (SWPPP) Permit.
 - a. SWPPP Permit and Best Management Practices (BMPs) shall be in place prior to **ANY** / **ALL** development and construction.
 - b. SWPPP BMPs shall be installed and maintained as required, for the duration of development and construction.
 - 3) Storm water is to be detained and / or retained on site and can not be released from the site at a rate greater than pre-development.
 - 4) Storm water management shall be required and storm water infrastructure development, design and construction shall meet all federal, state and local requirements.
 - 5) Post-construction storm water BMPs shall have an Operations and Maintenance (O & M) plan and schedule to be supplied to the final development owner(s) / management team(s).
 - a. 'As-built' information submitted to the City of Missoula shall also include a copy of this O & M plan and schedule.
 - 6) The City of Missoula – Storm Water Utility supports and encourages the use of Green Infrastructure (GI) and Low Impact Development (LID).
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Thank you –

Bob Hayes
Storm Water Superintendent
Storm Water Utility Division
Public Works Department
City of Missoula
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-----Original Message-----

From: Jenny Baker <BakerJ@ci.missoula.mt.us>

Sent: Monday, August 12, 2019 3:23 PM

To: Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Gordy Hughes <HughesG@ci.missoula.mt.us>; Mike Brady <BradyM@ci.missoula.mt.us>; Chris Odlin <OdlinC@ci.missoula.mt.us>; 'bschmidt@missoulacounty.us' <bschmidt@missoulacounty.us>; 'envhealth@missoulacounty.us' <envhealth@missoulacounty.us>; Travis Ross <tross@missoulacounty.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Chris Boza <BozaC@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; Corey Aldridge (caldridge@mountainline.com) <caldridge@mountainline.com>; vcaristo@mountainline.com; 'jlogan@mountainline.com' <jlogan@mountainline.com>; Dan Stone <dstone@mountainline.com>; Jane Kelly <KellyJ@ci.missoula.mt.us>; Karen Gasvoda <GasvodaK@ci.missoula.mt.us>; Bob Hayes <HayesB@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; abeck@co.missoula.mt.us; nholloway@co.missoula.mt.us
Cc: Michelle Cares <MCares@ci.missoula.mt.us>; Julie Merritt <JMerritt@ci.missoula.mt.us>
Subject: Request for comment: Rezone 2520 Strand Avenue

Hello,

Asking for your comments on this boundary line relocation/rezone request for properties at 1715 S Reserve, 2520 Strand Avenue and 2526 Strand Avenue. Can you please send them to me by August 28, 2019?

Thank you!

Jenny