



May 28, 2021

Joe Dehnert
IMEG, Corp
1817 South Ave W
Missoula MT 59801

RE: RIVER VIEW 19-LOT SUBDIVISION, MISSOULA. SHPO Project #: 2021052805

Dear Mr. Dehnert:

I have conducted a cultural resource file search for the above-cited project located in Section 20 T13N R19W. According to our records there have been a few previously recorded sites within the designated search locale. In addition to the sites there have been a few previously conducted cultural resource inventories done in the areas. I've attached a list of these sites and reports. If you would like any further information regarding these sites or reports, you may contact me at the number listed below.

It is SHPO's position that any structure over fifty years of age is considered historic and is potentially eligible for listing on the National Register of Historic Places. If any structures are within the Area of Potential Effect, and are over fifty years old, we would recommend that they be recorded, and a determination of their eligibility be made prior to any disturbance taking place.

As long as there will be no disturbance or alteration to structures over fifty years of age, we feel that there is a low likelihood cultural properties will be impacted. We, therefore, feel that a recommendation for a cultural resource inventory is unwarranted at this time. However, should structures need to be altered or if cultural materials be inadvertently discovered during this project, we would ask that our office be contacted, and the site investigated.

If you have any further questions or comments, you may contact me at (406) 444-7767 or by e-mail at dmurdo@mt.gov. I have attached an invoice for the file search. Thank you for consulting with us.

Sincerely,

Damon Murdo
Cultural Records Manager
State Historic Preservation Office

File: LOCAL/SUBDIVISIONS/2021



STATE HISTORIC PRESERVATION OFFICE Montana Cultural Resource Database

CRABS Township, Range, Section Results

Report Date: 5/28/2021

Township: 13 N Range: 19 W Section: 20

BABCOCK WILLIAM A., ET AL.

8/17/1984 RESERVE STREET IMPROVEMENT PROJECT MISSOULA, MONTANA

CRABS Document Number: MO 4 6165 Agency Document Number: M8103(4)

Township: 13 N Range: 19 W Section: 20

MCKAY KATHRYN L.

2/29/2000 CULTURAL RESOURCE INVENTORY AND EVALUATION OF THE SOUTH THIRD STREET WEST ROADWAY RECONSTRUCTION PROJECT, MISSOULA, MT

CRABS Document Number: MO 4 22770 Agency Document Number: STPU8102(1)CN3581

Township: 13 N Range: 19 W Section: 20

HAGEN DELIA, ET AL.

1/1/2001 RESULTS OF A CULTURAL RESOURCES INVENTORY OF THE RUSSELL STREET EXPANSION CORRIDOR, MISSOULA COUNTY, MONTANA

CRABS Document Number: MO 4 23612 Agency Document Number: STPU8105(8)-4128

Township: 13 N Range: 19 W Section: 20

EMMONS ANN, ET AL.

8/1/2002 RESULTS OF A CULTURAL RESOURCES INVENTORY OF THE RUSSELL STREET EXPANSION CORRIDOR, MISSOULA COUNTY, MONTANA - ADDENDUM

CRABS Document Number: MO 4 25154 Agency Document Number: STPU8105(8)-4128

Township: 13 N Range: 19 W Section: 20

MATHEWS ALLAN JAMES

1/1/2002 MONTANA MAINSTREETS: A GUIDE TO HISTORIC MISSOULA

CRABS Document Number: MO 6 25381 Agency Document Number: MHS PRESS 6

Township: 13 N Range: 19 W Section: 20

HAGEN DELIA L.

8/22/2014 REPORT OF A CULTURAL RESOURCES INVENTORY OF THE MONTANA DEPARTMENT OF TRANSPORTATION'S RUSSELL STREET PROJECT AREA, MISSOULA COUNTY, MONTANA

CRABS Document Number: MO 4 37175 Agency Document Number: STPU-CM-M8105(8)UPN4128



STATE HISTORIC PRESERVATION OFFICE

Cultural Resource Information Systems

CRIS Township, Range, Section Report

Report Date:5/28/2021

Site #	Twp	Rng	Sec	Qs	Site Type 1	Site Type 2	Time Period	Owner	NR Status
24M01682	13N	19W	20	SE	Historic Residence		1920-1930	Private	Undetermined*
24M01657	13N	19W	20		Historic Commercial Development		1930-1939	Private	Undetermined*
24M01664	13N	19W	20		Historic Commercial Development		1960-1969	Private	Undetermined*
24M01665	13N	19W	20	SE	Historic Commercial Development		1960-1969	Private	Undetermined*
24M00225	13N	19W	20	Comb	Historic Irrigation System		Historic More Than One Decade	State Owned	Ineligible
24M00226	13N	19W	20	Comb	Historic District		Historic Period	Combination	Undetermined*
24M00520	13N	19W	20		Historic Irrigation System		Historic More Than One Decade	State Owned	Eligible
24M00545	13N	19W	20	SW	Historic Irrigation System		Historic More Than One Decade	Private	Unresolved
24M00550	13N	19W	20	NE	Historic Irrigation System		Historic More Than One Decade	Private	Eligible
24M00713	13N	19W	20	Comb	Historic Railroad		Historic More Than One Decade	No Data	Eligible
24M00763	13N	19W	20		Historic Residence		Historic More Than One Decade	Private	Ineligible
24M00764	13N	19W	20		Historic Architecture		Historic More Than One Decade	Private	Ineligible
24M00765	13N	19W	20		Historic Architecture		Historic More Than One Decade	Private	Ineligible
24M00766	13N	19W	20		Historic Residence		Historic More Than One Decade	Private	Ineligible
24M00767	13N	19W	20		Historic Residence		Historic More Than One Decade	Private	Ineligible
24M00768	13N	19W	20		Historic Residence	Historic Outbuildings	Historic More Than One Decade	Private	Ineligible
24M00769	13N	19W	20		Historic Architecture		Historic More Than One Decade	Private	Ineligible
24M00770	13N	19W	20		Historic Residence		Historic More Than One Decade	Private	Ineligible
24M00771	13N	19W	20		Historic Residence	Historic Outbuildings	Historic More Than One Decade	Private	Ineligible
24M00772	13N	19W	20		Historic Residence	Historic Outbuildings	Historic More Than One Decade	Private	Ineligible
24M00773	13N	19W	20		Historic Residence	Historic Outbuildings	Historic More Than One Decade	Private	Ineligible
24M00774	13N	19W	20		Historic Residence		Historic More Than One Decade	Private	Ineligible
24M00775	13N	19W	20		Historic Residence	Historic Outbuildings	Historic More Than One Decade	Private	Ineligible
24M00776	13N	19W	20		Historic Residence	Historic Outbuildings	Historic More Than One Decade	Private	Ineligible
24M00777	13N	19W	20		Historic Residence		Historic More Than One Decade	Private	Ineligible
24M00778	13N	19W	20		Historic Residence		Historic More Than One Decade	Private	Ineligible
24M00795	13N	19W	20	SE	Historic Residence		Historic Period	Private	Ineligible
24M00797	13N	19W	20	SE	Historic Residence		Historic Period	Private	Ineligible
24M00798	13N	19W	20	SE	Historic Residence		Historic Period	Private	Eligible
24M00800	13N	19W	20	SE	Historic Residence		Historic Period	Private	Eligible
24M00801	13N	19W	20	SE	Historic Residence		Historic Period	Private	Eligible
24M00803	13N	19W	20	SE	Historic Residence		Historic Period	Private	Undetermined*
24M00805	13N	19W	20	Comb	Historic Residence		Historic Period	Private	Eligible
24M00806	13N	19W	20	SE	Historic Residence		Historic Period	Private	Ineligible
24M00810	13N	19W	20	SE	Historic Residence		Historic Period	Private	Ineligible
24M00826	13N	19W	20		Historic Residence		Historic Period	Private	Ineligible
24M00834	13N	19W	20	NE	Historic Residence		Historic More Than One Decade	Private	Undetermined*



STATE HISTORIC PRESERVATION OFFICE Cultural Resource Information Systems

CRIS Township, Range, Section Report

Report Date:5/28/2021

24M00835	13N	19W	20	NE	Historic Residence	Historic More Than One Decade	Private	Ineligible
24M00836	13N	19W	20	NE	Historic Residence	Historic More Than One Decade	Private	Undetermined*
24M00837	13N	19W	20	NE	Historic Residence	Historic More Than One Decade	Private	Ineligible
24M00838	13N	19W	20	NE	Historic Residence	Historic More Than One Decade	Private	Ineligible
24M00839	13N	19W	20	NE	Historic Residence	Historic More Than One Decade	Private	Ineligible
24M00840	13N	19W	20	NE	Historic Residence	Historic More Than One Decade	Private	Ineligible
24M00841	13N	19W	20	NE	Historic Residence	Historic More Than One Decade	Private	Ineligible
24M00577	13N	19W	20	NE	Historic Vehicular/Foot Bridge	Historic Period	MDOT	Ineligible

Hey Damon,

Thanks for the prompt response and for clarifying the payment process. I will take care of that payment as soon as I receive the report.

Thanks for your time and consideration,

Joe Dehnert
Civil Designer



IMEG Corp. | formerly Territorial Landworks
1817 South Ave West | Suite A | Missoula, MT 59801

(406) 532-0269 | phone
(912) 212-5028 | mobile

joseph.m.dehnert@imegcorp.com

[website](#) | [vCard](#) | [map](#) | [regional news](#)   

[Learn more](#) about us and the IMEG story!

This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

From: Murdo, Damon <dmurdo@mt.gov>
Sent: Friday, May 28, 2021 10:03 AM
To: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>
Subject: RE: River View Subdivision SHPO Request

CAUTION: Email originated outside of the organization.

Joe,

Yes, we will send an invoice along with our letter and the results of the file search if there are any. There will be a link on the invoice to an online payment portal, or checks are acceptable as well.

Thanks,

Damon Murdo | Cultural Records & Data Manager
Montana Historical Society | State Historic Preservation Office
406-444-7767 dmurdo@mt.gov
www.montanahistoricalsociety.org

From: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>
Sent: Friday, May 28, 2021 9:57 AM
To: Murdo, Damon <dmurdo@mt.gov>
Subject: [EXTERNAL] River View Subdivision SHPO Request

Hey Damon,

My name is Joe Dehnert, and I am a new Civil Designer over at IMEG. This is my first time requesting an inquiry from your office so feel free to let me know if I've gone about it the wrong way. I assume you will be able to send me an invoice for the 25\$ surcharge, but if I am supposed to send a check or pay via another method please let me know. I've attached the SHPO File Request Form above as well as a map showing the proposed project location.

Best,

Joe Dehnert
Civil Designer

 [\[imegcorp.com\]](http://imegcorp.com)

IMEG Corp. | formerly Territorial Landworks
1817 South Ave West | Suite A | Missoula, MT 59801

(406) 532-0269 | phone

(912) 212-5028 | mobile

joseph.m.dehnert@imegcorp.com

website [\[imegcorp.com\]](http://imegcorp.com) | vCard [\[dynasend.com\]](http://dynasend.com) | map
[\[google.com\]](http://google.com) | regional news [\[imegcorp.com\]](http://imegcorp.com)

Learn more [\[imegcorp.com\]](http://imegcorp.com) about us and the IMEG story!

 [\[twitter.com\]](http://twitter.com)  [\[facebook.com\]](http://facebook.com) 
[\[linkedin.com\]](http://linkedin.com)

Big Sky. Big Land. Big History.

Montana

Historical Society

Montana State Historic Preservation Office

1301 E. Lockey Ave, PO Box 201202

Helena, MT 59620-1202

(406)444-7715

montanahistoricalsociety.org

FILE SEARCH INVOICE

DATE: 28-May-21

SHPO Invoice #: 2021052805

Bill To:

Contact Name: Joe Dehnert

Organization: IMEG, Corp

Address: 1817 South Ave W

City/State/Zip: Missoula MT 59801

File Search Fee Structure

\$25 / Section

For questions contact:

Damon Murdo

dmurdo@mt.gov

406-444-7767

Total Cost:

\$25.00

Project Name: RIVER VIEW 19-LOT SUBDIVISION, MISSOULA

Total sections searched for SHPO Project #: 2021052805

1

Please make all checks payable to:

Montana Historical Society

PO Box 201201

Helena, MT 59620

**** PAY ONLINE HERE ****

Due upon receipt. Please pay within 30 days.

July 6th, 2021

To Whom it May Concern,

Re: Neighborhood meeting for River View Subdivision

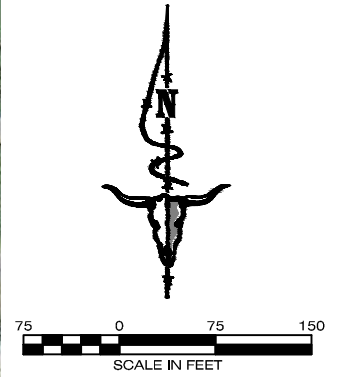
The purpose of this letter is to invite you to a Neighborhood Meeting for a proposed major subdivision in the city of Missoula. The subdivision is proposed on property located at 1923 River Road Missoula, MT 59801. We will be hosting the meeting at the address listed above on Wednesday, July 28th at 4:00 pm (MT).

This meeting will be an opportunity for us to share our project with you. This subdivision will create 19 lots on roughly 2.4 acres. We are excited to show you our plans.

During the meeting we will provide you with an overview of the project and details regarding the ongoing public review process. We want to hear your comments. We ask for your patience during the meeting so we can make sure to communicate with all attendees.

If you are unable to attend the meeting, please feel free to send your comments to paul.t.forsting@imegcorp.com or mail them to the address found at the bottom of this page. We look forward to connecting with you at the meeting.

Sincerely,
Paul Forsting
Senior Land Use Planner, AICP



1817 SOUTH AVE. W. STE. A PH: 406.721.0142
MISSOULA, MT FAX: 406.721.5224
59801 www.imegcorp.com

300' ADJACENT PROPERTIES
RIVER VIEW SUBDIVISION
1923 RIVER ROAD
SECTION 20, T13N., R19W., P.M.M.
CITY OF MISSOULA

PROJECT#: 21001296
TAB: NEIGHBORS
DRAFTER: DO
DATE: JULY 2021
SHEET 1 OF 1

Current Resident
1931 River Rd Unit B
Missoula MT 59801

Professional Property MGMT Inc.
607 SW Higgins Ave
Missoula MT 59803

City of Missoula
435 Ryman St
Missoula MT 59802

City of Missoula
435 Ryman St
Missoula MT 59802

Professional Property MGMT Inc.
607 SW Higgins Ave
Missoula MT 59803

Current Resident
2000 Idaho St
Missoula MT 59801

Current Resident
2000 Idaho St Trailer 8
Missoula MT 59801

Current Resident
2000 Idaho St Trailer 9
Missoula MT 59801

Current Resident
2000 Idaho St Trailer 7
Missoula MT 59801

Current Resident
2000 Idaho St Trailer 6
Missoula MT 59801

Current Resident
2000 Idaho St Trailer 5
Missoula MT 59801

Current Resident
2000 Idaho St Trailer 4
Missoula MT 59801

Current Resident
2000 Idaho St Trailer 3
Missoula MT 59801

Current Resident
2000 Idaho St Trailer 2
Missoula MT 59801

Current Resident
2000 Idaho St Trailer 1
Missoula MT 59801

Current Resident
300 N Johnson St
Missoula MT 59801

Current Resident
1940 Montana St
Missoula MT 59801

Current Resident
1920 Montana St
Missoula MT 59801

Current Resident
1909 Idaho St
Missoula MT 59801

Current Resident
1905 Idaho St
Missoula MT 59801

Current Resident
1939 Idaho St
Missoula MT 59801

Current Resident
1935 Idaho St
Missoula MT 59801

Current Resident
1945 Idaho St
Missoula MT 59801

Current Resident
310 N Johnson St
Missoula MT 59801

Current Resident
314 N Johnson St
Missoula MT 59801

Current Resident
1916 Idaho St
Missoula MT 59801

Current Resident
1850 Idaho St
Missoula MT 59801

Current Resident
1837 River Rd
Missoula MT 59801

Current Resident
707 Skyla Ct Unit A
Missoula MT 59801

Current Resident
710A Skyla Ct
Missoula MT 59801

Current Resident
710B Skyla Ct
Missoula MT 59801

Current Resident
2010 River Rd
Missoula MT 59801

Current Resident
1920 River Rd Trailer 23
Missoula MT 59801

Current Resident
1920 River Rd Trailer 28
Missoula MT 59801

Current Resident
1920 River Rd Trailer 4
Missoula MT 59801

Current Resident
1920 River Rd Trailer 11
Missoula MT 59801

Current Resident
1920 River Rd Trailer 14
Missoula MT 59801

Current Resident
1920 River Rd Trailer 13
Missoula MT 59801

Current Resident
1920 River Rd Trailer 17
Missoula MT 59801

Current Resident
1920 River Rd Trailer 32
Missoula MT 59801

Current Resident
1920 River Rd Trailer 26
Missoula MT 59801

Current Resident
1920 River Rd Trailer 3
Missoula MT 59801

Current Resident
1920 River Rd Trailer 5
Missoula MT 59801

Current Resident
1920 River Rd Trailer 9
Missoula MT 59801

Current Resident
1920 River Rd Trailer 20
Missoula MT 59801

Current Resident
1920 River Rd Trailer 22
Missoula MT 59801

Current Resident
1920 River Rd Trailer 15
Missoula MT 59801

Current Resident
1920 River Rd Trailer 29
Missoula MT 59801

Current Resident
1920 River Rd Trailer 2
Missoula MT 59801

Current Resident
1920 River Rd Trailer 8
Missoula MT 59801

Current Resident
1920 River Rd Trailer 1
Missoula MT 59801

Current Resident
1920 River Rd Trailer 16
Missoula MT 59801

Current Resident
1920 River Rd Trailer 19
Missoula MT 59801

Current Resident
1920 River Rd Trailer 21
Missoula MT 59801

Current Resident
1920 River Rd Trailer 10
Missoula MT 59801

Current Resident
1920 River Rd Trailer 27
Missoula MT 59801

Current Resident
1920 River Rd Trailer 6
Missoula MT 59801

Current Resident
1920 River Rd Trailer 7
Missoula MT 59801

Current Resident
1920 River Rd Trailer 18
Missoula MT 59801

Current Resident
1920 River Rd Trailer 24
Missoula MT 59801

Current Resident
1920 River Rd Trailer 25
Missoula MT 59801

Current Resident
720 Missy's Way
Missoula MT 59801

Current Resident
1830 River Rd
Missoula MT 59801

Current Resident
1838 River Rd
Missoula MT 59801

Robert & Colleen Anderson
1923 River Rd
Missoula MT 59801

Jason McMackin & Alison Gadbrow
1925 River Rd
Missoula MT 59801

Matthew & Ashley Jones
1931 River Rd
Missoula MT 59801

Rodney & Barbara Huff
650 Lafray Ln
Missoula MT 59801

Peter Michael Borges
640 Lafray Ln
Missoula MT 59801

City of Missoula
616 Lafray Ln
Missoula MT 59801

Rodney & Barbara Huff
606 Lafray Ln
Missoula MT 59801

Galayda LLC
206 Kurtz Ln
Hamilton MT 59840

Galayda LLC
206 Kurtz Ln
Hamilton MT 59840

Galayda LLC
206 Kurtz Ln
Hamilton MT 59840

Galayda LLC
206 Kurtz Ln
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Galayda LLC
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Hamilton MT 59840

Galayda LLC
206 Kurtz Ln
Hamilton MT 59840

Galayda LLC
206 Kurtz Ln
Hamilton MT 59840

Cappy 123 LLC
620 S Davis St
Missoula MT 59801

Pick Family Holding LLC
PO Box 18143
Missoula MT 59808

Bernard Olson
PO Box 16046
Missoula MT 59808

Pamela Goldberg
1910 Montana St
Missoula MT 59801

Joshua Paul Davis
1900 Montana St
Missoula MT 59801

Delor & Christel Marquardt
323 N Grant St
Missoula MT 59801

Roger P Peterson Living Trust
1909 Idaho St
Missoula MT 59801

Matthew & Amber Gehr
1909 Idaho St Unit D
Missoula MT 59801

Daniel & Dawn Wahle
1909 Idaho St Unit C
Missoula MT 59801

Frederick & Joanne Sherwood
524 Sussex Ct
Helena MT 59601

Paul & Susanne Fitzgerald
1909 Idaho St Unit A
Missoula MT 59801

Vista Venture LLP
PO Box 8174
Missoula MT 59807

Vista Venture LLP
PO Box 8174
Missoula MT 59807

Nathan Silberstein
520 N Avenue 53
Los Angeles CA 90042

Lloyd & Suzette Dailey
12901 Utmost Way
Greenough MT 59823

Lloyd & Suzette Dailey
12901 Utmost Way
Greenough MT 59823

JT Rentals of Missoula LLC
32384 N Finley Point Rd
Polson MT 59860

Grant Street Condominiums Homeowners Association Inc
324 N Grant St
Missoula MT 59801

Baumgardner Holdings LLC
32384 N Finley Point Rd
Polson MT 59860

Michael & Loraine Willumsen Family Trust
130 E Broadway St
Missoula MT 59802

Johnson Living Trust
606 Carter Ct
Missoula MT 59801

James & Susan Polich
612 Carter Ct
Missoula MT 59801

Bickel Sharon
616 Carter Ct
Missoula MT 59801

Barbara Barmeyer
620 Cart Ct
Missoula MT 59801

Susan Olson
624 Carter Ct
Missoula MT 59801

Larna Harrison & Brynn Fullerton
630 Carter Ct
Missoula MT 59801

Ann Solie
1905 River Rd
Missoula MT 59801

Daniel & Jo Anne Beck
605 Carter Ct
Missoula MT 59801

Kartherine & Russel Mellen
609 Carter Ct
Missoula MT 59801

Karie & Laura Shelton
615 Carter Ct
Missoula MT 59801

Nancy Low
619 Carter Ct
Missoula MT 59801

Doreen Campbell
623 Carter Ct
Missoula MT 59801

Bonnie Malcom
627 Carter Ct
Missoula MT 59801

Evelyn & Richard Fizell
631 Carter Ct
Missoula MT 59801

Stacey & Eric Coker
703 Skyla Ct Unit A
Missoula MT 59801

Lee Metzgar & Cathleen Campbell
703 Skyla Ct Unit B
Missoula MT 59801

William & Sally Francis
119 Glen Summer Rd
Pasadena CA 91105

Stephen Edgar
707 Skyla Ct Unit A
Missoula MT 59801

Heidi Meili
714B Skyla Ct
Missoula MT 59801

Randy & Deborah Sibbitt
202 Madison Ave
Helena MT 59601

Dean Gingerich
4406 Spurgin Rd
Missoula MT 59804

McKnight Enterprises LLC
129 Dearborne Ave
Missoula MT 59801

River Acres Inc
1920 River Rd Trailer 16
Missoula MT 59801

Thomas & Somying Ciprari
1904 River Rd
Missoula MT 59801

Sean Scally
712 Missy's Way
Missoula MT 59801

Roman Catholic Bishop of Helena
PO Box 1729
Helena MT 59624

Bruce & Terriel Allen
514 Woodworth Ave
Missoula MT 59801

Missoula City Council (ATTN: Sandra Vasecka & Julie Merritt)
435 Ryman St
Missoula MT 59802

Missoula Community Planning, Development & Innovation
(ATTN: Dave DeGrandpre)
435 Ryman St
Missoula MT 59802



1817 South Avenue West, Suite A | Missoula, MT 59801

4559<T0865

VI

MISSOULA MT 598

06 JUL 2021 PM 1 L



Johnson Living Trust
606 Carter Ct
Missoula MT 59801

NIXIE 591 SE 1 7207/11/21

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 59801655473 *0195-00806-11-28

N C0007/08/21
OR REVIEW
C047

.. 9400920195189270

5980181416 FWD
59801>1416

BC: 59801141606 DU *1675-08233-06-37

Missoula, MT 59801

Current Resident
300 N Johnson St
Missoula MT 59801

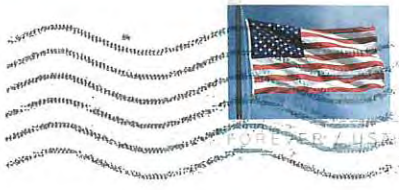
MISSOULA MT 598
06 JUL 2021 PM 1 T



1817 South Avenue West, Suite A | Missoula, MT 59801

Current Resident
1945 Idaho St
Missoula MT 59801

MISSOULA MT 598
06 JUL 2021 PM 1 T



0195189240

5980181415 VAC
59801>6554

NIXIE 591 DE 1 0007/08/21
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 59801655473 *1675-08543-06-37

5980181419 VAC
59801>6552

NIXIE 591 DE 1 0007/08/21
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 59801655299 *1675-19417-06-37

Missoula, MT 59801

City of Missoula
616 Lafray Ln
Missoula MT 59801

MISSOULA MT 598
06 JUL 2021 PM 1 L



1817 South Avenue West, Suite A | Missoula, MT 59801

Current Resident
1905 Idaho St
Missoula MT 59801

MISSOULA MT 598
06 JUL 2021 PM 1 L



5980181475 NSN
59801>6554

NIXIE 591 DE 1 0007/08/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 59801655473 *1675-08145-06-37

.. 9400920195189240

5980181419 NSN
59801>6554

NIXIE 591 DE 1 0007/08/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 59801655473 *1675-08114-06-37



1817 South Avenue West, Suite A | Missoula, MT 59801

Current Resident
314 N Johnson St
Missoula MT 59801

MISSOULA MT 598
06 JUL 2021 PM 1 T





NEIGHBORHOOD MEETING

Date	07/28/2021
Project	River View Subdivision
Project Number	21001296

**Note: Neighborhood Meeting held at 1923 River Road*

NAME	ADDRESS/ORGANIZATION	PHONE (OPTIONAL)	EMAIL (OPTIONAL)
Joe Dehnert	SMEL CORP	912-202-6028	joseph.dehnert@imgcorp.com
PHILIP SARGENT	ACROSS THE STREET	406-370-4368	philipsargent016@gmail
Lee Metzgar Cater Campbell	7 TOBY SKYLA CT	406-251-6105	
Wanda Low	619 Carter Ct.	406-543-7428	
Russell & Kathy Mellen	609 Carter Ct.	406-207-4462	rmellen@yahoo.com
DAVE DEGRANDPRE	CITY OF MISSOULA	829-0109	
JASON McMAHON	1925 River Rd	529-2492	jasonmcmahon@gmail
SUE OLSON	624 CARTER CT		
KARIE Shelton	615 Carter Ct	465-9727	kelsandmids@gmail
VELYN & Richard Fizzle	631 " Ct	214-0254	lynn2898@yahoo
Bonnie Barmeyer	620 Carter Ct	543-6975	
Sharon Bickel	616 Carter Ct	928-3935	
JOHN CIPRARI	1904 RIVER ROAD	360-6013	
SUE WIMPOLICH	612 CARTER CT	239-1132	
Jo Beck	605 CARTER CT	214-1354	
Dan Beck		214-1358	
SHELASH MORE	623 LAFRAY	396-1623	MORES@CZ-MISSOULA.MT
Bonnie Mielke	627 Carter Court	406-240-0496	bonnie06@gmail.com

PROJECT	DATE	BY	PROJECT NO.
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- Why are you putting so many boxes here?
- P.F. - its what every will allow
- Why are peoples comments getting ignored?
- P.F. - we will never ignore comments, we will always incorporate your comments
- So there are two story boxes?

P.F. - They can be, but we haven't limited it

P.F. - These units aren't even at the maximum density, they are complet w/ growth power

- Please don't do Two Stories

P.F. - we will incorporate this into our comments

- Under Court prepared reading...

- States concerning regarding local grant concerns. we are concerned that new development will alter quality of life.

- Does this development have HOA's?
- If there's an HOA, this would mean no parking
- This could have no HOA & no community fees



PROJECT	DATE	BY	PROJECT NO.
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P.F. - Pools should be allowed.

- Two story home will impact on views & our privacy.

P.F. - No setbacks on your property (Carter's orchard houses)

- Will a traffic study be done?

P.F. - No traffic study will be done.

- River Road to be a complete street.
- Carter's Orchards Homes is built for seniors, it was part of a condition

- How does the city determine which street becomes public & private?

P.F. - if there is a front street it usually gets selected by the city for incorporation.

- This subdivision should really have an HOA

- I've built parks & golf courses around the city. If this is done right, house values can skyrocket

PROJECT	DATE	BY	PROJECT NO.
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- There are number of things we don't know about.
- When is development actually proposed?

P.F. - ideally by next year.

- we definitely expect limited street parking.
- Would the developer be interested in a place like Couriers Orchard House?

P.F. - potentially, but are following city standards.

- What are the next steps?

P.F. - once we submit, the city will assign a planner. We will make sure everything is right on our end, then we go to the planning committee which is a public meeting where everyone has the opportunity for your opinion. The planning board will then decide approval or denial.

D.D. - the give overview at planning process.

- Can you explain Block Length?
- What is building timing?

P.F. - answered both.

PROJECT	DATE	BY	PROJECT NO.
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- Is there any way that these homes could be single family on the eastern side & two-story on the western side?
- HCY now! NIMBY, come on.
- We've got an insider now (referring to ^{Shade more,} ~~Shade more,~~)
- If the LOT 17 fence can't a ^{refurbish} be saved, that would be great

P.S. -

- What will happen with a bus stop turn-around? It's only a matter of time before an accident happens at the bus stop.
- Five, four should have pedestrian infrastructure built out, I used to be scared to bike home at night

CARTER'S ORCHARD HOMES

LLC
HOMES
FROM

The owner/ residents of Carter Orchard Homes at 605-631 Carter Court would like to take this opportunity to share with the owner and developer of the proposed River View Subdivision some of the questions, concerns and comments we have regarding this proposal. We all have considered ourselves fortunate to be a part of this serene and well-planned little community designed for residents in the 55 plus age group. A significant factor in maintaining the value and desirability of our properties is the HOA that regulates it. We are concerned that a new development literally in our back yard might significantly alter the quality of life we enjoy here.

Ideally, developing additional 55 plus housing in this development might extend the community feel of neighborhood while meeting the needs of the community.

We are concerned about the following:

- 1 Whether this will be developed with an HOA and covenants to protect values?
- 2 Will two story houses impact our views and privacy?
- 3 The increased traffic from 19 residences will impact an already busy street. Will a traffic study be done?
- 4 What is the price point of the proposed housing?
- 5 Who is your targeted market?

- 6 Will the units be owner occupied or will there be rental units?
- 7 Will these be single family dwellings?
- 8 Will the subdivision be developed as lots are sold or developed and then sold?
- 9 Will there be a model template or built to suit?
- 10 With on street parking, there is concern about snow removal, garbage trucks and emergency access.
- 11 Will the homes have garages?
- 12 Will there be streetlights?
- 13 Will the subdivision be landscaped, or will that be the responsibility of buyers?
- 14 Will there be any privacy fencing?
- 15 What measure will be taken during construction to mitigate the disturbance to the neighboring properties?
- 16 What is the timeline for this development?
- 17 What variances to the city codes do you anticipate requesting?
- 18 How can we be reassured that the quality of the construction will meet the test of time?

From: Kate Fizell <kfizell58@yahoo.com>

Sent: Wednesday, July 14, 2021 10:21 AM

To: Paul T. Forsting <Paul.T.Forsting@imegcorp.com>

Subject: Request relating to Missoula subdivision on River Road

CAUTION: Email originated outside of the organization.

Dear Mr. Forsting,

This request is regarding the major subdivision which IMEG is proposing at 1923 River Road, Missoula, MT 59801. We own and live at 631 Carter Court which is directly East of this address.

Your proposed subdivision is literally in the back yards of half in our small senior community on Carter Ct. Obviously, as owner-occupants, we are concerned and will have comments and questions on July 28th.

Possibly some of these concerns could be ameliorated if we could see the proposed plans for this property before the meeting. With this information, we believe our comments and questions would be more pertinent.

Several in our community have reviewed the IMEG web site and appreciate your sense of community and are encouraged that IMEG wants to create a sustainable environment and protect our natural resources.

While we are not excited about losing our views and quiet, we do realize that this was a possibility for our adjacent land.

Sending the information by email is fine or we could pick up a copy locally. If it appears online a link would be fine, also.

If you need added information from us, please let us know. Thank you for your timely response to this request.

Sincerely,

Richard and Evelyn Fizell

406-214-0254

FW: 1923 River RD



Paul T. Forsting

To Joe M. Dehnert

Cc Danny G. Oberweiser

Retention Policy Default - Permanently Delete - 7 yrs (7 years)

We removed extra line breaks from this message.

Expires 7/10/2028

Reply Reply All Forward

Mon 7/12/2021 9:37 AM

Joe - Save this incoming comment with the neighborhood meeting info in the application. See below.

Paul T. Forsting

Senior Land Use Planner

IMEG Corp. | formerly Territorial Landworks

1817 South Ave West, Suite A, Missoula, MT 59801 tel (406) 272-2272 mobile (406) 546-1518 Paul.T.Forsting@imegcorp.com <https://www.imegcorp.com>

This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

-----Original Message-----

From: Sean Scally <sws@montana.com>

Sent: Wednesday, July 7, 2021 12:08 PM

To: Paul T. Forsting <Paul.T.Forsting@imegcorp.com>

Subject: 1923 River RD

CAUTION: Email originated outside of the organization.

Hi Paul,

I received your letter about the proposed subdivision.

I'd support a 10 lot design that conforms with the standard RT-10 zoning, but not a 19 lot design.

--

Sean Scally, Broker

Majestic Montana Properties

2431 River Rd

Missoula, MT 59804

406-360-1652



Joe M. Dehnert
To Jennifer Courtney

Retention Policy Default - Permanently Delete - 7 yrs (7 years)

Expires 9/7/2028

↩ Reply

↩ Reply All

➡ Forward

⋮

Thu 9/9/2021 9:57 AM

From: Becky Sorenson <bsorenson@mcpsmt.org>
Sent: Wednesday, September 8, 2021 10:19 AM
To: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>
Cc: jccourtney@mcps.k12.mt.us; bakeilman@mcpsmt.org; Robert Watson <rwatson@mcpsmt.org>
Subject: Re: Subdivision inquiry

CAUTION: Email originated outside of the organization.

Joe,

I am including Superintendent Rob Watson in this reply as he may provide some direction for you.. I can tell you that currently, Hawthorne is not at capacity, so we have space for students in each grade level. MCPS may be able to provide additional information as you proceed with the planning.

Good Luck!

Becky Sorenson

On Wed, Sep 8, 2021 at 9:20 AM Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com> wrote:

Hello,

My name is Joe Dehnert and I am a Land Use Planner working for IMEG in Missoula. I am currently working on a subdivision application for a property located at 1923 River Road which I believe is in the Big Sky High School, C.S. Porter Middle School, and Hawthorne Elementary school districts. One of the questions posed in the subdivision application is how the subdivision could potentially impact schools in the area. I am reaching out to discuss if your schools would encounter an adverse impact due to an increase of 20 new single family homes in your district. Additionally, the application requests a calculation of the number of school aged children that the subdivision is expected to add. Is there a current equation used to determine this? I know this may seem like an odd discussion so if you've encountered these questions in the past and can direct me to anyone who may be able to help I would greatly appreciate it.

Hope to hear from you soon,

Joe Dehnert
Land Use Planner

IMEG Corp.
1817 South Ave West | Suite A | Missoula, MT 59801
(406) 532-0269 | phone
(912) 212-5028 | mobile

RE: Subdivision inquiry



Joe M. Dehnert

To Jennifer Courtney

Retention Policy Default - Permanently Delete - 7 yrs (7 years)

Expires 9/7/2028

↩ Reply

↩ Reply All

→ Forward

⋮

Thu 9/9/2021 9:57 AM

CAUTION: Email originated outside of the organization.

Hi Joe, thanks for reaching out. We have limited capacity but this is based on staffing not the size of the building. So if there is an increase in enrollment we can handle that and will work with the district to get more teachers to support the numbers.

Jennifer Courtney

Principal, Big Sky High School

(406) 728-2400 ext. 8026

jccourtney@mcpsmt.org

BSHS Mission

"To inspire and educate students to be curious, critical thinkers who strengthen our communities."

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On Wed, Sep 8, 2021 at 10:20 AM Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com> wrote:

Thank you very much for the prompt response regarding Hawthorne’s capacity and for cc’ing Rob Watson.

Joe Dehnert
Land Use Planner



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(406) 532-0269 | phone
(912) 212-5028 | mobile
joseph.m.dehnert@imegcorp.com

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This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

From: Murdo, Damon <dmurdo@mt.gov>
Sent: Friday, November 19, 2021 12:55 PM
To: Joe M. Dehnert
Subject: RE: River View 19-Lot Subdivision SHPO Project #2021052805

CAUTION: Email originated outside of the organization.

Hi Joe,

My initial review of this project agreed that a cultural resource inventory was not warranted. However, If the building that you describe is over fifty years of age and will be demolished, altered, etc... we recommend it be recorded as historic (over 50 years) and it's eligibility determined prior to that happening.

This is our recommendation. It is up to the permitting agency to make the final determination on what does/doesn't need to occur.

Please let me know if you have further question.

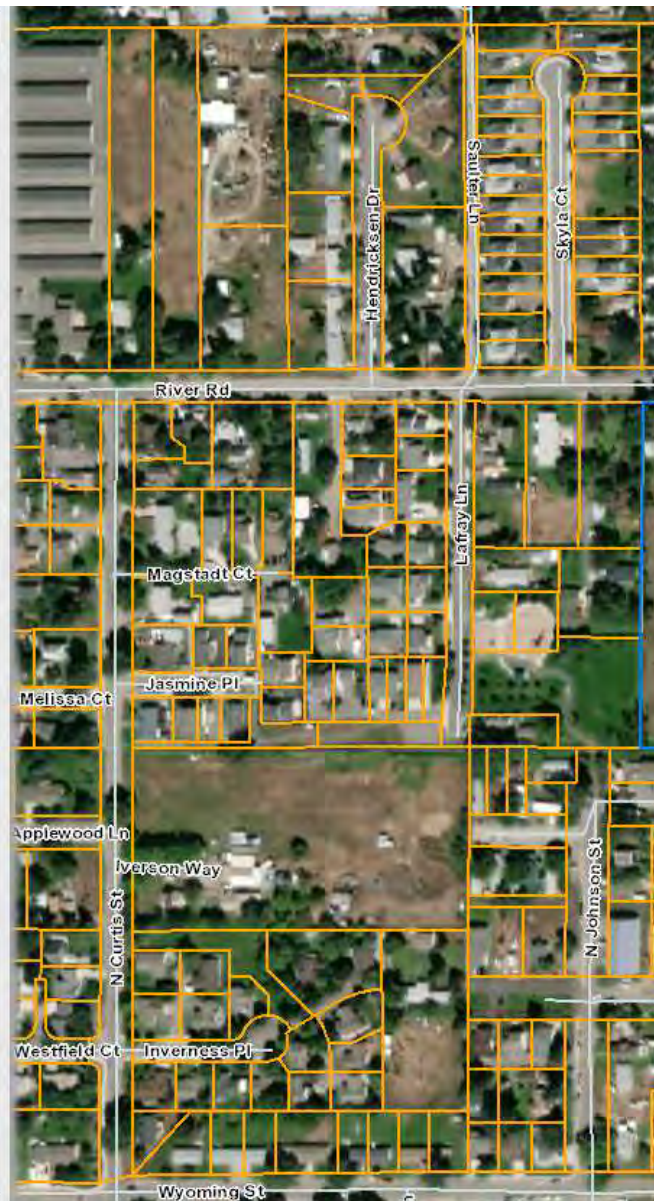
Damon Murdo | Cultural Records & Data Manager
Montana Historical Society | State Historic Preservation Office
406-444-7767 dmurdo@mt.gov
www.montanahistoricalsociety.org

From: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>
Sent: Friday, November 19, 2021 12:11 PM
To: Murdo, Damon <dmurdo@mt.gov>
Cc: Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>
Subject: [EXTERNAL] River View 19-Lot Subdivision SHPO Project #2021052805

Damon,

Thanks for your report regarding our River View Subdivision. In your report you noted "should structures need to be altered or if cultural materials be inadvertently discovered during this project, we would ask that our office be contacted, and the site investigated". We conducted a thorough walkthrough of the existing home and spoke with the owners, Robert and Coleen Anderson, about its history. Following the construction of the home in 1954, it was occupied by Coleen Anderson's father and subsequently occupied by the owners listed above. To their knowledge the home has only ever served as a residence for these parties, and has never been associated with any significant local, state, or national historic person (s). To their knowledge the home is not associated with any notable historic event, nor does it possess any significant architectural merits. The home does not provide any answers to any archeological questions. Photos of the home are linked at the end of this email to serve as validation for lack of architectural merits as the home is of typical construction for the era in which it was raised. Lastly, a review of the Cadastral information was conducted to determine available dwelling information, and the classification of the home is a Single Family Residence (SFR) of Conventional Style Construction with typical Masonry & Frame exterior brick wall construction. Cadastral offered no atypical features associated with the dwelling – please see the image of the Cadastral Review Below.

Dwellings						
Existing Dwellings						
Dwelling Type	Style	Year Built	View			
SFR	08 - Conventional	1954				
Dwelling Information						
Residential Type: SFR	Style: 08 - Conventional					
Year Built: 1954	Roof Material: 10 - Asphalt Shingle					
Effective Year: 0	Roof Type: 3 - Gable					
Story Height: 1.0	Attic Type: 0					
Grade: 6	Exterior Walls: 2 - Masonry & Frame					
Class Code: 3501	Exterior Wall Finish: 8 - Brick					
Year Remodeled: 0	Degree Remodeled:					
Mobile Home Details						
Manufacturer:	Serial #:	Width: 0				
Model:		Length: 0				
Basement Information						
Foundation: 2 - Concrete	Finished Area: 0	Daylight: N				
Basement Type: 3 - Full	Quality:					
Heating/Cooling Information						
Type: Central	System Type: 5 - Forced Air					
Fuel Type: 3 - Gas	Heated Area: 0					
Living Accomodations						
Bedrooms: 2	Full Baths: 2	Addl Fixtures: 2				
Family Rooms: 0	Half Baths: 0					
Additional Information						
Fireplaces:	Stacks: 1	Stories: 1.0				
	Openings: 2	Prefab/Stove: 0				
Garage Capacity: 0	Cost & Design: 0	Flat Add: 0				
% Complete: 0	Description:	Description:				
Dwelling Amenities						
View:	Access:					
Area Used In Cost						
Basement: 1064	Additional Floors: 0	Attic: 0				
First Floor: 1064	Half Story: 0	Unfinished Area: 0				
Second Floor: 0		SFLA: 1064				
Depreciation Information						
CDU:	Physical Condition: Average (7)	Utility: Average (7)				
Desirability:	Property: Average (7)					
	Location: Good (8)					
Depreciation Calculation						
Age: 66	Pct Good: 0.59	RCNLD: 164430				
Additions / Other Features						
Additions						
Lower	First	Second	Third	Area	Year	Cost
	69 - Garage, Frame, Unfinished			484	0	19897
	30 - Carport, Frame, Finished			264	0	5454
	33 - Deck, Wood			108	0	1463
There are no other features for this dwelling						



The original SHPO report listed that previously conducted cultural resource inventories have been carried out in the area. That fact, combined with the fact that no inadvertent discovery of cultural materials occurred during a comprehensive property walkthrough leads us to believe that a cultural resource inventory for this site is unwarranted. Please review the photos linked below and respond if these conditions are sufficient for your requirements.

 [SHPOphotos-RiverView \[imegcorp-my.sharepoint.com\]](#)

Thanks for your time and consideration,

Joe Dehnert
Land Use Planner



[\[imegcorp.com\]](http://imegcorp.com)

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GE Télécouleur

Couleur "En-Ligne"

26

no warranty
for parts & labor

Laundry
Room
Closet



DOMETIC
LIVING





















