



## MISSOULA COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

Development Services Division

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September 22, 2022

Joe Dehnert  
IMEG Corp.  
1817 South Avenue W  
Missoula, MT 59801

### **Re: West End Homes Annexation, Zoning, and Subdivision 3rd Sufficiency Review**

Dear Joe Dehnert,

Development Services received your application packet for the above subdivision for 3<sup>rd</sup> Sufficiency Review on August 31<sup>st</sup>, 2022. The sufficiency review deadline is September 22<sup>nd</sup>, 2022.

**Development Services hereby certifies your application packet as sufficient for governing body review.**

The review period begins tomorrow. As per the City of Missoula Subdivision Regulations Article 4 Section 4-030.1.B, within 80 business days of the date of notice of sufficiency, the governing board must approve, conditionally approve, or deny a proposed subdivision containing 50 or more lots, making the review period deadline January 23, 2022.

Please email to me by September 29 the following PDF documents:

1. A replacement cover page that adds "Governing Body Review" and the date "September 22, 2022."
2. An updated "Comments" Section that includes all agency comment received to date including this letter. Currently the 2<sup>nd</sup> Airport Authority and Water Quality District comments are included. Assuming I have been cc'd in all agency comments, the packet is missing:
  - 1<sup>st</sup> Sufficiency airport comment
  - FWS
  - Air Quality, Ben Schmidt (1<sup>st</sup> and 2<sup>nd</sup> comment)
  - Blackfoot Communications
  - DOR
  - MUTD
  - Yellowstone Pipeline
3. A few minor corrections to the packet are required. Rather than requiring an additional sufficiency review, staff are allowing one week to make the correction for governing body review. Please submit the following changes by September 29<sup>th</sup>. Do not make any other changes to the packet.
  - Preliminary Plat: Barberr Street is still labeled as "Road D" on sheets 3, 4, 5, and 6. Correct to state Barberr Street.
  - Master Site Plan: The table of sheet 1 of 3 "Street Atlas" incorrectly shows the road width for a neighborhood collector street (states 28'). However, typical section A on sheet 2 of 3 shows the correct road width (36'). Correct the street atlas table.

Development Services will then replace the pages in the digital packet with the new documents and post them at the City's website. Except for the addition of these materials, the Governing Body Review packet must be exactly the same as the packet that was deemed Sufficient. At this time, I do not know the firm dates of the Planning Board and City Council hearings. I will let you know the dates when those meetings are scheduled.

If you have any additional questions, you may reach me at (406) 552-6673 or email me at [TripardC@ci.missoula.mt.us](mailto:TripardC@ci.missoula.mt.us).

Sincerely,

*Cassie Tripard*

Cassie Tripard, Planning Supervisor  
Development Services  
Community Planning, Development, & Innovation

cc: Dave DeGrandpre, CPDI  
Mary McCrea, CPDI  
Eran Pehan, CPDI  
Walter Banziger, CPDI  
Troy Monroe, PW&M  
Steve Reichert, PW&M  
Nathan McLeod, Parks & Rec