

## Tamara R. Ross

---

**From:** Molly Blakely <mblakely@hellgate.k12.mt.us>  
**Sent:** Wednesday, June 21, 2023 9:51 AM  
**To:** Tamara R. Ross  
**Cc:** Joe M. Dehnert; 'BramletteA@ci.missoula.mt.us'  
**Subject:** RE: Loft on Mary Jane

**External Email:** Treat links and attachments with caution.

Thank you. I appreciate it.

**Molly Blakely, Ed.D.**  
*Superintendent*  
*Hellgate Elementary*  
*2385 Flynn Lane*  
*Missoula, MT. 59808*  
*mblakely@hellgate.k12.mt.us*  
*406-728-5626*

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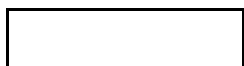
**From:** Tamara R. Ross <Tamara.R.Ross@imegcorp.com>  
**Sent:** Wednesday, June 21, 2023 9:40 AM  
**To:** Molly Blakely <mblakely@hellgate.k12.mt.us>  
**Cc:** Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>; 'BramletteA@ci.missoula.mt.us' <BramletteA@ci.missoula.mt.us>  
**Subject:** RE: Loft on Mary Jane

Good morning Molly,

Thank you for your time and review on this project, we appreciate your response. Once the agency comment period is concluded both the agency comments and any supporting materials will be provided to City staff for review and for their staff report.

The next steps in the major subdivision review process will include published notices for a Planning Board Hearing and the City Council Hearing providing further opportunity to submit a formal comment. You will be provided notice as an interested agency in the project.

Thanks again,  
**Tamara Ross**  
IMEG | Civil Designer / Planning Technician

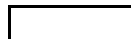


1817 South Ave West | Suite A | Missoula, MT 59801

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Tamara.R.Ross@imegcorp.com

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---

**From:** Molly Blakely <mblakely@hellgate.k12.mt.us>  
**Sent:** Wednesday, June 21, 2023 9:19 AM  
**To:** Tamara R. Ross <Tamara.R.Ross@imegcorp.com>; Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>; 'BramletteA@ci.missoula.mt.us' <BramletteA@ci.missoula.mt.us>  
**Subject:** Loft on Mary Jane

**External Email:** Treat links and attachments with caution.

Hello,

I just received the second agency notice regarding the plan for 162 units on Mary Jane. The notices are being addressed to the previous superintendent and so I did not receive the first notice.

162 units will greatly impact our school! We currently have very little extra classroom space in our K-2, 2-3 and 4-6 grade buildings. I am assuming these units will house families with school-aged children. In addition, has the houses will go up, it is critical to have wide walking/biking paths so that children have a safe route to and from school. Currently, Flynn Lane and Mullan Road are not safe for students to travel to school on foot or on bike.

With previous building project plans, the construction company and/or design firm would host community meetings at our school. Please reach out, as it is vital for the surrounding school community to be adequately informed about this project. Also, please send all future correspondence to me at the address listed below.

Thank you,

Molly

**Molly Blakely, Ed.D.**

*Superintendent*

*Hellgate Elementary*

*2385 Flynn Lane*

*Missoula, MT. 59808*

*[mblakely@hellgate.k12.mt.us](mailto:mblakely@hellgate.k12.mt.us)*

*406-728-5626*

## Tamara R. Ross

---

**From:** Tamara R. Ross  
**Sent:** Monday, June 5, 2023 12:22 PM  
**To:** 'Cozad, Desiree'; Joe M. Dehnert  
**Cc:** BramletteA@ci.missoula.mt.us  
**Subject:** RE: Missoula Loft Homes on Mary Jane Subdivision

Received, thank you Desiree!

**Tamara Ross**  
IMEG | Civil Designer / Planning Technician



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Tamara.R.Ross@imegcorp.com

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**From:** Cozad, Desiree <Desiree.Cozad@mt.gov>  
**Sent:** Wednesday, May 31, 2023 10:40 AM  
**To:** Tamara R. Ross <Tamara.R.Ross@imegcorp.com>; Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>  
**Cc:** BramletteA@ci.missoula.mt.us  
**Subject:** Re: Missoula Loft Homes on Mary Jane Subdivision

**External Email:** Treat links and attachments with caution.

Hello,

Attached is our comment letter for the Missoula Loft Homes on Mary Jane Subdivision.

Thank you

**Desiree Cozad**  
*Region 2 Admin Support*  
Montana Fish, Wildlife & Parks

3201 Spurgin Rd  
Missoula, MT 59804  
O: (406) 542-5525  
C: (406) 546-4216

[Montana FWP](#)



**THE OUTSIDE IS IN US ALL.**



Montana Fish, Wildlife and Parks - Region 2  
3201 Spurgin Road  
Missoula, MT 59804  
(406) 542-5500  
05/25/2023

Professional Consultants Inc.  
Attn: Tamara Ross & Joseph Dehnert  
PO BOX 3851  
Missoula, MT 59806  
406-721-0142

Re: Missoula Loft Homes on Mary Jane Subdivision

Dear Tamara and Joseph,

Thank you for the opportunity for Montana Fish, Wildlife & Parks (FWP) to provide input on the proposed Missoula Loft Homes subdivision located on Mary Jane Boulevard and south of Hellgate Village Subdivision. FWP is supportive 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 Missoula Loft Homes on Mary Jane Major 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](mailto:Ryan.Klimstra@mt.gov).

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 [www.fwp.mt.gov](http://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 1<sup>st</sup> 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 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, 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).

## Tamara R. Ross

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**From:** Tamara R. Ross  
**Sent:** Monday, June 5, 2023 12:22 PM  
**To:** Dan Neuman; Joe M. Dehnert  
**Cc:** Brian Ellestad; Lynn Fagan; BramletteA@ci.missoula.mt.us  
**Subject:** RE: Missoula Loft Homes Sufficiency Review

Received, thank you Dan!

**Tamara Ross**  
IMEG | Civil Designer / Planning Technician



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

(406) 272-0253

Tamara.R.Ross@imegcorp.com

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**From:** Dan Neuman <dneuman@flymissoula.com>  
**Sent:** Thursday, June 1, 2023 3:19 PM  
**To:** Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>  
**Cc:** Brian Ellestad <brian.ellestad@flymissoula.com>; Lynn Fagan <lfagan@flymissoula.com>; Tamara R. Ross <Tamara.R.Ross@imegcorp.com>; BramletteA@ci.missoula.mt.us  
**Subject:** Missoula Loft Homes Sufficiency Review

**External Email:** Treat links and attachments with caution.

Hi Joseph,

Please see the attached. Let me know if you have any questions.

Thanks,

Dan F. Neuman



**Dan F. Neuman**

Manager of Business Development  
Missoula Montana Airport  
C – 406.370.3393 | P – 406.532.8741  
[www.flymissoula.com](http://www.flymissoula.com)



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

June 5, 2023

**Joe Dehnert, IMEG Corp.**

Land Use Planner  
1817 South Ave West, Suite A  
Missoula, MT 59801  
[joseph.m.dehnert@imegcorp.com](mailto:joseph.m.dehnert@imegcorp.com)

***Re: Missoula Loft Homes on Mary Jane***

Dear Mr. Dehnert,

Please accept this letter as the Missoula County Airport Authority's ("the Airport") comments to the Missoula Loft Homes on Mary Jane Proposed Subdivision; Tract 2 and 5 of Certificate of Survey 6817 being located in the northwest one-quarter (NW1/4) of Section 18, Township 13 North, Range 19 West, Principal Meridian Montana, Missoula County, Montana.

A portion of the proposed subdivision may be within the 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). These Resolutions provide restrictions on the height of objects on the property pursuant to FAA Part 77 Regulations, as well as restrictions on the use of equipment which would create an unreasonable interference with radio communications or electronic navigational aids in use at the airport.

The Airport has no objection to the subdivision, so long as an avigation easement is executed between the developer and the Airport, and all potential buyers of the property are given an appropriate written disclosure that the property is located within the Airport Influence Area. A sample avigation easement and disclosure are attached.

Please continue to keep us informed on this project as it moves through the review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan F. Neuman", with a stylized flourish at the end.

Dan F. Neuman, Manager Business Development  
Missoula County Airport Authority  
[dneuman@flymissoula.com](mailto:dneuman@flymissoula.com)

Cc: Brian Ellestad ([bellestad@flymissoula.com](mailto:bellestad@flymissoula.com)), Lynn Fagan ([lfagan@flymissoula.com](mailto:lfagan@flymissoula.com)), Tamara R. Ross ([Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)), Alex Bramlette ([BramletteA@ci.missoula.mt.us](mailto:BramletteA@ci.missoula.mt.us))

Enclosure(s): Sample Avigation Easement, Avigation Easement Disclosure

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**EXHIBIT A TO**

**SUBDIVISION AVIGATION EASEMENT**

**Airport Influence Area disclosure for declaration of covenants, restrictions and conditions for \_\_\_\_\_:**

Airport Influence Area. A portion of the Real Property is located within the Missoula County Airport Influence Area and is subject to the requirements of the Missoula County Airport Influence Area Resolutions. The resolutions that created the Airport Influence Area were adopted by the Board of County Commissioners for 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). A portion of the real property is further subject to an Avigation Easement entered between the Declarant and the Missoula County Airport Authority, dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ and recorded on the records of the Missoula County Clerk and Recorder in Book \_\_\_\_\_, Micro Records at Page \_\_\_\_\_, all of which limit and restrict the rights of the Owners now and into the future. The limitations and restrictions set out in these documents should be reviewed carefully prior to purchase by all prospective purchasers of Lots. Prospective purchasers and Owners are advised that the operations at the airport may change and/or expand in the future, thereby changing and/or expanding the impacts felt on the portion of the Real Property subject to the Avigation Easement. Prospective purchasers and Owners are advised and should consider before purchasing a Lot that noise, vibration, dust, fumes, smoke, vapor and other effects from aircraft may occur, which may cause inconvenience or annoyance that may vary from Lot to Lot and that may affect people in different ways or extent. Federal funding for soundproofing, other mitigation of these impacts, or for acquisition of these properties is not available at present, nor in the future. The provisions of paragraph 3 of the above-described Avigation Easement executed by the Owner/Declarant provides for a full waiver and release by Owner/Declarant of any right or cause of action which it now has or may have in the future against the Missoula County Airport Authority, its successors and assigns, on account of or arising out of such noise, vibration, dust, fumes, smoke, vapor or other effects heretofore or hereafter caused by the operation of aircraft in said air space and/or by operations at the Missoula County Airport. The acquisition of a Lot or Lots in \_\_\_\_\_ Subdivision subject to the Avigation Easement and the aforementioned Resolutions by a prospective purchaser shall constitute an express acknowledgment and agreement by such prospective purchaser on behalf of prospective purchaser, its heirs, personal representatives, successors and assigns, that prospective purchaser fully waives and releases Owner/Declarant, \_\_\_\_\_, and its successors and assigns, as well as the Missoula County Airport Authority and its successors and assigns, of any right or cause of action which prospective purchaser now has or may have in the future as the purchaser and occupant of \_\_\_\_\_ against [owner], and/or the Missoula County Airport Authority and their respective successors and assigns, on account of or arising out of such noise, vibration, dust, fumes, smoke, vapor or other effects heretofore or hereafter caused by the operation of aircraft in the air space and/or by the operations at the Missoula County Airport within the Missoula County Airport Influence Area. This paragraph may not be revised without the written consent of the Missoula County Airport Authority, which consent shall not be unreasonably withheld.

**After recording return to:  
Missoula County Airport Authority  
5225 Highway 10 West  
Missoula, MT 59808**

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**AVIGATION EASEMENT**

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\_\_\_\_\_, (“Grantor”), is the owner of \_\_\_\_\_ in  
Missoula County, Montana (“Property” or “Grantor’s Property”), the highest ground elevation of  
which is \_\_\_\_\_ feet above mean sea level, which real property is within the  
adopted Airport Influence Area, and hereby grants unto the MISSOULA COUNTY AIRPORT  
AUTHORITY (“Authority”), 5225 Highway 10 West, Missoula, Montana 59808-9399 the  
following easement:

1. An easement and right-of-way for the use and benefit of the public, for the free and unobstructed passage of aircraft in, through, and across all of the airspace above Grantor’s property at or above an elevation of \_\_\_\_\_ feet mean sea level. If federal and/or state laws or regulations place lower height restrictions on the property, then Grantor must comply with the more stringent federal or state requirements.
2. The permanent right of flight for the passage of aircraft for the use and benefit of the public in the airspace above Grantor’s property, together with the continuing right to cause in said airspace such noise, vibration, dust, fumes, smoke, vapor, and other effects as may be inherent for navigation of or flight in air, using said airspace, or landing at, taking off from, or operating on Johnson Bell Field.
3. The full waiver and release by Grantor of any right or cause of action which it now has or may have in the future against the Authority, its successors and assigns, on account of or arising out of such noise, vibration, dust, fumes, smoke, vapor, and other effects heretofore and hereafter caused by the operation of aircraft in said airspace and/or by any operations at the airport.
4. The covenant and agreement that from and after the execution of this document, the Grantor shall not erect any structure or object or allow any tree or other vegetation to a

exceed the height of \_\_\_\_\_ feet mean sea level or encroach upon or extend in any way into this easement and right-of-way. If federal and/or state laws or regulations place lower height restrictions on the property, then Grantor must comply with the more stringent federal or state requirements in structures to be built.

5. The continuing right of the Authority to clear and keep clear Grantor's property of any and all obstructions that encroach upon or extend in any way into this easement and right-of-way above an elevation of \_\_\_\_\_ feet mean sea level, and for such purpose to enter upon the surface of Grantor's property and cut and remove any tree or other vegetation, or to remove, raze, or destroy those portions of buildings or other structures that would infringe upon or extend into said elevation. Such right includes the right of ingress to and egress from, and passage over Grantor's property for the purpose of effecting and maintaining such clearances as aforesaid.
6. The covenant and agreement that from and after the execution of this document, Grantor shall not put its property to any of the following uses which would:
  - A. Create an unreasonable interference with (1) radio communication for aircraft using the airport; and (2) electronic navigational aids or devices and instrument landing systems. Examples of equipment that can cause such interference are generators, motors, and artificial lighting devices which create excessive static.
  - B. Create a hazard to flying by materially reducing visibility, such as incinerators, rock crushers, smelters, chemical manufacturing, and similar uses.
  - C. Make it difficult for fliers to distinguish between airport or other navigational lights or markers and other lights; or cause glare to fliers using the airport, such as any arrangement and use of lights which resemble a layout or color of a landing area, or search lights or flash-type advertising signs.
  - D. Result in any business, structure, tree, occupation or use which is dangerous or hazardous to the safety of aircraft using Johnson Bell Field or to property or persons using Johnson Bell Field or flying in the vicinity thereof. Towers, poles, smokestacks, advertising balloons, above-ground bulk storage of petroleum products, and fireworks manufacturing are examples of potentially dangerous uses, structures, and activities.
  - E. Result in a land use or activity that is not ordinarily considered to be compatible with aircraft operations because of aircraft noise. Such land uses and activities include, but shall not be limited to, all types of schools, hospitals, religious facilities, and other uses whereby the aircraft noise could interfere with speech, sleep, or the uses normally associated with structures. In this regard, residential development in areas not exceeding 64 db sound levels need to comply with the IBC Construction Standards or the construction standards applied by Missoula County or the governmental entity having jurisdiction of the area at the time of construction. Residential development in areas greater than 64db noise level must be sound attenuated as required by FAA Standards.

The parties agree to and acknowledge the following:

- (1) Subject to the restrictions and limitations set forth in this Avigation Easement, and so long as the development meets the requirements of this easement, the Authority will not oppose or attempt to prevent commercial development on Grantor's Property.
- (2) Grantor acknowledges receipt of a copy of the most recent Missoula International Airport noise contour map dated 2005 (DNL Noise Contours: 2005 from the Missoula International Airport, FAR Part 150 Study) showing the various aircraft noise overlay zones.
- (3) The Airport Authority makes no representations about the present or future impact of airport operations on present or future uses of Grantor's Property.
- (4) Grantor shall comply with the restrictions on airport hazards as set forth in Montana Code Annotated, Title 67, Chapter 7, as well as any federal and/or state laws or regulations that place height and/or hazard restrictions on Grantor's Property.

These covenants, conditions, and restrictions shall run with the land and shall be binding upon the successors and assigns of all the parties signing below.

By: \_\_\_\_\_

STATE OF MONTANA )

: ss

County of Missoula )

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, known to me to be the \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF MONTANA

Residing at \_\_\_\_\_

My Commission expires: \_\_\_\_\_

ACCEPTED BY:

MISSOULA COUNTY AIRPORT AUTHORITY

By: \_\_\_\_\_  
Cris Jensen, Airport Director

STATE OF MONTANA        )  
  : ss.  
County of Missoula        )

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
by Cris Jensen, known to me to be the Airport Director of MISSOULA COUNTY AIRPORT  
AUTHORITY.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF MONTANA  
Residing at Missoula, Montana  
My Commission expires: \_\_\_\_\_

**Tamara R. Ross**

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**From:** Dan Stone <dstone@mountainline.com>  
**Sent:** Tuesday, June 6, 2023 4:33 PM  
**To:** Tamara R. Ross  
**Cc:** Alex Bramlette; Joe M. Dehnert; Colin Woodrow; Corey Aldridge  
**Subject:** Re: First Agency Sufficiency Review (UPDATED)- Missoula Loft Homes on Mary Jane Major Subdivision

**External Email:** Treat links and attachments with caution.

Hi Tamara,

I just realized I missed the deadline for comments on this project, so apologies for the late response on this. If it's not too late to add to the first sufficiency review comments, can you please include a recommendation from Mountain Line for the developer to petition into the Missoula Urban Transportation District as a condition of subdivision approval?

Thank you,

**Dan Stone**

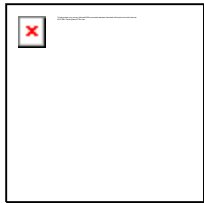
Transit Planner

He/Him

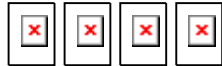
Mountain Line (MUTD)

406.215.2457

dstone@mountainline.com



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[mountainline.com](https://www.mountainline.com)



## Tamara R. Ross

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**From:** Knudsen Gerhard <gmk@bresnan.net>  
**Sent:** Wednesday, May 24, 2023 9:05 AM  
**To:** Tamara R. Ross; Joe M. Dehnert  
**Cc:** Alex Bramlette; Brown Jim  
**Subject:** Missoula Loft Homes Major Subdivision - Five Valleys Audubon Review Comment

**External Email:** Treat links and attachments with caution.

The Missoula Loft Homes Subdivision is planned for an area that, at one time, had value as grassland wildlife habitat. However, since the development is in an area experiencing increasing residential growth, wildlife habitat values of the site have diminished substantially. That being the case, we do not see where mitigating action would be helpful or reduce impacts.

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

## Tamara R. Ross

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**From:** Travis Ross <tross@missoulacounty.us>  
**Sent:** Monday, May 22, 2023 11:33 AM  
**To:** Tamara R. Ross; Joe M. Dehnert  
**Cc:** waterquality; Alex Eidam; Elena Evans  
**Subject:** RE: First Agency Sufficiency Review (UPDATED)- Missoula Loft Homes on Mary Jane Major Subdivision

**External Email:** Treat links and attachments with caution.

Tamara and Joe - The Missoula Valley Water Quality District has no particular comment regarding this proposed subdivision. Thanks,

Travis Ross | he, him, his |  
Water Quality Specialist  
Missoula Valley Water Quality District  
Missoula City-County Health Dept  
406.258.4964

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**From:** waterquality <waterquality@missoulacounty.us>  
**Sent:** Tuesday, May 16, 2023 12:22 PM  
**To:** Travis Ross <tross@missoulacounty.us>  
**Subject:** FW: First Agency Sufficiency Review (UPDATED)- Missoula Loft Homes on Mary Jane Major Subdivision

*Emily Larson*  
Program Support Specialist  
Missoula Valley Water Quality District  
406.258.4890





## Tamara R. Ross

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**From:** Jordan Johnson <jjohnson@blackfoot.com>  
**Sent:** Wednesday, May 17, 2023 11:14 AM  
**To:** Tamara R. Ross  
**Cc:** Joe M. Dehnert; BramletteA@ci.missoula.mt.us  
**Subject:** RE: First Agency Sufficiency Review (UPDATED)- Missoula Loft Homes on Mary Jane Major Subdivision

**External Email:** Treat links and attachments with caution.

Blackfoot has no comments at this time.

Thank you,

**Jordan Johnson**

*OSP Project Engineer*

Blackfoot Communications

M: 406-499-1024

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## Tamara R. Ross

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**From:** Ben Schmidt <bschmidt@missoulacounty.us>  
**Sent:** Wednesday, May 17, 2023 11:44 AM  
**To:** Tamara R. Ross  
**Subject:** RE: First Agency Sufficiency Review (UPDATED)- Missoula Loft Homes on Mary Jane Major Subdivision

**External Email:** Treat links and attachments with caution.

Tamara,

The Air Program at the Missoula City-County Health Departments supports the inclusion of the radon and wood burning devices comments in the submitted plans, points 21 and 18 in the covenants.

Sincerely,

Benjamin Schmidt, MS, RS, QEP

MCCHD - Air Quality Specialist

301 W Alder ST

Missoula, MT 59802

406-258-3369 or bschmidt@missoulacounty.us



## Tamara R. Ross

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**From:** Richards, Kristi <KrisRichards@mt.gov>  
**Sent:** Wednesday, May 17, 2023 6:59 AM  
**To:** Tamara R. Ross  
**Subject:** RE: First Agency Sufficiency Review - Missoula Loft Homes on Mary Jane Major Subdivision

**External Email:** Treat links and attachments with caution.

Good morning,  
The Department of Revenue has no comment at this time.

Thank you,

**How did we do? Let us know!**

### Kristi Richards

Area Manager  
Montana Department of Revenue  
[KrisRichards@mt.gov](mailto:KrisRichards@mt.gov)  
406-329-1417  
[MTRevenue.gov](http://MTRevenue.gov)



PROPERTY  
ASSESSMENT  
DIVISION  
MONTANA



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## Tamara R. Ross

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**From:** Bush, Jodi <jodi\_bush@fws.gov>  
**Sent:** Tuesday, May 16, 2023 9:03 AM  
**To:** Tamara R. Ross  
**Cc:** Zerrenner, Adam; Martin, Jacob  
**Subject:** RE: [EXTERNAL] First Agency Sufficiency Review - Missoula Loft Homes on Mary Jane Major Subdivision

**External Email:** Treat links and attachments with caution.

Tamara. I no longer work for the USFWS IN Montana. Please revise your mailing list to remove my name and include Adam Zerrenner and Jacob Martin, cc'd here. Thank you. JB

Jodi L. Bush  
Deputy Assistant Regional Director  
U.S. Fish and Wildlife Service,  
Region 1 – Pacific Northwest  
911 NE 11th Ave Portland, OR 97232  
Currently Teleworking at (503) 347-9902 Mobile  
pronouns: she/her/hers

*Please Note: I am sending this email at a time that works well for me. I respect your boundaries and don't expect a response outside of YOUR working hours.*

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## Tamara R. Ross

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**From:** Lilleberg, Derek <Derek.Lilleberg@p66.com>  
**Sent:** Tuesday, May 16, 2023 9:35 AM  
**To:** Tamara R. Ross  
**Subject:** RE: First Agency Sufficiency Review - Missoula Loft Homes on Mary Jane Major Subdivision

**External Email:** Treat links and attachments with caution.

Phillips 66/Yellowstone Pipe Line Company have no assets in this project area.

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](http://phillips66.com)



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