

Sterling C. Prentice

From: Murdo, Damon <dmurdo@mt.gov>
Sent: Friday, July 15, 2022 9:18 AM
To: Sterling C. Prentice
Subject: RE: SHPO File Search Request - Donnelly Landon's Way Subdivision
Attachments: 2022071402.pdf; Reports.pdf

External Email: Treat links and attachments with caution.

July 15, 2022

Sterling Prentice
IMEG, Corp
1817 South Ave. W, Suite A
Missoula MT 59801



MONTANA
HISTORICAL SOCIETY

Historic Preservation Office
1301 E. Lockey, PO Box 201202
Helena, MT 59620-1202

RE: DONNELLY – LANDON’S WAY 17 LOT SUBDIVISION, MISSOULA. SHPO Project #:2022071402

Dear Mr. Prentice:

I have conducted a cultural resource file search for the above-cited project located in Section 5, T12N R19W. According to our records there have been no previously recorded sites within the designated project area. The absence of cultural properties in the area does not mean that they do not exist but rather may reflect the absence of any previous cultural resource inventory in the area, as our records indicated only one. I’ve attached a list of the report. If you would like any further information regarding the report, 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 are 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 a paid invoice for the file search. Thank you for consulting with us.

Sincerely,

Damon Murdo
Cultural Records Manager
State Historic Preservation Office

File: LOCAL/SUBDIVISIONS/2022



STATE HISTORIC PRESERVATION OFFICE Montana Cultural Resource Database

CRABS Township, Range, Section Results

Report Date: 7/15/2022

Township: 12 N Range: 19 W Section: 5

KROMAREK NICOLE

9/12/2017 PROPOSED MT5 SOUTH HILLS CELLULAR TELECOMMUNICATIONS PROJECT

CRABS Document Number: MO 6 39088 Agency Document Number:

Tamara R. Ross

From: Tamara R. Ross
Sent: Tuesday, May 16, 2023 2:49 PM
To: Tracy Long
Cc: savery@mcpsmt.org; cpanko@mcpsmt.org
Subject: Landon's Way Subdivision - School Inquiry
Attachments: 4 Aerial Photograph.pdf; 2023 Preliminary Plat.pdf; 22002615-Supp Data 300'.pdf

Hello All,

My name is Tamara Ross and I am a Planning Technician working for IMEG in Missoula. Our staff is working through a subdivision proposal for a tract of land that is currently vacant and does not have an assigned address. It's a tract of land consisting of 9.49 AC adjacent to the south of addressed location 503 Simons Dr., Missoula, MT 59803. The proposed area is currently zoned as RT5.4 Residential (two-unit/townhouse) which is a residential zoning district, and the landowner proposes seventeen (17) lots for single family homes. The subject property is believed to be in the Lewis & Clark Elementary School District (MCPS), Sentinel High School (MCPS), and Washington Middle School (MCPS).

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 17 residential lots in your district which is proposed to include single-family homes. Please note, information regarding classroom capacity, infrastructure or even parking concerns would aid in IMEG staff understanding possible impacts to the school district prior to a formal Subdivision Application submittal with the City of Missoula. If you do not prefer to provide feedback or comment at this time, a formal Agency and Utility Review, per Article 4.2, will include a public agency comment period and time for the agency to respond. Please keep in mind this proposal is in preliminary stages and subject to change.

Property Summary:

Subdivision Name: Preliminary known as Landon's Way Subdivision
Number of Acres: 9.49 AC
Geocode: 04-2093-05-1-23-05-0000
Legal Description: NE 1/4 of S 05, T 12N, R 19W of COS 282, P.M.M. Missoula County, Montana.

Enclosures:

Aerial Photo
Preliminary Plat
Supp Data 300'

Please correct me if I have missed a school district or one is included within this email that should not be. Thank you for your time and feedback as we prepare to submit a preliminary subdivision application with the City of Missoula.

Tamara Ross

IMEG | Civil Designer / Planning Technician



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

(406) 272-0253

Tamara.R.Ross@imegcorp.com

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

Tamara R. Ross

From: Tracy Long <talong@mcpsmt.org>
Sent: Tuesday, May 16, 2023 3:11 PM
To: Tamara R. Ross; Russ Lodge; Vincent Giammona; Amy Shattuck; Pat J McHugh
Cc: savery@mcpsmt.org; cpanko@mcpsmt.org
Subject: Re: Landon's Way Subdivision - School Inquiry

External Email: Treat links and attachments with caution.

Tamara - Thanks so much for reaching out. As the District is currently working on a demographic study, I have included the District's Administration on this email.

Russ, Amy, Vinny, Pat - Please review and respond.

Thank you,
Tracy

Tamara R. Ross

From: Russ Lodge <rlodge@mcpsmt.org>
Sent: Wednesday, May 17, 2023 7:50 AM
To: Tamara R. Ross
Subject: response to Landon Way subdivision

External Email: Treat links and attachments with caution.

Hi Tamara,

If I read your email correctly the subdivision will be 17 residential lots. Our statistics vary from .2 students per household to .4 students per household. I'm not sure how many townhouses or homes will be built on these lots but the impact to our schools will be minimal. We have the capacity for these students.

Russ Lodge
Superintendent
MCPS

Tuesday, October 11, 2022

To Whom it May Concern,

Re: **Neighborhood Meeting for Landon's Way Major 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 property is outlined below and is located directly adjacent to 503 Simons Drive. We will be hosting the meeting on the cul-de-sac at the end of Landon's Way on Wednesday, November 2nd at 4 pm. For ease of access, the meeting location is outlined in the image below.



This meeting will be an opportunity for us to share our project with you. This subdivision will create 19 Lots on roughly 9 ½ 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 joseph.m.dehnert@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,



IMEG Corp.

Joe Dehnert
Land Use Planner

Current Resident
1201 Landon's Way
Missoula MT 59803

Current Resident
1205 Landon's Way
Missoula MT 59803

Current Resident
1211 Landon's Way
Missoula MT 59803

Current Resident
1202 Hunter Lane
Missoula MT 59803

Current Resident
1212 Hunter Lane
Missoula MT 59803

Current Resident
1224 Hunter Lane
Missoula MT 59803

Current Resident
1234 Hunter Lane
Missoula MT 59803

Current Resident
1200 Landon's Way
Missoula MT 59803

Missoula City Council (ATTN: Amber
Sherrill)
435 Ryman St
Missoula MT 59802

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

Current Resident
1204 Landon's Way
Missoula MT 59803

Current Resident
1208 Landon's Way
Missoula MT 59803

Current Resident
205 Black Pine Trail
Missoula MT 59803

Current Resident
201 Black Pine Trail
Missoula MT 59803

Current Resident
200 Black Pine Trail
Missoula MT 59803

Current Resident
204 Black Pine Trail
Missoula MT 59803

Current Resident
208 Black Pine Trail
Missoula MT 59803

Current Resident
212 Black Pine Trail
Missoula MT 59803

Current Resident
225 Black Pine Trail
Missoula MT 59803

Current Resident
209 Black Pine Trail
Missoula MT 59803

Current Resident
107 Bannack Place
Missoula MT 59803

Current Resident
115 Bannack Place
Missoula MT 59803

Current Resident
119 Bannack Place
Missoula MT 59803

Current Resident
123 Bannack Place
Missoula MT 59803

Rebecca Donnelly
1920 Altura Drive
Missoula MT 59802

Current Resident

509 Simons Drive

Missoula MT 59803

Current Resident
511 Simons Drive
Missoula MT 59803

Current Resident
504 Simons Drive
Missoula MT 59803

Current Resident
508 Simons Drive
Missoula MT 59803

Current Resident
509 Simons Drive
Missoula MT 59803

Current Resident
601 Simons Drive
Missoula MT 59803

Current Resident
601 High Park Way
Missoula MT 59803

Current Resident
606 Simons Drive
Missoula MT 59803

Current Resident
201 Simons Drive
Missoula MT 59803

Current Resident
501 High Park Way
Missoula MT 59803

Current Resident
109 Simons Drive
Missoula MT 59803

Current Resident
405 High Park Way
Missoula MT 59803

Current Resident
204 Simons Drive
Missoula MT 59803

Current Resident
202 Simons Drive
Missoula MT 59803

Current Resident
200 Simons Drive
Missoula MT 59803

Current Resident
801 Continental Way
Missoula MT 59803

Current Resident
803 Continental Way
Missoula MT 59803

Current Resident
805 Continental Way
Missoula MT 59803

Current Resident
807 Continental Way
Missoula MT 59803

Current Resident
810 Continental Way
Missoula MT 59803

ATTENDANCE RECORD

IMEG #: 22002615

Project: Landon's Way Subdivision

Meeting Description: Neighborhood Meeting

Date: 11/2/2022 Time: 4:00 PM

Place: Landon's Way Cul-De-Sac

ATTENDEE NAME	ADDRESS	PHONE #	E-MAIL
DAVE DeGRANDPRE	CHARLO, MT		
BRODIE KARABENSH	⁸⁰⁹ AULARIS WY		brodiek@acemt.com
Barb Holmes-Smith	4601 Macie Way		56mamallama@gmail
JOHN FOLEY	^{LANDON'S} 1217 WAY	406 241-8553	COACH.F.3737@GMAIL.COM
Kent Carol Gibson	511 Simons Dr	406 514-3352	kerscaw63@gmail.com
Andy Drobeck	509 Simons	406 240 0044	andydrobeck21@yahoo.com
Trisha Drobeck	509 Simons	406 531-0933	trishadrobeck@gmail.com
NORA KNELL	106 Simons Dr	557-5472	Knellhorne@yahoo.com
Patrick Horne	106 Simons Dr.	926-1198	patrick.horne37@gmail.com
Steve / Shirley Hall	1212 Winter	880-3822	steve.hall@hall-widdoss.com
Shirley Oliver	1200 Landon's Way	880-384-6724	ShirleyOliver@aol.com

ATTENDANCE RECORD

IMEG #: 22002615

Project: Landon's Way Subdivision

Meeting Description: Neighborhood Meeting

Date: 11/2/2022 Time: 4:00 PM

Place: Landon's Way Cul-De-Sac

ATTENDEE NAME	ADDRESS	PHONE #	E-MAIL
Jim Kuehn	505 Simons Dr	849-7441	
Amber Sherrill	530 E. Central	531-7052	
Eric Schwencker	1415 Woodbine		
Char + Allen Hay	1204 Landons Way	251-3265	
Robert + Nancy McQuarrie	1201 Landons Way		
POLARIS	WAY RESIDENT		
Mike Schrag	201 Black Pine		
Kent Watson	225 Elk Pine Tr	(406) 720-3500	LA kentw@comcast.com
Doug Wing	901 Simons Dr		
Kelly Sax	504 Simons Dr	(406) 550-1051	
Diane Adams	504 Simons Dr	970 986-9157	diane.adams3@gmail.com
Paul Forsting	201 Westview	406	
Ben Duman	1204 Colter Ct		
Stan Mast	123 Barrack		Soreta123@aol.com
Peter Bierbach	115 Barrack Pl		Bierbachblm@gmail.com



**MEETING
MINUTES**



MEETING MINUTES

Landons Way

IMEG #22002615.00
November 2, 2022

MEETING DATE: November 2, 2022
LOCATION: On Site
PRESENT: Paul Forsting, Danny Oberweiser, Michael Maine, & Public

ITEMS DISCUSSED:

1. Meeting was held in Shirley's Garage (Adjacent Property Owner welcomed us in because of the cold/snow)
2. Introduction to project and IMEG
3. Danny to provide High altitude Summary of project – Zoning R 5.4, building types, we could build up to 76 units, feasibly project is around 19 homes, comp plan summary, average is about 13,000SqFt lots, proposed roads, 35 feet wide, boulevard sidewalks, regulations, road plans, steps of project through city process, Review process, City ENG/Planning/zoning, planning board hearing will be another public meeting, city council meeting,

Open tom questions.

1. What is the timeline for completion
 - a. **Groundbreaking will be roughly 2 years away**
2. Are you planning to maintain the slope of the land
 - a. **We will need to grade to meeting building code.**
3. Will you remove trees?
 - a. **Our goal is to keep as many as possible, ultimately it will be the architect's decision**
4. Who is the developer and will the neighborhood have it own HOA?
 - a. **This will have its own CCRs and HOA, as for building, we believe the plan is for the developer to sell individual lots to a builder and or individuals**

Are you concerned about cars?

- a. **We will conduct traffic impacts studies**

Are you going to have a road to Simons?

- b. **There will be 3 homes that will be accessed off Simons.**

How many lots will be accessed from Landon's way

- a. **16 homes**
- b. **Not all the homes can be accessed off Simons because Missoula public works has strict standards to how steep a road can be, The Simons access would be too steep.**

I think you will find there is a major concern on traffic to Hillview/Landon's way

- **We are aware that increased traffic is a concern for your neighborhood, but we do not believe that we can access the proposed subdivision off Simons**

Has the landowner shared her ultimate vision? (Parks/Playgrounds/Building Elevations)

- **Right now we are in a very conceptual stage, Missoula parks and recs have a process that we need to follow for parkland dedication, lots will be sold to builders/individuals for custom homes and they will need to meet building code.**

Is Cole Bergquist involved?

- **We do not know who Cole Bergquist is.**

Paul - Come to planning board meeting. Or City Council hearing, a lot of you are voicing your frustration towards us as the consultants but we represent the clients, share your concerns with your representatives.

Have you done a site assessment of drainage?

- **Part of the subdivision regulations requires us do a geotechnical analysis.**

I understand there will be 3 driveways accessed off Simons, there is a Gray horned owl that lives in the trees on the south side of this development, please be careful and selective as to which trees are removed.

- **Thank you for the comment.**

Gentleman in the back – I have been a developer in the past and I can tell everyone here that from my experience. "Not in my backyard" attitude is not the best way to get what you want, ultimately



we need to be concerned about safety and environmental impacts and we need to present the best options for roads/topography. The key is not to say "We don't want development; the key is to address critical issues so that they are heard and implemented into the review process. We cannot minimize the fact that there is an owl, or traffic issues on Landon's Way. IMEG please hear us that we are concerned about these as our primary issues.

Amber Cheryl, *? (City Council Representative) I'm your representative, I'm here to listen, but the times for you to emphasis in on safety will be City Council and Planning board, please come to these public hearings and voice your opinions there.

We do not want all the traffic on Landon's Way, just spend 1 day up here and you will notice that it is unsafe here. Where will sewer/water connect? \

- **Sewer will connect on Simons, at this time we are unsure where gas will be connected.**

I see the traffic, It is 30/40mph I see little kids placed in the backyard because we are afraid of traffic that goes past the front yard, the City needs to do something to ensure that traffic moves slower along woodbine, black pine and Simons.

I live on woodbine, traffic does move fast, this is a reminder to everyone here that we need to drive slower in the neighborhood, we need to set the standard. Will the city add speed bumps or something to slow traffic?

How will this interface with the conservation area?

- **Parks and rec requested we provide access to it.**

Will there be a barrier to the conservation area/will you require fencing?

- **It will be up to the developer if they want to include fencing requirements in the covenants.**

Park land dedication?

- **Parks and Rec has parkland dedication requirements. We are proposing more than the minimum and either Common area or Open Space.**

Will there be any opportunity for a play ground If there is extra parkland, Can we please request a playground?

- **We will communicate your comments to the developer. Our understanding is that the city's long term plan is to make the water tank a "park"**

Park land dedication could require cash in lieu, we need more parkland



- **Definitely let parks and rec know, if parks and rec want to take land they take land, if they want cash, they take cash**

City Council woman (Amber) Weigh into parks and rec regarding what you want. Goal is to connect as many neighborhoods as we can through trails. I would also advocate for things in writing, it helps to communicate what we want.

Does anyone have any idea about what will happen to the property at the top of the site?

- **I believe it is owned by the city; it could be sold at some point.**

The house that is currently there? What is the plan for the existing structure?

- **Developer owns it, but it is a different legal parcel, and it is not part of this development. We are unaware if our client has plans for it.**

Who owned this land before? – (Another neighbor spoke up) A man named Tom Boone owned it, this neighborhood worked in 2006 to dedicate this as parkland.

The only positive thing about this is now people won't be parking in our cul-de-sac

Where will parking be for the park,

- **We thought about that, the city wants access, we are working on where parking will be provided. City Eng and parks and rec will weigh in with a recommendation.**

When land like this is on the market, does the city look at it to buy as parkland dedication.

- (City Council – Amber) It's all situation based and if it fits the open land requirements,

For water tank, will the city buy it?

- (City Council – Amber) Possibly, there are current constrains and we are evaluating everything.

There is a big pond above the development, when you do your Geotechnical analysis, will you look at the pond to help stop leaks, or will you only need to mitigate land that are being developed.

- **City looks and our plans and make an assessment,**

Make sure you look at the whole area, we can't have a spring pop up and blow out our foundation if we live downhill of that pond and receive an increased level of runoff due to roads/sidewalks in this development.

Please look at the springs/water in your geotechnical analysis.



As part of your due diligence, are corners marked? I live adjacent, I'd appreciate if I can get a copy of the COS. a utility easement exists on my property, and I need to figure out where/what legal access is.

Can you put stakes in the entire area? We want to see property boundaries

- **Our Survey crew marked the corners of our subject property. The stakes should still be there for reference.**

End of neighborhood meeting.

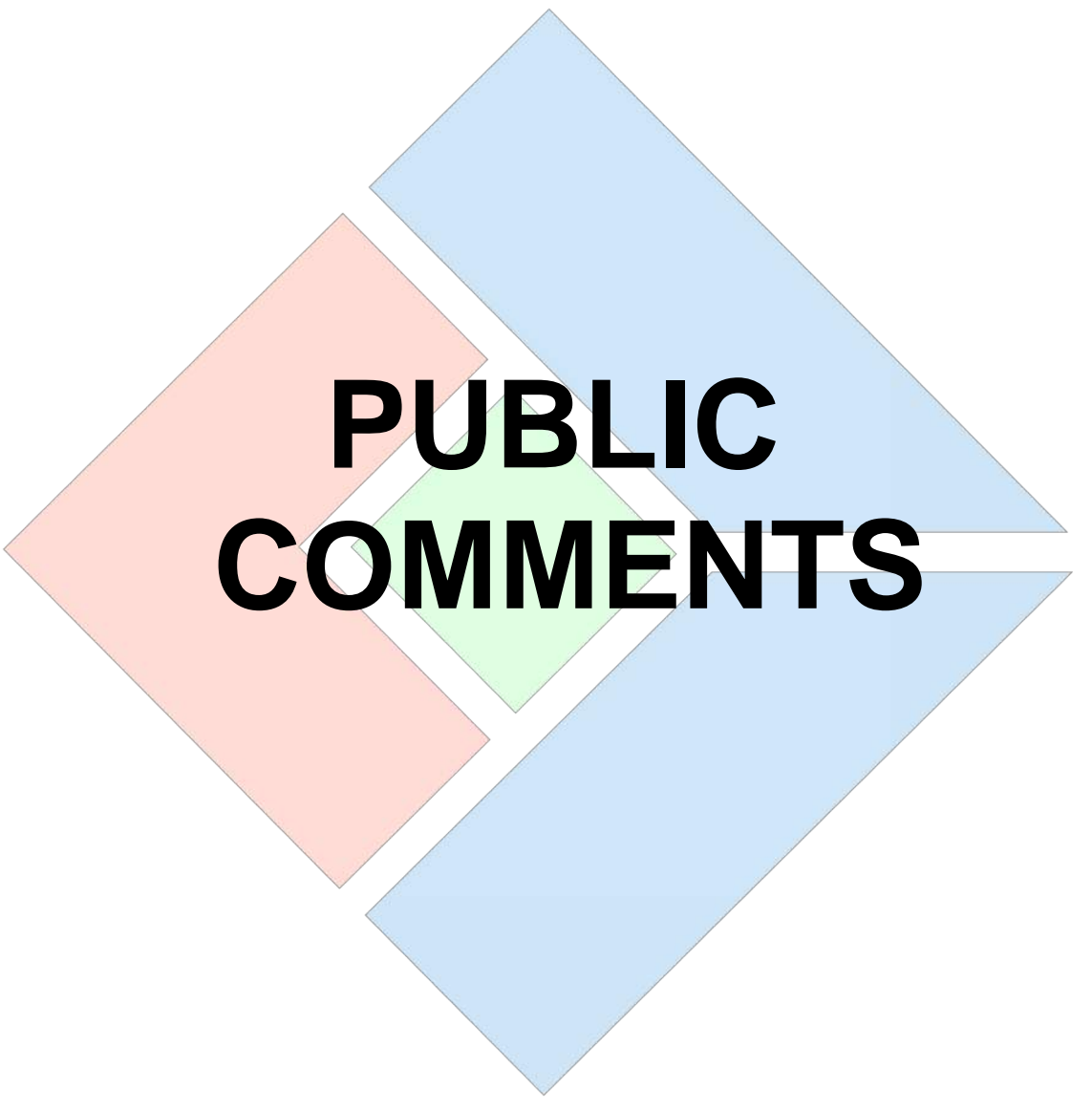
The foregoing constitutes our understanding of the matters discussed during the meeting. Participants are requested to advise author in writing of any corrections or additions within ten (10) days of receiving this document.

Prepared by: Mike A. Maine

MAM

cc: All Present





**PUBLIC
COMMENTS**

Mike A. Maine

From: Joe M. Dehnert
Sent: Wednesday, November 2, 2022 1:18 PM
To: Danny G. Oberweiser; Paul T. Forsting
Cc: Mike A. Maine
Subject: FW: Landons Way subdivision comment

FYI

Joe Dehnert
Land Use Planner



IMEG Corp.
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: pruesmith <pruesmith@aol.com>
Sent: Wednesday, November 2, 2022 11:35 AM
To: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>
Subject: Landons Way subdivision comment

External Email: Treat links and attachments with caution.

Hello Joseph,

My name is Prudence Smith and I live at 208 Black Pine Trail which is within 40 feet of your proposed subdivision, about which I gave great concerns. I am unable to attend the meeting today at 2pm. Please include my comments with others you gather regarding this build. Is this a covenant build? Will there be height and size restrictions? I can see the prospective houses could eclipse my winter sunshine and mountain view and shadow my home as well. How will the area be graded? Runoff? How many access entrances and exits? How many streets? How many street lights? This build will destroy the beautiful open and natural space so many have enjoyed for decades. Will you include any open space, please do so! This build will displace many native animals...fox, deer, voles. Meadowlarks, bluebirds and snakes. I am distraught over this subdivision. Yet, since it seems it's going through, I request it be done with the least disturbance to neighbors and respect to the land. Will you have fences to abate the dust? What will be the hours of operation? Noise restrictions? What is the time frame? Grading? Infrastructure, build, completion? Will it be built with emergency vehicle turnaround size ease? Snowplow ease? Street width? Thank you for hearing some of my concerns. I would appreciate an answer as soon as possible.

Prudence Smith

Sent from my Verizon, Samsung Galaxy smartphone

From: Danny G. Oberweiser
Sent: Monday, November 28, 2022 8:16 AM
To: Joe M. Dehnert
Subject: FW: Comment on Rebecca Donnelly Proposed Subdivision, Missoula

Follow Up Flag: Follow up
Flag Status: Flagged

Danny Oberweiser
Land Use Planner / Civil Project Designer



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

(406) 721-0142 | phone
(406) 491-4942 | mobile
(406) 721-5224 | fax

daniel.g.oberweiser@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: Jason S. Rice <Jason.S.Rice@imegcorp.com>
Sent: Thursday, November 24, 2022 4:11 PM
To: Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>
Subject: Fwd: Comment on Rebecca Donnelly Proposed Subdivision, Missoula

Jason Rice, P.E. - Client Executive
IMEG formerly Territorial-Landworks
jason.s.rice@imegcorp.com
[\(406\) 721-0142](tel:(406)721-0142) (o) [\(406\) 240-4265](tel:(406)240-4265) (c)

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

Sent from my Cell Phone - Please excuse typos!

From: Allen and Charlotte Hay <achay23@msn.com>
Sent: Thursday, November 24, 2022 2:33:34 PM
To: Jason S. Rice <Jason.S.Rice@imegcorp.com>
Cc: Mike Nugent <NugentM@ci.missoula.mt.us>; mccream@ci.missoula.mt.us <mccream@ci.missoula.mt.us>; SherrillA@ci.missoula.mt.us <SherrillA@ci.missoula.mt.us>; dgaukler@ci.missoula.mt.us <dgaukler@ci.missoula.mt.us>
Subject: Comment on Rebecca Donnelly Proposed Subdivision, Missoula

External Email: Treat links and attachments with caution.

November 24, 2022

To: IMEG Corporation (Jason.S.Rice@imegcorp.com)
Mary McCrea, Permits & Land Use Manager (mccream@ci.missoula.mt.us)
Mike Nugent (NugentM@ci.missoula.mt.us)
Amber Sherrill (SherrillA@ci.missoula.mt.us)
Donna Gaukler (dgaukler@ci.missoula.mt.us)
Neighborhood Group (29 concerned neighbors)

Re: Rebecca Donnelly Proposed Subdivision, East End of Landons Way (Parcel ID 04209305123050000)

This proposed subdivision is quite unique in that its property line is the border of the High Park Conservation Area, making it an extension of the sloping terrain of the Conservation Area. In fact, the backyards of the proposed houses would butt directly up to the Conservation Area. This gem of combined open space can be seen from across the valley floor. It is a tree-filled wildlife corridor housing deer, raccoon, fox, a great horned owl, and is yearlong habitat for birds and small animals.

We have lived at 1204 Landons Way for 15 years. We walk our dogs regularly throughout the area of the proposed subdivision and the conservation area. Please don't discount our comments by characterizing us as NIMBYs. We are not driven by self-interest nor are we opposed to development. That said, we will be significantly affected by the rerouting of our quiet street and the construction of 16 new homes. As presented to us by IMEG, this proposal has consequential problems that need to be addressed.

1. Intersection of Woodbine and Hillview

Screenshot #2 below shows the intersections of Hillview / Black Pine and Hillview / Woodbine. Note the dramatic difference in the curb radius and corner clearance. The curb radius at Woodbine and Hillview is not large enough to accommodate two cars entering and exiting at the same time. With the dramatic increase in traffic anticipated by major development above us on Hillview, this intersection, already dicey, is going to get worse. Numerous times in the past, cars have missed this curve and collided with street and stop signs at Hillview and Woodbine, sometimes ending up high centered on private property on the corner.

Because of the steep slope, the car traveling downhill on Woodbine has to stop well away from the intersection in order to allow the car making a left turn onto Woodbine from Hillview to enter. In winter the incoming car has to hope that it can avoid both people speeding down Hillview and accumulated snow and ice as they make the left turn onto Woodbine. (Ironically, just this morning as I was driving down Woodbine I had to drive up on the sidewalk to accommodate a car turning left from Hillview because of snow and ice.) This is a daily issue in good weather that the neighbors have learned to accommodate for by being conscientious, but snow and ice exacerbate the problem significantly because of the corner clearance and the steep grade of the street. As you can see from the photos below, the intersection turns into a steep one-lane street when exiting Hillview.

2. Traffic Conditions on Landons Way / Woodbine

Our neighborhood does not have access to public transportation. Everyone travels by car. As proposed, Landons Way is the only entrance/exit to the new subdivision. IMEG estimates that on average each household generates 8 one-way trips per day (TPD), defined as the total number of trips, both inbound and outbound in a 24 hour period. Going to the store = 1 TPD. Returning = 1 TPD.

That very conservative estimate doesn't include multi-vehicle households, trips per day made by visitors, deliveries, trash pickup, snow removal, people accessing the conservation area, etc. Since we're two houses away from the entrance to the subdivision, daily traffic past our house would increase by a factor of 8 from 16 TPD to 144 TPD. The houses at the Woodbine/Hillview intersection would experience over 125 trips per day more than they do now.

Additionally, because of inadequate width Woodbine narrows into a one-lane street from Hillview to the Landon's way intersection because no-parking signs are not enforced, neighbors' cars are parked the street and snow berms fill up both sides of the street in winter.

Combine these facts and it's clear that there are significant safety issues that would only be compounded by increased traffic.

The obvious solution to these Landons Way / Woodbine / Hillview issues is to continue Landons Way through to Simons Drive, thus providing an alternative ingress/egress to the subdivision. IMEG told us that the grade of the property is too steep to allow access to Simons. That seems very hard to believe. In fact, the developer of the subdivision property also owns the lot at 503 Simons (directly adjacent to the proposed development) which *already* accesses Simons via a driveway. (screenshot #3) The developer may not want to pay for making Landons Way a through street, but the South Hills are composed of streets that have been built to accommodate varying elevations and grades of land. The proposed development itself lies on steep terrain which, per IMEG, would mean "a lot of earth is going to have be moved" and trees removed to terrace the proposed houses.

3. Access to the High Park Conservation Area

Currently, people who want to access the city owned and maintained trailhead to the High Park Conservation area are able to park in the cul-de-sac at the end of Landons Way. Under the current proposal the only parking would be on the street in front of the houses heading down Landons Way further leading to traffic congestion issues. (screenshots #1 and #3) The current proposal does not address adequate or appropriate trailhead access.

As you can see, there are specific problems about the proposed development as listed above. But beyond practical matters - which we hope are analyzed closely as this proposal is evaluated - we also grieve the loss of the beautiful meadow that the entire extended neighborhood treasures. We regret seeing another bit of within-city-limit open space lost to development. We believe what Tracy Stone-Manning said in her tribute to John Engen: "He understood that the open space surrounding our town ... is not only critical to Missoula's economy but a fundamental part of who we are as Missoulians."

Fair or not, it appears to us and our neighbors and friends that a private property owner can do essentially what they want when proposing a new subdivision in Missoula. Normally, by the time a proposal comes to the City Council it is approved. The perception is that those affected are helpless to have any influence once the wheels of development start rolling. But the developer also has responsibilities when it comes

to the impact of their plans on the neighborhood. Please do not “rubber stamp” this proposal because of, to quote senior county planner Tim Worley, “this super-heated housing situation that we find ourselves in.” This proposal, as presented to us by IMEG, has significant flaws.

Thank you for considering our comments.

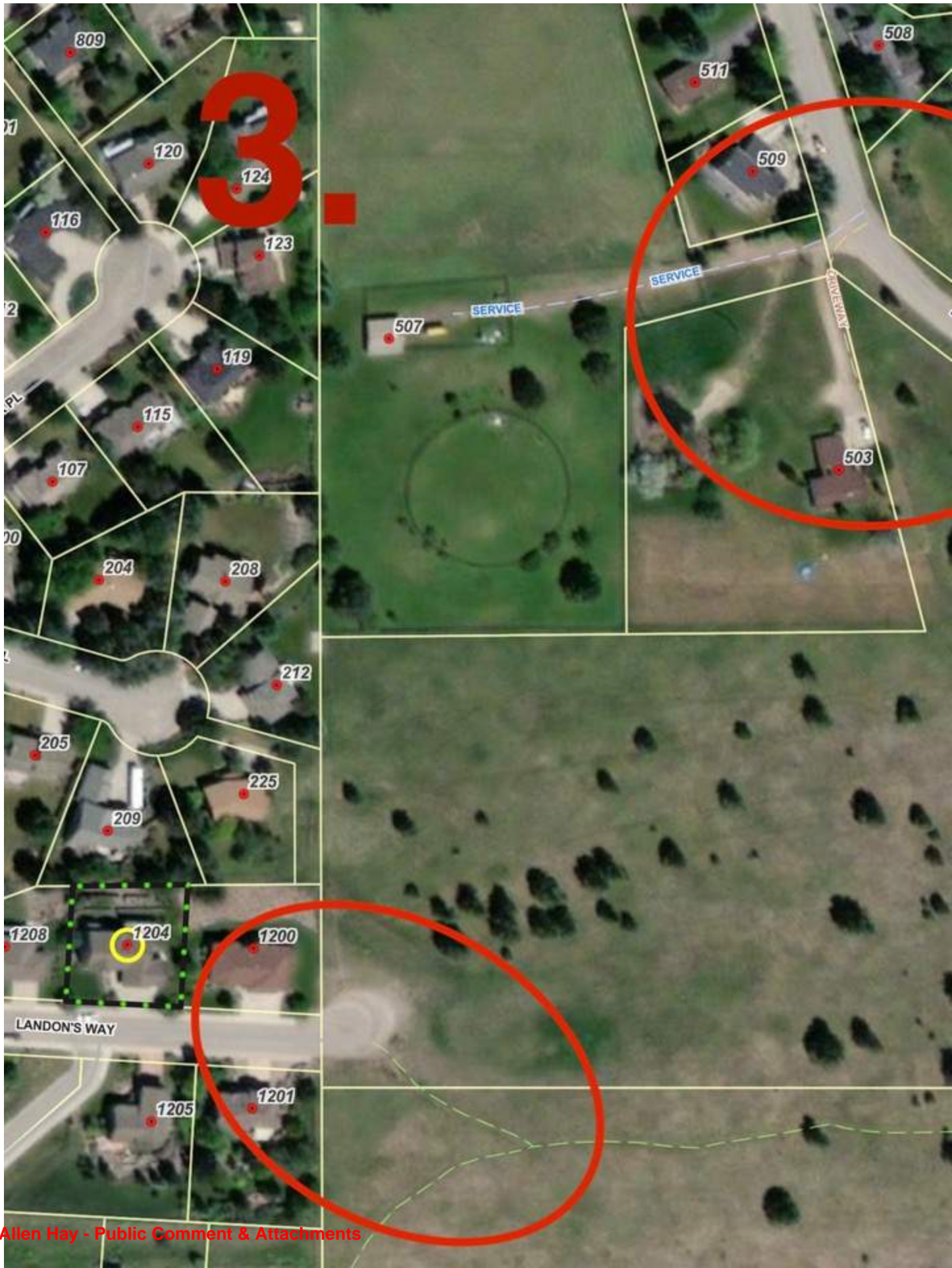
Char and Allen Hay
1204 Landons Way
Missoula, MT. 59803
406-251-3265
achay23@msn.com

Attachments: Screenshots 1, 2, 3 Street Photos 1, 2



2.







Char and Allen Hay - Public Comment & Attachments



Tamara R. Ross

From: Radley Watkins <rwatkins@missoulacd.org>
Sent: Wednesday, October 18, 2023 12:42 PM
To: Tamara R. Ross
Cc: Joe M. Dehnert; Danny Oberweiser; missoulacd1946@gmail.com; Tracy Campbell; timofmissoula@gmail.com
Subject: RE: High Park Views Subdivision - Riparian Area Inquiry

External Email: Treat links and attachments with caution.

I am very familiar with High Park. I don't see a threat to the riparian resource as part of this subdivision directly. The trail through the open space will underbought lead to a user-made trail to the waters edge, which will impact the riparian buffer. Sometimes FWP or the CD will recommend a Jack Leg fence to deter people from walking up to and loving the resource to death. Those types of fences seem to discourage people from climbing through, so that might be something to consider. Another pro-active step would be to include a hardened approach to the water, knowing that users will create that approach on their own, and then using a fence to limit access elsewhere. Question, is the public going to have access to the "parkland" coming from High Park to the south? If so, that would be new pressure on the pond and aquatic resources and my comments above would be more applicable. Another recommendation, perhaps a sign about picking up dog waste would be appropriate too. That area is a popular dog walking spot already.

I imagine City Stormwater has had a chance to comment, but if not, I would take their comments seriously. They have been dealing with, drainage, erosion and other issues in the near South Hills lately. I copied Tracy Campbell from Stormwater, and our Chairman, Tim Hall, on this email.

Thanks for the chance to comment.

Best,
Radley

Radley Watkins

Executive Director

Missoula Conservation District

Direct Line: 406-214-5131

Main Office: 406-258-3430

rwatkins@missoulacd.org

We have moved!

Find us at the [Gerald W. Marks Exploration Center & Rocky Mountain Gardens](#)

1075 South Avenue West, Missoula, MT 59801

Located by the Missoula County Fair Grounds

In the new Butterfly House and Insectarium building

Please note my new email address

rwatkins@missoulacd.org

From: Tamara R. Ross <Tamara.R.Ross@imegcorp.com>

Sent: Monday, October 16, 2023 12:14 PM

To: Radley Watkins <rwatkins@missoulacd.org>

Cc: Joe M. Dehnert <joseph.m.dehnert@imegcorp.com>; Danny Oberweiser <Daniel.G.Oberweiser@imegcorp.com>;

missoulacd1946@gmail.com

Subject: High Park Views Subdivision - Riparian Area Inquiry

Hi Radley,

I am reaching out regarding a property that is under review for a proposed 15-lot major subdivision generally located at the end of Landon's way cul-de-sac and north of High Park. The property is vacant and south of addressed location 503 SIMONS DR, MISSOULA MT 59803. A small portion of a man-made pond is located near the eastern property line. This man-made pond falls under the description of "other body of water" per City Subdivision Regulations Section 2-020.102 definition of Riparian Resource. Therefore, a Riparian Resource Buffer and pond propose to align with the surveyors designation of intermittent drainage ways and freshwater storage associated with high rain events. The pond and associated 10-foot buffer Riparian Resource Buffer are completely within the proposed parkland dedication and future trail construction will consider the preservation of mature trees and vegetation. The existing vegetation within the Riparian Resource Buffer consist of riparian shrubs and grasses including redosier dogwood, snowberry, woods rose, western sedge, goldenrod, and wooly sedge.

IMEG is requesting any further information, concerns, or considerations from the Conservation District regarding this feature. This would include further considerations regarding the proposed buffer or vegetation on site.

The full subdivision can be reviewed on the City of Missoula's website here: <https://www.ci.missoula.mt.us/3232/High-Park-Views-Subdivision---1st-Suffic>

Property Info:

Name(s) of Owner of Record: Rebecca Donnelly

Address: 503 SIMONS DR, MISSOULA MT 59803

Geocode: 04-2093-05-1-23-05-0000

If there is anything we can do to facilitate your review, please reach out to us.

Best,

Tamara Ross

IMEG | Civil Designer / Planning Technician



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

(406) 272-0253

Tamara.R.Ross@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.

Messages and attachments sent to or from this e-mail account may be considered public or private records depending on the message content. Unless otherwise exempted from the public records law, senders and receivers of County email should presume that the emails are subject to release upon request. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies.