

**Comments
(Agency)**

Tamara R. Ross

From: Jordan Johnson <jjohnson@blackfoot.com>
Sent: Tuesday, December 19, 2023 8:16 AM
To: Tamara R. Ross; Danny Oberweiser
Cc: StevensL@ci.missoula.mt.us
Subject: RE: High Park Views Subdivision - Agency 2nd Sufficiency Notice

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

Tamara R. Ross

From: Cameron, Glen <gcameron@mt.gov>
Sent: Tuesday, December 19, 2023 8:55 AM
To: Tamara R. Ross
Subject: Automatic reply: High Park Views Subdivision - Agency 2nd Sufficiency Notice

External Email: Treat links and attachments with caution.

Hello, Thank you for your e-mail. My last day with the Montana Department of Transportation (MDT) is Thursday November 30th, 2023. I will be in the office Monday - Thursday (27th - 30th), however I may or may not be able to reply to all emails over my final days with MDT. If this email is being sent directly to my attention, please have it redirected. For Engineering questions contact Joel Boucher at joboucher@mt.gov. For Maintenance questions regarding highway access, signing, striping, etc. contact Jason Shorten at jshorten@mt.gov. Or call the main office at 406-523-5800.

Thank you. I wish everybody the best.
Cheers
Glen Cameron

Tamara R. Ross

From: Tamara R. Ross
Sent: Tuesday, December 19, 2023 10:00 AM
To: 'joboucher@mt.gov'
Cc: Lauren Stevens; Danny Oberweiser
Subject: FW: High Park Views Subdivision - Agency 2nd Sufficiency Notice
Attachments: Automatic reply: High Park Views Subdivision - Agency 2nd Sufficiency Notice

Good Morning Joel, please see the agency notice below pertaining to High Park Views Subdivision.

If you are not the correct contact for MDT please let me know.

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

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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.

Tamara R. Ross

From: Dan Neuman <dneuman@flymissoula.com>
Sent: Tuesday, December 19, 2023 10:05 AM
To: Tamara R. Ross
Cc: Danny Oberweiser; StevensL@ci.missoula.mt.us; Brian Ellestad; Tim Damrow; Lynn Fagan
Subject: High Park Views Subdivision
Attachments: High Park Views.pdf

External Email: Treat links and attachments with caution.

Hi Tamara,

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



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

December 19, 2023

Tamara Ross, IMEG Corp.

Civil Designer / Planning Technician
1817 South Ave West, Suite A
Missoula, MT 59801

Tamara.R.Ross@imegcorp.com

cc: Daniel.G.Oberweiser@imegcorp.com; StevensL@ci.missoula.mt.us

Re: High Park Views Subdivision

Dear Ms. Ross,

Please accept this letter as the Missoula County Airport Authority's ("the Airport") comments to the High Park Views subdivision on 9.58 acres described as a tract of land, Certificate of Survey No. 282, located in the Northeast One-Quarter (NE1/4) of Section 5, Township 12 North, Range 19 West, Principal Meridian Montana, Missoula County, Montana., Containing +/- 9.58 Acres.

The proposed subdivision is not within the current 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).

The Airport has no objection to this subdivision. Thank you for the opportunity to comment and 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

Cc: Brian Ellestad (bellestad@flymissoula.com), Lynn Fagan (lfagan@flymissoula.com), Tim Damrow (tdamrow@flymissoula.com).

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Tamara R. Ross

From: Richards, Kristi <KrisRichards@mt.gov>
Sent: Tuesday, December 19, 2023 8:51 AM
To: Tamara R. Ross
Subject: RE: High Park Views Subdivision - Agency 2nd Sufficiency Notice

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The Department of Revenue has no comment at this time.

How did we do? Let us know!

Kristi Richards

Area Manager
Montana Department of Revenue
KrisRichards@mt.gov
406-329-1417
MTRevenue.gov



**PROPERTY
ASSESSMENT
DIVISION**
MONTANA



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Tamara R. Ross

From: Medland, Shawn <Shawn.Medland@northwestern.com>
Sent: Tuesday, December 19, 2023 11:14 AM
To: Tamara R. Ross
Cc: NorthWestern Energy Construction Center Missoula
Subject: RE: [EXTERNAL] FW: High Park Views Subdivision - Agency 2nd Sufficiency Notice

External Email: Treat links and attachments with caution.

Hi Tamara,

Please send these notices to me in the future.

Thanks,

Shawn Medland, PE

Missoula Construction Superintendent

shawn.medland@northwestern.com

☎ 406-540-2579

📞 406-542-5975

1903 Russell Street | Missoula, MT 59802

From: NorthWestern Energy Construction Center Missoula <CCMissoula@northwestern.com>
Sent: Tuesday, December 19, 2023 10:40 AM
To: Medland, Shawn <Shawn.Medland@northwestern.com>
Subject: FW: [EXTERNAL] FW: High Park Views Subdivision - Agency 2nd Sufficiency Notice

Hi Shawn,

I am not sure if this goes to you now or not? Please let us know if it needs to be forwarded to someone else.

Thanks!

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

From: Tamara R. Ross [mailto:Tamara.R.Ross@imegcorp.com]

Sent: Tuesday, December 19, 2023 10:08 AM

To: NorthWestern Energy Construction Center Missoula

Cc: Danny Oberweiser, Lauren Stevens

Subject: [EXTERNAL] FW: High Park Views Subdivision - Agency 2nd Sufficiency Notice

CAUTION: This Email is from an EXTERNAL source outside of NorthWestern Energy.

The Original Sender of this email is Tamara.R.Ross@imegcorp.com.

Are you expecting the message? Is this different from the message sender displayed above?

Do not click on links or open attachments unless you are sure you recognize the sender and you know the contents are safe.

If you believe the email to be malicious and/or phishing email, please use the **Report Phish** button.

Good Morning,

See the agency notice below pertaining to High Park Views Subdivision as it was undeliverable to paul.dallapiazza@northwestern.com. A physical mailing has also been sent to PAUL DALLAPIAZZA 1903 S RUSSELL, MISSOULA, MT 59801.

Please let me know what a good local agency contact would be for future subdivision or project development agency notices.

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

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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.

Tamara R. Ross

From: Bush, Jodi <jodi_bush@fws.gov>
Sent: Tuesday, December 19, 2023 8:24 AM
To: Tamara R. Ross
Cc: Martin, Jacob
Subject: RE: [EXTERNAL] High Park Views Subdivision - Agency 2nd Sufficiency Notice

External Email: Treat links and attachments with caution.

Please remove me from your mailing list. I no longer work in MT. Your contact is Jacob Martin. 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.

Tamara R. Ross

From: Cozad, Desiree <Desiree.Cozad@mt.gov>
Sent: Thursday, December 28, 2023 2:07 PM
To: Tamara R. Ross; Danny Oberweiser
Cc: Lauren Stevens
Subject: High Park Views Subdivision
Attachments: High Park Views Subdivision Comment Letter.pdf

External Email: Treat links and attachments with caution.

Here are our comments for this subdivision.

Happy Holidays,

Desiree Cozad

Region 2 Admin Support

Montana Fish, Wildlife & Parks

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

[Montana FWP](#)



THE OUTSIDE IS IN US ALL.



Montana Fish, Wildlife and Parks - Region 2
3201 Spurgin Road
Missoula, MT 59804
(406) 542-5500
12-26-2023

IMEG

Attn: Tamara Ross
Planning Technician
1817 S. Ave. We. Suite A
Missoula, MT 59801
406-272-0253

RE: High Park Views Subdivision

Dear Tamara,

Thank you for the opportunity for Montana Fish, Wildlife & Parks (FWP) to provide input on the proposed High Park Views Subdivision located north of High Park in Missoula.

The proposed project is located in an area where residents should expect to have wildlife using habitats around and within their property boundaries. This area is in the Missoula County Bear Buffer Zone where bear-resistant garbage containers or containment structures are required. We have had significant mountain lion and bear activity in the vicinity of this project area. 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 the attachment 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.

Members of FWP's Region 2 wildlife team will be the primary contacts for this project:

- Ryan Klimstra, *Missoula Area Wildlife Biologist*, Ryan.Klimstra@mt.gov, 406-542-5516
- Jamie Jonkel, *Region 2 Conflict Specialist Manager*, JaJonkel@mt.gov, 406-542-5508

Please reach out to our wildlife team with any concerns or questions. Thank you again for providing FWP the opportunity to comment on the proposed High Park Views Subdivision.

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 <https://fwp.mt.gov/conservation/living-with-wildlife>.

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 taut 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 ungulates, bears, mountain lions, or wild turkeys with supplemental food attractants (any food, garbage, salt block, hay, grain, other attractants 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 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 four 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 fallen seed.
- 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 game or fur-bearing 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, rail or smooth wire fences should be used. The top rail/wire should be no higher than 40" and the bottom no lower than 18" to facilitate wildlife movement and help prevent animals such as deer, elk, and/or moose becoming entangled in the fence or injuring themselves when trying to cross 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.