

From: [Ben Schmidt](#)
To: [Anna Vickers](#)
Cc: [Cassandra Tripard](#); [Sarah Coefield](#)
Subject: RE: Trinity Mullan Subdivision Agency Sufficiency Review
Date: Monday, September 21, 2020 9:40:29 AM
Attachments: [image001.png](#)
[image002.png](#)

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Dear Anna,

Thanks for the opportunity to comment on the Trinity Mullan Subdivision. The Air Program at the Missoula City-County Health Department supports this kind of infill subdivision that is close (with in biking and walking distance) to services. The one area of weakness for the Mullan-Broadway-Reserve Street Triangle is the lack of an easily accessible larger park. Hopefully, the lack of an accessible larger park for this triangle can be addressed in the future. This proposal does include some green space for relaxation and making the place feel more comfortable. Some papers out of a Chicago that show that greenery and natural areas have health benefits, reduce stress, and can lower crime rates.

The other 2 comments from the Air Program are below.

1. EPA has designated the Missoula area as having high radon gas potential (Zone1). Therefore, the Missoula City-County Health Department recommends that all new construction incorporate radon resistant construction features.
2. The Health Department recommends that builders consider using energy efficient building techniques such as building orientation to the sun, appropriately sized eaves, wind breaks, extra insulation, passive solar lighting, solar heating, photovoltaic cells, and ground source heat pumps for heating/cooling. Ground source heat pumps and other types of heat exchangers are usually more efficient, and so create less pollution, than other systems for heating and cooling. Increased energy efficiency reduces air pollution, reduces the need for people to use cheaper heating methods that pollute more and helps protect the consumer from energy price changes.

Sincerely,

Benjamin Schmidt MS, RS, QEP
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Missoula, MT 59802
406-258-3369
bschmidt@missoulacounty.us



From: Anna Vickers <avickers@wmggroup.com>

Sent: Thursday, September 17, 2020 10:35 AM

To: Mary McCrea <McCreaM@ci.missoula.mt.us>; lmeans@ci.missoula.mt.us; Kevin Slovarp <kslovarp@ci.missoula.mt.us>; tmonroe@ci.missoula.mt.us; awilson@ci.missoula.mt.us; bweiss@ci.missoula.mt.us; dfraser@ci.missoula.mt.us; firebureau@ci.missoula.mt.us; asebastian@ci.missoula.mt.us; whitej <whitej@ci.missoula.mt.us>; codlin@ci.missoula.mt.us; envhealth <envhealth@missoulacounty.us>; Ben Schmidt <bschmidt@missoulacounty.us>; Travis Ross <tross@missoulacounty.us>; dgaukler@ci.missoula.mt.us; nmcleod@ci.missoula.mt.us; nminer@ci.missoula.mt.us; Grant Carlton <CarltonG@ci.missoula.mt.us>; andersonm@ci.missoula.mt.us; dselvage@ci.missoula.mt.us; ngordon@ci.missoula.mt.us; jkeene@ci.missoula.mt.us; lmcinnis <lmcinnis@ci.missoula.mt.us>; rmollenhauer@ci.missoula.mt.us; Tracy Campbell <campbellt@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Corey Aldridge <caldrige@mountainline.com>; Jennifer Sweten <jsweten@mountainline.com>; vcaristo@mountainline.com; ebuchanan@ci.missoula.mt.us; cbehan@ci.missoula.mt.us; bryce@missoulaeduplace.org; Adriane Beck <abeck@missoulacounty.us>; Nick Holloway <nholloway@missoulacounty.us>; gcameron@mt.gov; cstover@mt.gov; jnave@mt.gov; shrose@mt.gov; jodi_bush@fws.gov; epehan@ci.missoula.mt.us; ldavidson@missoulahousing.org; vetbluemountain@gmail.com; Bauer, Chad <cbauer2@republicservices.com>; paul.dallapiazza@northwestern.com; john.olson@centurylink.com; larry.e.ostwald@p66.com; kathryn.mcdonald@cstkt.org; dreisig@hellgate.k12.mt.us; Robert Watson <rwatson@mcps.k12.mt.us>; bmcwilliams@mcps.k12.mt.us

Cc: Jamie Erbacher <jerbacher@wmggroup.com>; rsalisbury@wmggroup.com; Mary McCrea <McCreaM@ci.missoula.mt.us>; Cassandra Tripard <TripardC@ci.missoula.mt.us>; email e. filebasket <EMAILFILEBASKET2@wmggroup.com>

Subject: Trinity Mullan Subdivision Agency Sufficiency Review

Dear Agent:

The City of Missoula Development Services has identified you as being an agency that may have important comments to make about the proposed subdivision. Your comments are important to us.

On September 16, 2020, Development Services posted the Trinity Mullan subdivision packet online for your review. An email was sent to each agency that was identified by Development Services on September 17, 2020.

The purpose of this agency review is twofold: 1) For agencies to determine if the

subdivision submittal packet has enough information or is sufficient for review; 2) For agencies to provide comment regarding the proposed subdivision that should be addressed before the project is submitted for governing body review. Thus, it is important that you send us your comments. Subdivision regulations allow **twelve working days** for you to make comments and get them to us. If there is anything we can do to help facilitate your review, please let us know.

Please send any comments to avickers@wmggroup.com by end of the day, October 6, 2020 the agency comment deadline, and copy Cassie Tripard (TripardC@ci.missoula.mt.us). The Agency Sufficiency Review deadline will be October 9, 2020.

Link to the Subdivision Application: <https://www.ci.missoula.mt.us/2701/Trinity-Mullan>

Thank you in advance for your comments. If you will not be providing comments, we would appreciate you letting us know.

Sincerely,
WGM Group, Inc.

Jamie Erbacher
LAND USE PLANNER



Anna Vickers
Planning Technician

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