

# MCNETT FLATS SUBDIVISION

*Major Subdivision Application*

## Section 17: Agency Correspondence

<i>Revision</i>	<i>Date</i>
1 <sup>st</sup> Element Review Copy	August 25, 2020
1 <sup>st</sup> Sufficiency Review Copy	September 1, 2020
2 <sup>nd</sup> Sufficiency Review Copy	October 16, 2020
Governing Body Review	December 4, 2020



## DEVELOPMENT SERVICES

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX:

December 3, 2020

Kody Swartz  
Woith Engineering, Inc.  
3860 O'Leary Street, Suite A  
Missoula, MT 59808

### **Re: Mcnett Flats Major Subdivision 3<sup>rd</sup> Sufficiency Review**

Dear Mr. Swartz,

Development Services received your application packet for the above subdivision for 3<sup>rd</sup> Sufficiency Review on November 11, 2020. The sufficiency review deadline is December 3, 2020. **At this time, Development Services declares your application packet to be sufficient for review.** Please submit a revised copy of the following documents by **Thursday, December 10, 2020:**

1. A replacement cover page that adds "Governing Body Review" and the date: December 4, 2020;
2. A replacement table of contents with updated dates for the latest revision of each section.
3. Replacement cover pages for each section that adds "Governing Body Review" and the date December 4, 2020;
4. Add to Section 17 any agency comment received during 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Sufficiency Review and Woith Engineering's responses to agency comment (if applicable).

Please email the above documents as PDFs. We will replace the pages in the packet with the new documents and upload them to the City of Missoula Private Development Projects webpage. Except for the addition of these materials, the Governing Body Review packet must be exactly the same as the packet that was deemed Sufficient.

If you have additional questions, please feel free to contact me at 406-552-3091 or [gluckine@ci.missoula.mt.us](mailto:gluckine@ci.missoula.mt.us).

Sincerely,

*Emily Gluckin*

Emily Gluckin, AICP Candidate  
Associate Planner  
Community Planning, Development & Innovation

cc: Dave DeGrandpre, DS  
Mary McCrea, DS  
Matt Hammerstein  
Nate Tollefson

## MEMO

**TO:** EMILY GLUCKIN, DAVE DEGRANDPRE; DEVELOPMENT SERVICES  
**FROM:** WOITH ENGINEERING, INC.  
**DATE:** NOVEMBER 11, 2020  
**JOB:** 1931 – MCNETT FLATS SUBDIVISION  
**RE:** APPLICATION RESUBMITTAL FOR 3RD SUFFICIENCY REVIEW  
**CC:**

☐ URGENT    ☒ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☒ FOR YOUR USE

Dear Dave and Emily,

Woith Engineering received your letter regarding deficiencies found in the application packet for Second Sufficiency review of Mcnett Flats on November 9, 2020. We have addressed the identified deficiencies and are submitting the updated sections of the application packet for 3<sup>rd</sup> Sufficiency Review. For your use, this memo contains a summary of the changes made in response to each deficiency. Your November 9 comments are shown in normal font, and our responses are shown in *red italic*.

### Preliminary Plat

1. Please remove note #2 regarding the public pedestrian access easement. Show the easement on Lot 1 on the preliminary plat, otherwise it will be included as a condition of approval. This easement is preferred to be placed north from the sidewalk on Briar Way to mitigate the variance to block length on Lot 1.

*We have removed the notes regarding the public pedestrian access easements, and updated the preliminary plat to show the locations of the pedestrian access easements as a mitigation to block length.*

2. Please correct the errors in the location of the southern property boundary adjacent to Pius Way. Pius Way includes paving, curb and gutter, a 5-foot sidewalk and a 7-foot boulevard within the right-of-way. Please also portray Pius Way accurately in the Preliminary Construction Plans.

*Pius Way is an existing right-of-way and public road with an existing centerline. Therefore, the existing property boundary must be shown on the plat and will be located within the proposed commuter trail. The proposed trail easement boundary has been located according to correspondence with City Staff:*

- a. For the section of Pius Way to the west of Old Ranch Road, the proposed easement boundary was determined based on an October 28 email from Dave DeGrandpre. The proposed easement location, based off of the existing centerline, allows half-street improvements to allow Pius Way to be brought to City Standard pavement width for an Urban Local Street, per the First Sufficiency Review comment letter, with a 7' wide boulevard, 10' wide sidewalk/secondary commuter trail, and an additional 2' to the north of the sidewalk/secondary commuter trail for maintenance.*
  - b. To the west of Old Ranch Road, the location of the proposed easement boundary and sidewalk/secondary commuter trail is based on the exhibit provided by Troy Monroe in the First Sufficiency Review comment letter.*
3. Please revise the preliminary plat to show all boundaries between a lot and public right-of-way as a solid line. Easements are shown with a dashed line. The required multi-use trail can exist within dedicated public right-of-way or a public access easement. If dedicated right-of-way, please shift the southern property boundaries of Lot 4 and Lot 5 to north of the trail. If in a public access easement, please revise the southern property boundary of Lot 4 and 5 to be above the existing sidewalk and show a 7-foot public access easement to accommodate the trail north of the existing sidewalk. The area may only be counted as parkland dedication if it exists within an easement.

*The preliminary plat has been revised as requested. The multi-use trail will exist within a public access easement which will be contributed as part of the parkland dedication.*

4. Please clarify the bearings and distances of the dimensions provided for each subdivision lot with clear markers to show whether the dimension includes the radius at each corner.

*We have added monument markers and curve lengths to the preliminary plat to help clarify the bearings and distances of the dimensions provided for each subdivision lot.*

### **Variance Requests**

1. Please revise your variance requests to include an additional variance for Pius Way, which does not comply with the standards for and Urban Local Street designation per Article 3-020 Table .2 A and Article 3-020.3.H(2). Update the project summary, subdivision application, and all other locations mentioned to reference six variance requests.

*We have added the additional variance request and updated the Project Summary, Subdivision Application, and all other locations mentioned to reference six variance requests.*

### **Other Issues**

1. Staff recommends the subdivider show the location of a common area tract meeting the parkland dedication requirements east of George Elmer Drive. City staff has informed the developer that cash-in-lieu will not be accepted for parkland dedication east of George Elmer because urban collector roadway traffic is a barrier to children crossing to



APPLICATION RESUBMITTAL FOR 3RD SUFFICIENCY  
REVIEW

access the public park in the 44 Ranch Subdivision. Otherwise, this will be a condition of approval.

*The developer's preference is for governing body review of a combination of cash-in-lieu of 2.92 acres of common space and dedication of the 0.15-acre multi-use trail easement to satisfy park requirements.*

2. The curb ramp on the north east corner of Pius Way and George Elmer must be enlarged to 10 feet in width to accommodate the multi-use trail.

*The curb ramp in question was already shown enlarged to 10 feet to accommodate the multi-use trail. Please refer to the Preliminary Construction Plans.*

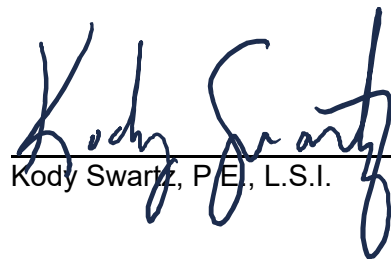
3. Staff recommends the applicant show a no access strip along the Pius Way frontage of Lot 4 and Lot 5 to reduce conflicts between vehicles and users of the multi-use trail. Otherwise, this will be a condition of approval.

*We have added a no access strip along the multi-use trail easement and Pius Way frontage of Lot 4 and Lot 5 to reduce conflicts between vehicles and users of the multi-use trail.*

The enclosed updated submittal packet contains the updated sections with the deficiencies addressed as outlined above. Please do not hesitate to contact us if you have any questions or need additional clarifications.

Sincerely,

**Woith Engineering, Inc.**

  
Kody Swartz, P.E., L.S.I.

  
Matt Hammerstein, E.I.



## MEMO

TO: EMILY GLUCKIN, DAVE DEGRANDPRE; DEVELOPMENT SERVICES  
FROM: WOITH ENGINEERING, INC.  
DATE: OCTOBER 20, 2020  
JOB: 1931 – MCNETT FLATS SUBDIVISION  
RE: APPLICATION RESUBMITTAL FOR 2ND SUFFICIENCY REVIEW  
CC:

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☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☒ FOR YOUR USE

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Dear Dave and Emily,

Woith Engineering received your letter regarding deficiencies found in the application packet for First Sufficiency review of Mcnett Flats on September 28, 2020. We have addressed the identified deficiencies and are submitting the updated sections of the application packet for 2<sup>nd</sup> Sufficiency Review. For your use, this memo contains a summary of the changes made in response to each deficiency. Your September 28 comments are shown in normal font, and our responses are shown in *red italic*.

### Transportation

1. Demonstrate how the 80' right-of-way supports the current BUILD roadway designs for George Elmer Drive, including all transportation and utility services.

*We have discussed the proposed section of George Elmer Drive with DJ&A and have revised the proposed section shown on Sheet C7.0 of the proposed construction plans. The revised section shows that the 80' right-of-way will support the current BUILD roadway design, including relocating the proposed 6' bike lanes adjacent to the sidewalk to improve safety for cyclists.*

2. Please show half-street improvements for Pius Way, an adjacent roadway serving the subdivision per the required design standards for Urban Local Streets in Article 3-020 Table .2A. 16 feet of right-of-way must be provided to accommodate the Tipperary Way Trail proposed by the BUILD Grant – see the attached image.

*The plans and preliminary plat have been updated to show half-street improvements along Pius Way. The plat has been updated to show the requested 16' of right-of-way to the east of Old Ranch Road and 6' of right-of-way to the west of Old Ranch Road, adjacent to Pius Way. We have replaced the typical sidewalk along Pius Way with the requested 10' wide asphalt Tipperary Way Trail.*

3. Replace the title of the traffic impact study with “Mcnett Flats Subdivision Traffic Impact Study.”

*The title of the Traffic Impact Study has been replaced.*

4. Amend the traffic impact study to include the projected volumes for internal roads such as Abby Lane to show whether volumes support designation as an Urban Local Street per Article 3-020 Table .2 A.

*The Traffic Impact Study has been amended as requested. The projected traffic volumes for the internal roads support designation as Urban Local Streets.*

5. Amend the traffic impact study to address mixed use development trip generation, impacts, and proposed mitigation. The proposed zoning is B2-2, which allows a wide variety of uses. The Our Missoula Growth Policy calls for mixed use development on at least a portion of the site.

*The Traffic Impact Study has been amended as requested. The amended Traffic Impact Study presents several scenarios for traffic generation, based on uses allowed under the requested B2-2 zoning.*

6. Please revise all application materials, including the Project Summary, Major Subdivision Application, Preliminary Construction Plans, Environmental Assessment, etc., to refer to George Elmer as an “Urban Collector (with parking)” per the City’s functional classification map.

*All application materials have been updated as requested.*

7. Replace the title of the Onsite & Offsite Road Design Summary table within the Environmental Assessment with “Mcnett Flats Subdivision” instead of “George Elmer Subdivision”.

*The title of the Onsite and Offsite Road Design Summary table has been replaced with “Mcnett Flats Subdivision”.*

8. Please amend the Onsite & Offsite Road Design Summary to identify by name the East-West and North-South collectors referred to in the table. Please refer to these streets as “Urban Local Streets”.

*The Onsite and Offsite Road Design summary table has been amended to identify Abby Lane and Briar Way by name. They are referred to as “Urban Local Streets”.*

## **Storm Water**

1. Revise the Grading and Drainage Report to include the following information:
  - a. Describe how the infiltration rate was determined and what factor of safety is being used.

*The infiltration rate for the proposed sumps was determined through falling head percolation testing performed by Lorenzen Soil Mechanics. The memo outlining the tests performed and the results are included with the revised Grading and Drainage Report. The surface infiltration rate for the existing detention basin in the Flynn Ranch development was determined through percolation testing completed by Woith Engineering. The test procedure and results are also included in the revised Grading and Drainage Report. The revised design uses a safety factor of five for all measured infiltration rates to account for long-term degradation due to deposition of fine sediments in infiltration facilities.*

- b. The report indicates that an infiltration rate of 10 inches/hour should be used for the analysis, but it appears that 24 inches/hour was actually used (See Section 4.C). Please clarify.

*The Grading and Drainage Report has been revised to use the correct infiltration rates with an appropriate factor of safety.*

- c. Calculate pre-development runoff rates and post-development runoff rates using the same hydrological methods.

*The revised Grading and Drainage Report includes calculations of the pre-development runoff rates for both the 20.21-acre subject parcel and the existing Flynn Ranch development using the SCS Curve Number method. The report has been revised to calculate both pre-development and post-development runoff rates using the SCS Curve Number method.*

- d. In Section 4.A. please clarify why the report assumes that the proposed lots are undeveloped. If this is the case please include a statement that when each lot is developed they will need to retain their storm water on-site and only discharge to the pre-development level.

*The future usage of the Lots is not known at this time. The proposed B2-2 zoning allows for a wide range of uses, which will require future storm drainage design on each Lot depending on the use and site plan determined at the time of their development. Section 3.A. of the revised Grading and Drainage Report includes a statement that upon their development, each of the Lots will need to show that they detain their storm water on-site and only discharge to the pre-development levels. The hydrogeologic analysis performed by Newfields included the known volumes of water infiltrated from the proposed sumps within the right-of-way, as well as estimates of the volumes infiltrated from the proposed Lots, based on the maximum area of hardscaping permitted by the requested B2-2 zoning.*

- e. In Section 4.C. please add a statement for how long the streets will be inundated with storm water for both the 10-year and 100-year storm. This can be for the worst-case scenario or for all drainage basins.

*Table 9 of the revised Grading and Drainage Report shows how storm water will pond in the streets during the 100-year rainfall event. The revised drainage design will not see any ponding during the 10-year rainfall event.*



- f. Demonstrate alignment with the Mullan BUILD project. Consider adding capacity and pre-treatment for the dry wells by adding bulbouts near intersections with curb cuts that are bioretention basins with the dry well as the overflow.

*Each intersection, including the intersections with Pius Way, has been revised to include a bulb-out with curb cuts into a bioretention basin. The dry wells in these areas will serve as the overflow for the bioretention basins.*

- g. Confirm that adequate depth to seasonal high groundwater can be maintained from the bottom of all proposed infiltration structures. The Water Quality District measured a depth to groundwater of 12.77 feet on July 25, 2020 from a monitoring well located approximately 900 feet to the NNE of the proposed project area. New City of Missoula Public Works Standards will require a minimum separation of 4-feet to seasonal high groundwater and the base of any proposed infiltration structure.

*Exhibit C, in the Appendix of the revised Grading and Drainage Report, shows the bottom elevation of all proposed dry wells and compares to the seasonal high groundwater elevations provided by Newfields' Hydrogeologic Evaluation. All structures will generally have 4-7 feet of depth to high groundwater. All proposed structures will meet the minimum 4-feet separation.*

- h. In Section 5, please provide the off-site storm water flows from Flynn Ranch included in the Hydrogeologic Evaluation. This will be a lot of additional storm water that is being infiltrated in additions to the current proposed subdivision and should be accounted for in the analysis.

*The off-site storm water flows from Flynn Ranch are included in the hydrogeologic analysis. For the two-year event, the existing detention basin does not discharge any storm water to Mcnett Flats.*

- i. Please provide more details for the infiltration chambers proposed for the off-site flows. Chambers are generally installed at shallower depths but the Geotechnical Report indicates that those soils are not adequate for infiltration. Confirm whether these be installed at 10+ ft and if so are there additional design considerations that need to be made.

*Upon further discussion with the Storm Water Division, the grading and drainage design has been revised to eliminate the proposed infiltration chambers for the off-site flows. The revised provisions for the off-site flows are discussed in Section 4.C. of the revised Grading and Drainage Report.*

- j. Please clarify how the placement of the infiltration chamber will take replacement into consideration. Location at a spot that won't require shoring or replacement of hardscape if excavation is sloped or benched should be considered.

*Upon further discussion with the Storm Water Division, the grading and drainage design has been revised to eliminate the proposed infiltration chambers for the*

*off-site flows. The revised provisions for the off-site flows are discussed in Section 4.C. of the revised Grading and Drainage Report.*

- k. Please clarify the plan for the overflow weir from the Flynn Ranch pond that is discussed in the Flynn Ranch report.

*The overflow weir discussed in the Flynn Ranch report appears to be the beehive grate on the outlet control structure. Based on the 100-year runoff volume from Flynn Ranch, this weir does not overtop during the 100-year event. In the event of an emergency, any overflows across the weir will be accommodated as discussed in Section 4.C. of the revised Grading and Drainage Report, utilizing the emergency overflow path to the west.*

- l. Please clarify whether the infiltration rate from a shallow pond necessarily the same as infiltration rate from sumps installed in deeper soils that may be more gravelly. Please provide field data to justify that rate. Perc test results in the surrounding area have shown extremely slow rates when not installed in the deeper gravel layer that exists in the area.

*Percolation testing in the bottom of the existing detention basin was performed by Woith Engineering on October 6, 2020. A percolation rate of 6 inches per hour was measured. A safety factor of five was used in the calculations of the performance of the existing detention basin, for a design infiltration rate of 1.2 inches per hour. The calculations showed that the existing pond will drain within 72 hours for both the pre- and post-development conditions in the 100-year storm.*

- m. Please demonstrate how the maintenance/replacement of the proposed infiltration gallery will be funded. The City is not willing to own or maintain the proposed infiltration gallery. This is a critical piece of infrastructure that will be easily forgotten since it is buried underground but its failure could cause lots of damage downstream.

*Upon further discussion with the Storm Water Division, the grading and drainage design has been revised to eliminate the proposed infiltration chambers for the off-site flows. The revised provisions for the off-site flows are discussed in Section 4.C. of the revised Grading and Drainage Report.*

- n. Please provide details for what happens when the infiltration gallery plugs up and doesn't infiltrate the way it is predicted and demonstrate where the overflow water would go. Confirm whether the overflow water would flood structures in the subdivision, and whether there should be an emergency overflow path.

*Upon further discussion with the Storm Water Division, the grading and drainage design has been revised to eliminate the proposed infiltration chambers for the off-site flows. The revised provisions for the off-site flows are discussed in Section 4.C. of the revised Grading and Drainage Report. An emergency overflow path is provided in the revised street grading, to accommodate the overflows from the Flynn Ranch detention basin and overflows from any failed*

*dry well within Mcnett Flats. Overflows will be conveyed to the west, where they will enter Remington Flats along Winchester Drive.*

2. Amend the Technical Memorandum in the Hydrogeologic Evaluation to include an evaluation of the impacts of storm water disposal on groundwater quality and depth through the use of sumps to capture post-development runoff on the property.

*The Technical Memorandum in the Hydrogeologic Evaluation has been amended as requested.*

3. Amend the Technical Memorandum in the Hydrogeologic Evaluation to address the use of sumps to manage stormwater using modelling based on a 100-year event.

*The Technical Memorandum in the Hydrogeologic Evaluation has been amended as requested.*

### **Water & Sewer**

1. Please label Remington and Winchester Drives correctly on Sheet 4.0 of the Preliminary Construction Plans.

*The error on Sheet C4.0 has been corrected.*

2. Remove the meter pit details SD-9 and SD-10 from the Preliminary Construction Plans. Meters for commercial buildings should be installed in the building as indicated in Detail SD-12.

*The meter pit details SD-9 and SD-10 have been removed from the Preliminary Construction Plans.*

3. Please provide the required fire flow per the Fire Marshal. Missoula Water needs this information in order to run a hydraulic model.

*Per correspondence with Dax Fraser of the Missoula Fire Department, 1,500 gallon per minute fire flows are required. This correspondence is included in Section 17 – Agency Correspondence of the Second Sufficiency submittal.*

4. Please show 12" diameter water mains, except for those described in the following comment. Missoula Water's standard for commercial and multifamily projects is 12" main.

*The plans and Sheet C4.0 have been revised to show 12" minimum diameter water mains.*

5. Please show 16" water mains for the main on Winchester from the boundary with Remington Flats to Abby Lane, and Abby Lane to George Elmer, and George Elmer north of Abby Lane. Missoula Water will pay to upsize from 12" main to 16" main.

*The plans and Sheet C4.0 have been revised to show the requested 16" water main.*

6. Revise comments about water mains being capped for future extension to say that blowoffs will be installed at all dead ends.

*Comments have been revised to reference blowoffs.*

7. Please revise the current reference to the connection point as an “existing manhole” to account for Remington Flats not being built yet.

*The reference to the connection point has been revised to account for Remington Flats not being built yet.*

### **Parks and Open Space**

1. Please provide either: 1) 3.084 acres of parkland dedication or 2) a combination of cash-in-lieu of 1.542 acres of parkland dedication for the portion of the parcel to the west of George Elmer and 1.542 acres of parkland dedication in the form of dedicated parkland or common area for the portion of the parcel to the east of George Elmer. Activity area for multi-dwelling developments does not meet parkland dedication requirements under Article 3-080.1.D.

*As the future usage of the Lots is not known at this time and could allow commercial uses under the proposed B2-2 zoning, the developer requests cash-in-lieu of 3.059 acres of parkland dedication to maintain flexibility to meet future market needs. Parkland dedication is not required for subdivisions with non-residential uses under Article 3-080.2.A; under B2-2 zoning, the subdivision could contain entirely non-residential uses, depending on future market conditions. The entire parcel is located within 0.36 miles of the existing 5.71-acre park in 44 Ranch. The primary concern expressed by Parks and Recreation regarding cash-in-lieu for the entire parcel is the barrier presented by the functional classification of George Elmer Drive (Urban collector with parking). To mitigate this, the developer proposes installing a 10' wide pedestrian crossing, equipped with warning signals activated by pedestrians, north of the intersection of Pius Way and George Elmer Drive. The crossing is proposed to connect to both the Tipperary Way Trail and the bike lanes along George Elmer to provide a safe access route to the existing park for any future residents of Mcnett Flats.*

2. Revise the subdivision application to reflect dedication of parkland per #1 above.

*The subdivision application has been revised to reflect the above proposal of cash-in-lieu of 3.059 acres of parkland dedication. Per discussion with Development Services on October 5, 2020, City Council will review the cash-in-lieu request.*

### **Variance Requests**

1. Please revise your variance requests to include two variances for block length – one for the northern block with Lot 1 and one for the southern block with Lot 6. Update the project summary, subdivision application, and all other locations mentioned to reference five variance requests.



*The variance requests have been updated to reference five variance requests.*

### **Project Summary**

1. Remove language about the 2019 Missoula County Land Use Element.

*Language about the 2019 Missoula County Land Use Element has been removed.*

2. Please clarify the proposed land uses and correct inconsistencies throughout the submittal. The project summary and subdivision application refer to commercial lots, while other reports reference residential development.

*The proposed land uses and inconsistencies throughout the submittal have been clarified. The proposed zoning of B2-2 allows for a variety of potential residential and commercial future land uses. The exact land uses for each Lot are not known at this time and will depend on future market conditions.*

### **Subdivision Application**

1. Page 3: Please write out the full names of the zoning districts in the table. For example: "C-A3 Agricultural Residential and C-RR1 Residential."

*The table has been revised to include the full names of the zoning districts.*

2. Page 3: Replace the statement in #6 with the following: "The Our Missoula 2035 City Growth Policy is the applicable regional plan." Remove the reference to the 2019 Missoula County Land Use Element.

*The referenced statement has been revised and the reference to the 2019 Missoula County Land Use Element removed.*

3. Page 3: Replace the statement in #7 with "The Our Missoula 2035 City Growth Policy recommends a land use designation of Neighborhood Mixed Use." Remove the reference to the 2019 Missoula county Land Use Element.

*The referenced statement has been revised and the reference to the 2019 Missoula County Land Use Element removed.*

4. Revise the sections noted within this sufficiency letter.

*The sections noted within this sufficiency letter have been revised.*

### **Preliminary Plat**

1. Please show areas of parkland dedication indicated as Common Area with bearings and distances and square foot area calculations on the east side of George Elmer to demonstrate compliance with the parkland dedication requirement.

*As the future usage of the Lots is not known at this time and could allow commercial uses under the proposed B2-2 zoning, the developer requests cash-in-lieu of 3.059 acres of parkland dedication to maintain flexibility to meet future market needs. Please refer to the response in the Parks and Open Space section above.*

2. Show the proposed public pedestrian access easement on Lot 1 to mitigate block length. This easement will preferably be placed north from the sidewalk on Briar Way.

*Please refer to Note 2 on the Preliminary Plat: "A Public Pedestrian Access Easement will be created on Lot 1 and Lot 6 during the building permit process to ensure block lengths do not exceed 480'." It is preferable to provide the easements at the time of development of the Lots to maintain flexibility in the future site layouts based on their usages at the time of development.*

3. Provide verification that the property served by the 60' private road and public utility easement has relinquished the access and have agreed to abandonment of the easement.

*The existing 60' Private Road and Public Utility Easement will be retained at this time.*

### **Other Issues**

1. Additional design recommendations for streets include:
  - a. Compare the curb radii at all intersections to the BUILD Grant designs and the MAMP Street Atlas and align the designs.

*Division 6.E. of the draft Mullan Area Master Plan form-based code references curb radii. According to the draft code, corner curb radius designs fall into two categories: corners with and without off-street parking. With the additions of the bulb-outs at intersections to address the above sufficiency comments, all of the proposed intersections will fall into the category of corners without on-street parking. The draft code suggests a turning radius between 20 feet and 30 feet maximum, which matches the proposed design of the subdivision intersection which use 25-foot curb radii.*

- b. Incorporate curb extensions at all local street intersections (as per the development to the West).

*Bulb-outs have been added at all intersections in response to the sufficiency comments above.*

- c. Extend the curb through the T-intersections to prevent parking within the intersections and crosswalks.

*The proposed curb bulb-out extends through the T-intersection of Abby Lane and Briar Way to prevent parking within the intersection and crosswalks.*

2. Participation in the BUILD Grant Project cost-share mechanism is required.

*The developer is aware that participation in the BUILD Grant cost-share mechanism will be required.*

3. A 90-foot right-of-way is required for George Elmer. Provide 5' public access and utility easements on either side of George Elmer to meet this requirement.

*The Preliminary Plat has been revised to show 5' public access and utility easements on either side of George Elmer Drive.*

4. Contact Logan McInnis of Missoula Water to review the findings a shallow groundwater investigation currently being completed to determine groundwater conditions in the area. Due to shallow groundwater, some areas may not be appropriate for basements and this condition will likely influence the storm water management practice that is most appropriate.

*According to Logan McInnis, the study is incomplete, and the results of the study are not yet available.*

5. Use the same equivalent used to calculate sewer development fees when compared to a 5/8" water meter to calculate sewer development fees for single-family lots. This property is subject to a special facility buy-in of \$282 per equivalent single-family lot.

*The developer is aware of the sewer development fees and special facility buy-in.*

6. Please provide the following revisions to the Proposed Declaration of Covenants:
  - a. Article II, Section 4: Add "and the Missoula County Noxious Weed Management Plan" to the last sentence. Add "The Declarant is responsible for weed management on all undeveloped lots and Common Area open space until transfer to Owners and Homeowners Association."

*The proposed Declaration of Covenants has been revised to add reference to the Missoula County Noxious Weed Management Plan. The section has been revised to include "The Declarant is responsible for weed management on all undeveloped Lots and Common Area open space until transfer to Owners and Homeowners Association."*

- b. Article II, Section 11: Revise this section to state: "The EPA has designated Missoula County as having a high radon gas potential (Zone 1). Therefore, the Missoula City-County Health Department recommends that all new construction incorporate radon resistant construction features."

*Article II, Section 11 has been revised as requested.*

- c. Article II, Section 15: Revise this section to state: "Acceptance of a deed for a Lot constitutes the Owner's assent to any future SID, based on benefit, for future improvements and maintenance to Briar Way, Winchester Drive, Remington Drive, Abby Lane, George Elmer Drive, and Old Ranch Road, including, but not limited to, the installation of paving, drainage facilities, curbs and gutters, traffic

control devices, motorized and non-motorized facilities, street widening, and all streets within, and providing access to, the Property.”

*Article II, Section 15 has been revised as requested.*

- d. Article III, Section 4: Add “Sections of the Development Covenants regarding weed control, radon mitigation, wildlife, Airport Influence Area, Avigation Easement and Boulevards may not be amended or deleted without written approval by the governing body.”

*Article III, Section 4 has been revised as requested.*

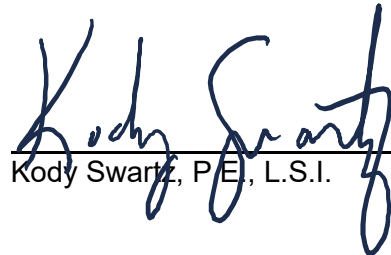
- e. Provide the avigation easement and title vegetation report as attachments within the Proposed Covenants.

*The avigation easement and title vegetation report will be included as attachments within the proposed covenants.*

The enclosed updated submittal packet contains the updated sections with the deficiencies addressed as outlined above. Please do not hesitate to contact us if you have any questions or need additional clarifications.

Sincerely,

**Woith Engineering, Inc.**

  
Kody Swartz, P.E., L.S.I.

  
Matt Hammerstein, E.I.





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

October 28, 2020  
Dave DeGrandpre  
City of Missoula Development Services  
435 Ryman Street  
Missoula, MT 59802

RE: Mcnett Flats Subdivision – Second Agency Sufficiency Review

Dear Dave:

Please accept this letter as the official agency comments from the Missoula County Airport Authority (“MCAA”) to the Mcnett Flats Subdivision (“Mcnett Flats”).

MCAA has reviewed the Mcnett Flats subdivision documentation and is submitting this objection to the subdivision as proposed. Mcnett Flats is located in the flight path of a proposed second runway at Missoula International Airport (“the Airport”) and they are proposing 7 lots on 20.21 acres, with residential densities in the medium to high range. Pursuant to guidance from the Federal Aviation Administration (“FAA”), residential use is incompatible in this proximity to the Airport and specifically in the flight path of a proposed runway.

The FAA’s land use planning objectives are to encourage land uses that are generally considered to be incompatible with airports to locate away from airports and to encourage land uses that are more compatible to locate around the Airport. Examples of non-compatible uses are residential (especially residential uses with higher than 1-2 houses per acre), schools, churches, nursing homes and hospitals. Examples of compatible uses are industrial and commercial uses.

The issues that make this subdivision incompatible with the Airport are as follows:

- The impact of aircraft noise on the medium to high density residential units which will eventually be directly under a runway flight path;
- The potential safety issues involved with aircraft flying over the said residential units;
- The possibility of electronic interference with aviation navigation aids;
- The potential for interaction between aircraft and wildlife.

While some of these issues can be mitigated with an Avigation Easement, an Avigation Easement is not a panacea that will make all these issues disappear. MCAA is open to entering into a dialogue with the City, Tollefson Properties, LLC, and Woith Engineering, Inc. to determine how best to mitigate the risks posed by the proposed subdivision.

Thank you for the opportunity to comment on this and any future proposals in this the Airport Influence Area.

Respectfully,

Dan F. Neuman  
Business Development Manager

**YOUR PASSPORT TO ANYWHERE**

*Offering nonstop flights to major U.S. markets and connecting you to the world.*

## Matt Hammerstein

---

**From:** Vince Caristo <vcaristo@mountainline.com>  
**Sent:** Thursday, November 5, 2020 12:15 PM  
**To:** Matt Hammerstein  
**Cc:** Emily Gluckin; Dave DeGrandpre; Kody Swartz; Spencer Woith; Tony Hilliard; Corey Aldridge; Dan Stone  
**Subject:** RE: Mcnett Flats Subdivision - 2nd Agency Sufficiency Review

Hi Matt,

Mountain Line has reviewed the subdivision application and has the following comments:

1. This property should be required to petition into the MUTD district as soon as possible, as a condition of subdivision approval.
2. We do not support variance request #1 because we plan to implement a transit route on George Elmer and request 11' minimum travel lane to accommodate the width of our buses. In addition, we are concerned about snow storage impacts in a reduced right-of-way.
3. In general, we are supportive of maximizing residential and commercial densities in this area to support the efficient provision of transit service.

Thanks,

Vince

---

**From:** [Matt Hammerstein](#)  
**Sent:** Thursday, October 22, 2020 11:18 AM  
**To:** [Matt Hammerstein](#)  
**Cc:** [Emily Gluckin](#); [Dave DeGrandpre](#); [Kody Swartz](#); [Spencer Woith](#); [Tony Hilliard](#)  
**Subject:** Mcnett Flats Subdivision - 2nd Agency Sufficiency Review

To Whom it May Concern:

Attached is an electronic copy of the Second Agency Sufficiency Review notification for the Mcnett Flats subdivision in Missoula, which was mailed to you yesterday. Development Services concluded First Agency Sufficiency Review of our application for the above-referenced subdivision on September 28, 2020, and we would like to extend this request for review and commentary on the revised materials for the proposed project.

Agencies and interested parties are being notified that the subdivision application packet has been resubmitted and is available for review and commentary at the following web address:

<https://www.ci.missoula.mt.us/2707/Mcnett-Flats>

1. Agencies and interested parties were notified on **October 21, 2020**.
2. The Agency Review comment deadline for Second Sufficiency Review is **November 5, 2020**.
3. The Sufficiency Review deadline is **November 9, 2020**.

Please feel free to give me a call at (406) 203-9565 or email at [matt@woitheng.com](mailto:matt@woitheng.com) if you have any questions.

Thank you,

**MATT HAMMERSTEIN**

*LAND DEVELOPMENT ENGINEER*



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3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

## Matt Hammerstein

---

**From:** Martin, Jacob <jacob\_martin@fws.gov>  
**Sent:** Monday, November 9, 2020 10:18 AM  
**To:** Matt Hammerstein  
**Subject:** Mcnett Flats Subdivision, Missoula, Missoula County, Montana

Dear Mr. Hammerstein,

Thank you for your September 8, 2020 letter received in this office on October 27, 2020, requesting U.S. Fish and Wildlife Service comment on the second sufficiency review for the proposed Mcnett Flats Subdivision. The proposed subdivision consists of seven mixed-use commercial lots on 20.21 acres located in Township 13 North, Range 20 West, Section 12, approximately four miles west of downtown Missoula, Montana.

This email represents our official response to your inquiry for your records. The U.S. Fish and Wildlife Service reviewed the maps and project description and has no comments or concerns regarding federally listed or proposed threatened or endangered species or other trust species in this residential setting. Additional information regarding listed species that may occur within the project footprint may be obtained using the IPaC project-planning tool, which streamlines the USFWS environmental review process at <https://ecos.fws.gov/ipac/>.

Thank you for the opportunity to comment. If you have any questions or comments about this correspondence please contact Karen Newlon at [karen\\_newlon@fws.gov](mailto:karen_newlon@fws.gov) or by phone at (406) 449-5225, ext. 209.

Sincerely,

Jacob M. (Jake) Martin  
Assistant Field Supervisor  
Montana Ecological Services Office  
585 Shephard Way, Suite 1  
Helena, Montana 59601  
(406) 422-8524 (cell, preferred I'm teleworking)  
(406) 449-5225x215 (office)  
jacob\_martin@fws.gov



## Matt Hammerstein

---

**From:** Andy Schultz <SchultzA@ci.missoula.mt.us>  
**Sent:** Wednesday, September 30, 2020 7:47 AM  
**To:** Matt Hammerstein  
**Cc:** Kody Swartz; Spencer Woith; Tony Hilliard; Tracy L. Campbell; Logan McInnis  
**Subject:** RE: Mcnett Flats Subdivision - First Agency Sufficiency Review

Matt,

We presented your plan for the storm water from Flynn Ranch in our group meeting yesterday afternoon and did not receive any resistance to it. A few items that will need to be considered if the design progresses are:

- An MOU or similar document with Remington Flats acknowledging that the location of the off-site flows has changed to Winchester Drive and that their roadway design can accommodate that flow and pass it through their development.
- An analysis showing when the dry wells will surcharge and begin discharging to Abby Lane. This should include a spread width analysis showing that the spread width confirms with the new Public Works Standards Manual (for 10-year storm Local Streets should not have curb overtopping, Collector must have one 11' lane free of water which can be centered on the crown and for the 100-year storm the flow in the gutter flow line shall not exceed 18" and buildings shall not be inundated)
- This plan will make the pond on Flynn Ranch have more water in it more frequently. It will fill up to the top of the lowest dry well until it begins running in the street. This will presumably mean that the pond will be filled higher than it would be for smaller storms. We would like to see an analysis showing that the pond can still drain within 72 hours.
- Relocate the proposed storm drain line so it isn't under the boulevard trees.

Let me know if you have any questions.

Thanks,

Andy Schultz, PE  
Utility Engineer  
City of Missoula  
[schultza@ci.missoula.mt.us](mailto:schultza@ci.missoula.mt.us)  
406.552.6758

---

**From:** Matt Hammerstein <matt@woitheng.com>  
**Sent:** Tuesday, September 29, 2020 9:26 AM  
**To:** Andy Schultz <SchultzA@ci.missoula.mt.us>  
**Cc:** Kody Swartz <kody@woitheng.com>; Spencer Woith <spencer@woitheng.com>; Tony Hilliard <tony@woitheng.com>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>  
**Subject:** RE: Mcnett Flats Subdivision - First Agency Sufficiency Review

Andy and Logan,

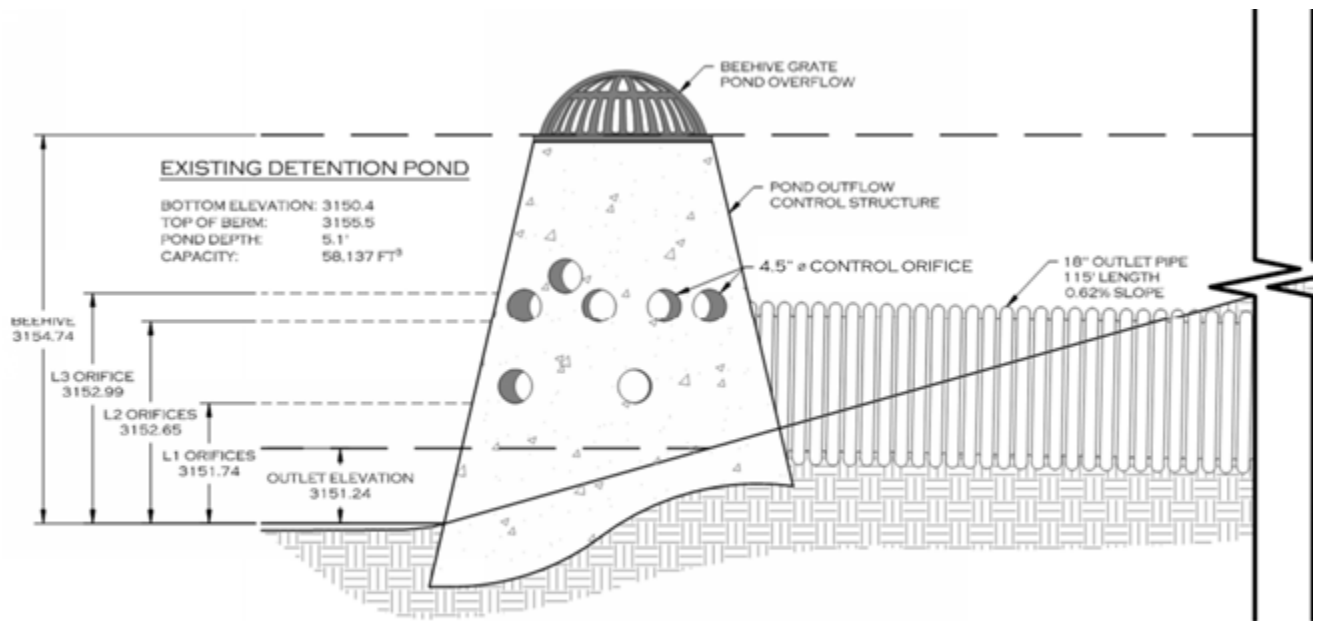
Attached is the overflow path exhibit. Below is a general narrative of the goals we are trying to accomplish. These will need to be verified in the modeling:

**2-year event:** stormwater outflow will flow from the orifices in the existing outfall control structure into the 18" storm pipe. 2-year flows will flow through the 18" pipe to the intersection of George Elmer Drive and Abby Lane, where they will infiltrate at sumps SDS-1, SDS-2, SDS-3, and SDS-4.

**10-year event:** stormwater outflow will flow from the orifices in the existing outfall control structure into the 18" storm pipe. 10-year flows will also infiltrate at sumps SDS-1, SDS-2, SDS-3, and SDS-4, in addition to possibly utilizing some of the storage volume in the bioretention bulb-outs.

**100-year event:** stormwater will overtop the beehive grate overflow on the existing structure, and flow into the 18" pipe. The 18" pipe and sumps will overtop, allowing water from the 100-year event to exit the bioretention bulb-out through the curb cut. Each sequential basin in Abby Drive, Briar Way, and Winchester Drive will overtop to continue flowing water to the west before water becomes deep enough to overtop the curbs.

Below is a snip of our drawing of the existing outfall control structure in the Flynn Ranch pond, if needed for your meeting:



*Figure 4. Configuration of existing outlet control structure and di.*

## MATT HAMMERSTEIN

LAND DEVELOPMENT ENGINEER



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

**From:** Andy Schultz <[SchultzA@ci.missoula.mt.us](mailto:SchultzA@ci.missoula.mt.us)>

**Sent:** Tuesday, September 29, 2020 8:12 AM

**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>

**Cc:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Spencer Woith <[spencer@woitheng.com](mailto:spencer@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>; Tracy L. Campbell <[CampbellTL@ci.missoula.mt.us](mailto:CampbellTL@ci.missoula.mt.us)>; Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>

**Subject:** RE: Mcnett Flats Subdivision - First Agency Sufficiency Review

Matt,

A short meeting sometime this morning before 10:30 should work.

Thanks,

Andy Schultz, PE  
Utility Engineer  
City of Missoula  
[schultza@ci.missoula.mt.us](mailto:schultza@ci.missoula.mt.us)  
406.552.6758

---

**From:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Sent:** Monday, September 28, 2020 3:58 PM  
**To:** Andy Schultz <[SchultzA@ci.missoula.mt.us](mailto:SchultzA@ci.missoula.mt.us)>  
**Cc:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Spencer Woith <[spencer@woitheng.com](mailto:spencer@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>; Tracy L. Campbell <[CampbellTL@ci.missoula.mt.us](mailto:CampbellTL@ci.missoula.mt.us)>; Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>  
**Subject:** RE: Mcnett Flats Subdivision - First Agency Sufficiency Review

Andy and Logan,

Do you have any availability tomorrow to discuss our proposed solution to the overflow issue? We'd like to get it in front of you and get your feedback before we finalize everything for the subdivision resubmittal.

Thanks,

**MATT HAMMERSTEIN**

*LAND DEVELOPMENT ENGINEER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

---

**From:** Andy Schultz <[SchultzA@ci.missoula.mt.us](mailto:SchultzA@ci.missoula.mt.us)>  
**Sent:** Tuesday, September 22, 2020 4:01 PM  
**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Cc:** Emily Gluckin <[GluckinE@ci.missoula.mt.us](mailto:GluckinE@ci.missoula.mt.us)>; Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Spencer Woith <[spencer@woitheng.com](mailto:spencer@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>; Tracy L. Campbell <[CampbellTL@ci.missoula.mt.us](mailto:CampbellTL@ci.missoula.mt.us)>; Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>  
**Subject:** RE: Mcnett Flats Subdivision - First Agency Sufficiency Review

Matt see attached for our comments on the storm water plan and report. Let me know if you have questions.

Thanks,

Andy Schultz, PE  
Utility Engineer  
City of Missoula  
[schultza@ci.missoula.mt.us](mailto:schultza@ci.missoula.mt.us)  
406.552.6758

---

**From:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Sent:** Tuesday, September 8, 2020 11:03 AM

**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>

**Cc:** Emily Gluckin <[GluckinE@ci.missoula.mt.us](mailto:GluckinE@ci.missoula.mt.us)>; Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Spencer Woith <[spencer@woitheng.com](mailto:spencer@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>

**Subject:** Mcnett Flats Subdivision - First Agency Sufficiency Review

To Whom it May Concern:

Attached is an electronic copy of the First Agency Sufficiency Review notification for the Mcnett Flats subdivision in Missoula, which was mailed to you today. Development Services has indicated that you are an agency or interested party for the proposed subdivision, and we would like to extend this request for review and commentary on the proposed project.

Agencies and interested parties are being notified that the subdivision application packet has been submitted and is available for review and commentary at the following web address:

<https://www.ci.missoula.mt.us/2707/Mcnett-Flats>

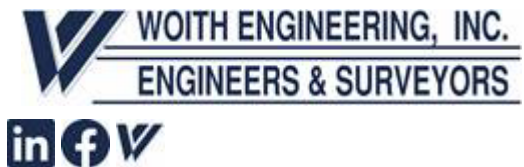
1. Agencies and interested parties were notified on **September 8, 2020**.
2. The Agency Review comment deadline for First Sufficiency Review is **September 23, 2020**.
3. The Sufficiency Review deadline is **September 28, 2020**.

Please feel free to give me a call at (406) 203-9565 or email at [matt@woitheng.com](mailto:matt@woitheng.com) if you have any questions.

Thank you,

**MATT HAMMERSTEIN**

*LAND DEVELOPMENT ENGINEER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

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## Matt Hammerstein

---

**From:** Dax Fraser <FraserD@ci.missoula.mt.us>  
**Sent:** Tuesday, September 29, 2020 8:58 AM  
**To:** Tony Hilliard  
**Cc:** Matt Hammerstein; Kody Swartz  
**Subject:** RE: Mcnett Flats Proposed Subdivision Fire Hydrant Layout Approval Request

You'll want 1500gpm hydrants.

---

**From:** Tony Hilliard <tony@woitheng.com>  
**Sent:** Tuesday, September 29, 2020 8:43 AM  
**To:** Dax Fraser <FraserD@ci.missoula.mt.us>  
**Cc:** Matt Hammerstein <matt@woitheng.com>; Kody Swartz <kody@woitheng.com>  
**Subject:** RE: Mcnett Flats Proposed Subdivision Fire Hydrant Layout Approval Request

Dax,

Can you provide the flow rate in gallons per minute that you would like to see achieved by the proposed fire hydrants in this development. Missoula Water needs this information to use in their hydraulic model.

Thank you,

### TONY HILLIARD, EI

*LAND DEVELOPMENT ENGINEER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9552  
Cell: (406) 239-0801

---

**From:** Dax Fraser <[FraserD@ci.missoula.mt.us](mailto:FraserD@ci.missoula.mt.us)>  
**Sent:** Thursday, July 30, 2020 9:59 AM  
**To:** Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>  
**Subject:** RE: Mcnett Flats Proposed Subdivision Fire Hydrant Layout Approval Request

Hydrant placement looks good.

---

**From:** Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>  
**Sent:** Wednesday, July 29, 2020 4:23 PM  
**To:** Dax Fraser <[FraserD@ci.missoula.mt.us](mailto:FraserD@ci.missoula.mt.us)>  
**Cc:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Subject:** Mcnett Flats Proposed Subdivision Fire Hydrant Layout Approval Request

Dax,

Please see the attached letterhead and exhibit requesting your approval of the fire protection infrastructure for the proposed subdivision Mcnett Flats. If you approve of our proposed layout there is a section on the second page for you to sign and return via mail or email. If you have any comments or would like to see any changes to the layout we are

more than happy to address those for you. Otherwise, if you have any questions or need any further information don't hesitate to contact us.

Thank you for your help on this project,

**TONY HILLIARD, EI**

*ENGINEER I*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9552  
Cell: (406) 239-0801

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## Matt Hammerstein

---

**From:** Troy Monroe <MonroeT@ci.missoula.mt.us>  
**Sent:** Thursday, September 24, 2020 4:40 PM  
**To:** Matt Hammerstein  
**Subject:** RE: 2020-037 McNett Flats comments

Our comments were not severe, so we can wait and comment on the Stage submittals.

Thanks,

**Troy Monroe PE**  
Assistant City Engineer  
552-6091

---

**From:** Matt Hammerstein <matt@woitheng.com>  
**Sent:** Thursday, September 24, 2020 4:37 PM  
**To:** Troy Monroe <MonroeT@ci.missoula.mt.us>  
**Subject:** RE: 2020-037 McNett Flats comments

Thanks Troy,

After seeing the comments related to the outflow from the Flynn Ranch pond, we're likely taking our storm drainage and thus road profiles in a different direction. We'll go through the stage checklist after sufficiency review.

I'm not sure if the significant changes to our profiles will affect the Engineering comments.

Thanks,

**MATT HAMMERSTEIN**  
*LAND DEVELOPMENT ENGINEER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

---

**From:** Troy Monroe <[MonroeT@ci.missoula.mt.us](mailto:MonroeT@ci.missoula.mt.us)>  
**Sent:** Thursday, September 24, 2020 2:35 PM  
**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Subject:** 2020-037 McNett Flats comments

Matt –

Hopefully you received the comments related to ROW dedication (the Pius ROW, attached, plus the additional 5-ft PA&UE eachside of George Elmer). Engineering had additional comments, but didn't want to include them with the sufficiency, since that can get confusing.

My question to you is whether you would like Engineering comments related to the preliminary construction drawings included in sufficiency, or if you will be submitting preliminary plans as a Stage 2?

Just let us know if you want the comments now, or to hold off.

Thanks,

**Troy Monroe PE**

Assistant City Engineer

552-6091

Messages and attachments sent to or from this e-mail account pertaining to City business may be considered public or private records depending on the message content. The City is often required by law to provide public records to individuals requesting them. The City is also required by law to protect private, confidential information. 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. Thank you

## Matt Hammerstein

---

**From:** Andy Schultz <SchultzA@ci.missoula.mt.us>  
**Sent:** Wednesday, September 23, 2020 8:17 AM  
**To:** Kody Swartz; Matt Hammerstein  
**Cc:** Emily Gluckin; Dave DeGrandpre; Spencer Woith; Tony Hilliard; Tracy L. Campbell; Logan McInnis  
**Subject:** RE: Mcnett Flats Subdivision - First Agency Sufficiency Review

Kody,

I have a series of meetings this morning but free up at 2 so I could do a call any time after that. If you want to send out a meeting invite and include Tracy and Logan I'd appreciate that. They both had comments that I incorporated into mine.

Thanks,

Andy Schultz, PE  
Utility Engineer  
City of Missoula  
[schultza@ci.missoula.mt.us](mailto:schultza@ci.missoula.mt.us)  
406.552.6758

---

**From:** Kody Swartz <kody@woitheng.com>  
**Sent:** Tuesday, September 22, 2020 5:07 PM  
**To:** Andy Schultz <SchultzA@ci.missoula.mt.us>; Matt Hammerstein <matt@woitheng.com>  
**Cc:** Emily Gluckin <GluckinE@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Spencer Woith <spencer@woitheng.com>; Tony Hilliard <tony@woitheng.com>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>  
**Subject:** RE: Mcnett Flats Subdivision - First Agency Sufficiency Review

Andy,

Do you have time tomorrow to talk about the overflow from Flynn Ranch that enters our subdivision? We would like to discuss options in dealing with this additional water as we seem to be caught between a subdivision that is already approved and one that is ahead of us in the process and we are trying to work our way into the best solution.

Thank you,

### KODY SWARTZ, PE, LSI

*MISSOULA OPERATIONS MANAGER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-0869  
Cell: (406) 868-5478

---

**From:** Andy Schultz <[SchultzA@ci.missoula.mt.us](mailto:SchultzA@ci.missoula.mt.us)>  
**Sent:** Tuesday, September 22, 2020 4:01 PM  
**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Cc:** Emily Gluckin <[GluckinE@ci.missoula.mt.us](mailto:GluckinE@ci.missoula.mt.us)>; Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Spencer Woith <[spencer@woitheng.com](mailto:spencer@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>; Tracy L.

Campbell <[CampbellTL@ci.missoula.mt.us](mailto:CampbellTL@ci.missoula.mt.us)>; Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>

**Subject:** RE: Mcnett Flats Subdivision - First Agency Sufficiency Review

Matt see attached for our comments on the storm water plan and report. Let me know if you have questions.

Thanks,

Andy Schultz, PE  
Utility Engineer  
City of Missoula  
[schultza@ci.missoula.mt.us](mailto:schultza@ci.missoula.mt.us)  
406.552.6758

---

**From:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>

**Sent:** Tuesday, September 8, 2020 11:03 AM

**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>

**Cc:** Emily Gluckin <[GluckinE@ci.missoula.mt.us](mailto:GluckinE@ci.missoula.mt.us)>; Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Spencer Woith <[spencer@woitheng.com](mailto:spencer@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>

**Subject:** Mcnett Flats Subdivision - First Agency Sufficiency Review

To Whom it May Concern:

Attached is an electronic copy of the First Agency Sufficiency Review notification for the Mcnett Flats subdivision in Missoula, which was mailed to you today. Development Services has indicated that you are an agency or interested party for the proposed subdivision, and we would like to extend this request for review and commentary on the proposed project.

Agencies and interested parties are being notified that the subdivision application packet has been submitted and is available for review and commentary at the following web address:

<https://www.ci.missoula.mt.us/2707/Mcnett-Flats>

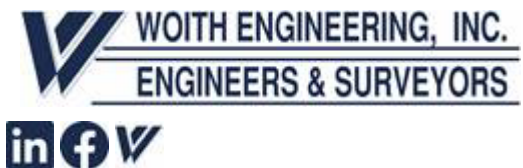
1. Agencies and interested parties were notified on **September 8, 2020**.
2. The Agency Review comment deadline for First Sufficiency Review is **September 23, 2020**.
3. The Sufficiency Review deadline is **September 28, 2020**.

Please feel free to give me a call at (406) 203-9565 or email at [matt@woitheng.com](mailto:matt@woitheng.com) if you have any questions.

Thank you,

**MATT HAMMERSTEIN**

*LAND DEVELOPMENT ENGINEER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

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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. Thank you

## Matt Hammerstein

---

**From:** Logan McInnis <LMcInnis@ci.missoula.mt.us>  
**Sent:** Monday, September 21, 2020 10:23 AM  
**To:** Matt Hammerstein; Travis Ross; Emily Gluckin; Dave DeGrandpre; Kody Swartz; Spencer Woith; Tony Hilliard  
**Cc:** Mary McCrea; Tracy L. Campbell; Elena Evans; Andy Schultz; Troy Monroe  
**Subject:** RE: Mcnett Flats Subdivision - First Agency Sufficiency Review

Matt,  
The modeling study just kicked off so we won't have any results for a month or 2.

Thanks,

Logan McInnis, PE  
Utilities Engineer  
City of Missoula  
[lmcinnis@ci.missoula.mt.us](mailto:lmcinnis@ci.missoula.mt.us)  
406-552-6766

---

**From:** Matt Hammerstein <matt@woitheng.com>  
**Sent:** Monday, September 21, 2020 10:04 AM  
**To:** Travis Ross <tross@missoulacounty.us>; Emily Gluckin <GluckinE@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Kody Swartz <kody@woitheng.com>; Spencer Woith <spencer@woitheng.com>; Tony Hilliard <tony@woitheng.com>  
**Cc:** Mary McCrea <McCreaM@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Elena Evans <eevans@missoulacounty.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>  
**Subject:** RE: Mcnett Flats Subdivision - First Agency Sufficiency Review

Travis - Thank you for the information. We'll review the groundwater investigation and compare it to the hydrogeologic study conducted by Newfields.

Logan – Do you have a draft copy or any information we could take a look at to make sure everything aligns?

Thanks,

### MATT HAMMERSTEIN

LAND DEVELOPMENT ENGINEER



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

---

**From:** Travis Ross <[tross@missoulacounty.us](mailto:tross@missoulacounty.us)>  
**Sent:** Friday, September 18, 2020 4:09 PM  
**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>; Emily Gluckin <[GluckinE@ci.missoula.mt.us](mailto:GluckinE@ci.missoula.mt.us)>; Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Spencer Woith <[spencer@woitheng.com](mailto:spencer@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>  
**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Logan McInnis <[LMcInnisL@ci.missoula.mt.us](mailto:LMcInnisL@ci.missoula.mt.us)>; Tracy Campbell <[campbelltl@ci.missoula.mt.us](mailto:campbelltl@ci.missoula.mt.us)>; Elena Evans <[eevans@missoulacounty.us](mailto:eevans@missoulacounty.us)>; Andy Schultz



<[SchultzA@ci.missoula.mt.us](mailto:SchultzA@ci.missoula.mt.us)>; Troy Monroe <[MonroeT@ci.missoula.mt.us](mailto:MonroeT@ci.missoula.mt.us)>

**Subject:** FW: Mcnett Flats Subdivision - First Agency Sufficiency Review

Matt – The District has been collecting groundwater information in this area to determine high groundwater depths. This information is being compiled with previously collected data to get a better depiction of groundwater conditions in this area. Due to shallow groundwater, some areas may not be appropriate for basements and this condition will likely influence the storm water management practice that is most appropriate. I was unable to get the maps and exhibits to open to see the specifics of this project but I would advise the developer to review the shallow groundwater investigation that is currently under development. I recommend you contact Logan McInnis to get findings on this study which should be completed shortly.

Travis Ross  
Environmental Health Supervisor  
Missoula Valley Water Quality District  
Missoula City-County Health Department  
406.258.4964

---

**From:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>

**Sent:** Tuesday, September 8, 2020 11:03 AM

**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>

**Cc:** Emily Gluckin <[GluckinE@ci.missoula.mt.us](mailto:GluckinE@ci.missoula.mt.us)>; Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Spencer Woith <[spencer@woitheng.com](mailto:spencer@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>

**Subject:** Mcnett Flats Subdivision - First Agency Sufficiency Review

To Whom it May Concern:

Attached is an electronic copy of the First Agency Sufficiency Review notification for the Mcnett Flats subdivision in Missoula, which was mailed to you today. Development Services has indicated that you are an agency or interested party for the proposed subdivision, and we would like to extend this request for review and commentary on the proposed project.

Agencies and interested parties are being notified that the subdivision application packet has been submitted and is available for review and commentary at the following web address:

<https://www.ci.missoula.mt.us/2707/Mcnett-Flats>

1. Agencies and interested parties were notified on **September 8, 2020**.
2. The Agency Review comment deadline for First Sufficiency Review is **September 23, 2020**.
3. The Sufficiency Review deadline is **September 28, 2020**.

Please feel free to give me a call at (406) 203-9565 or email at [matt@woitheng.com](mailto:matt@woitheng.com) if you have any questions.

Thank you,

**MATT HAMMERSTEIN**

*LAND DEVELOPMENT ENGINEER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

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## Matt Hammerstein

---

**From:** Travis Ross <tross@missoulacounty.us>  
**Sent:** Friday, September 18, 2020 4:09 PM  
**To:** Matt Hammerstein; Emily Gluckin; Dave DeGrandpre; Kody Swartz; Spencer Woith; Tony Hilliard  
**Cc:** Mary McCrea; Logan McInnis; Tracy Campbell; Elena Evans; Andy Schultz; Troy Monroe  
**Subject:** FW: Mcnett Flats Subdivision - First Agency Sufficiency Review

Matt – The District has been collecting groundwater information in this area to determine high groundwater depths. This information is being compiled with previously collected data to get a better depiction of groundwater conditions in this area. Due to shallow groundwater, some areas may not be appropriate for basements and this condition will likely influence the storm water management practice that is most appropriate. I was unable to get the maps and exhibits to open to see the specifics of this project but I would advise the developer to review the shallow groundwater investigation that is currently under development. I recommend you contact Logan McInnis to get findings on this study which should be completed shortly.

Travis Ross  
Environmental Health Supervisor  
Missoula Valley Water Quality District  
Missoula City-County Health Department  
406.258.4964

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**From:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Sent:** Tuesday, September 8, 2020 11:03 AM  
**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Cc:** Emily Gluckin <[GluckinE@ci.missoula.mt.us](mailto:GluckinE@ci.missoula.mt.us)>; Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Spencer Woith <[spencer@woitheng.com](mailto:spencer@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>  
**Subject:** Mcnett Flats Subdivision - First Agency Sufficiency Review

To Whom it May Concern:

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2. The Agency Review comment deadline for First Sufficiency Review is **September 23, 2020**.
3. The Sufficiency Review deadline is **September 28, 2020**.

Please feel free to give me a call at (406) 203-9565 or email at [matt@woitheng.com](mailto:matt@woitheng.com) if you have any questions.

Thank you,

**MATT HAMMERSTEIN**

*LAND DEVELOPMENT ENGINEER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

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## Matt Hammerstein

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**From:** Nate Gordon <GordonN@ci.missoula.mt.us>  
**Sent:** Monday, September 14, 2020 4:10 PM  
**To:** Matt Hammerstein  
**Cc:** Emily Gluckin; Dave DeGrandpre; Kody Swartz; Spencer Woith; Tony Hilliard  
**Subject:** Re: Mcnett Flats Subdivision - First Agency Sufficiency Review

Wastewater has no comments.

Thanks,

### **Nate Gordon**

Lab/Pretreatment Manager  
Wastewater Division  
City of Missoula  
(406) 552-6606

---

**From:** Matt Hammerstein <matt@woitheng.com>  
**Sent:** Tuesday, September 8, 2020 11:02:35 AM  
**To:** Matt Hammerstein  
**Cc:** Emily Gluckin; Dave DeGrandpre; Kody Swartz; Spencer Woith; Tony Hilliard  
**Subject:** Mcnett Flats Subdivision - First Agency Sufficiency Review

To Whom it May Concern:

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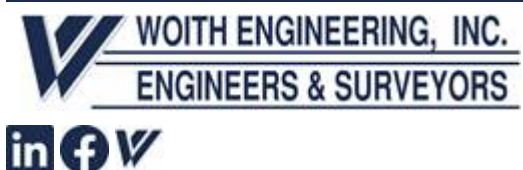
1. Agencies and interested parties were notified on **September 8, 2020**.
2. The Agency Review comment deadline for First Sufficiency Review is **September 23, 2020**.
3. The Sufficiency Review deadline is **September 28, 2020**.

Please feel free to give me a call at (406) 203-9565 or email at [matt@woitheng.com](mailto:matt@woitheng.com) if you have any questions.

Thank you,

### **MATT HAMMERSTEIN**

*LAND DEVELOPMENT ENGINEER*



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## Matt Hammerstein

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**From:** Stover, Candie <CStover@mt.gov>  
**Sent:** Tuesday, September 8, 2020 11:28 AM  
**To:** Matt Hammerstein  
**Subject:** Re: Mcnett Flats Subdivision - First Agency Sufficiency Review

Thank you for the opportunity. There is no comment from the Department of Revenue at this time.

Candie Stover  
DOR Missoula CO  
2681 Palmer ST STE I  
Missoula, MT 59808

---

**From:** Matt Hammerstein <matt@woitheng.com>  
**Sent:** Tuesday, September 8, 2020 11:02 AM  
**To:** Matt Hammerstein  
**Cc:** Emily Gluckin; Dave DeGrandpre; Kody Swartz; Spencer Woith; Tony Hilliard  
**Subject:** [EXTERNAL] Mcnett Flats Subdivision - First Agency Sufficiency Review

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<https://www.ci.missoula.mt.us/2707/Mcnett-Flats> [[ci.missoula.mt.us](https://www.ci.missoula.mt.us)]

1. Agencies and interested parties were notified on **September 8, 2020**.
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Please feel free to give me a call at (406) 203-9565 or email at [matt@woitheng.com](mailto:matt@woitheng.com) if you have any questions.

Thank you,

**MATT HAMMERSTEIN**

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



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

## Matt Hammerstein

---

**From:** Matt Hammerstein  
**Sent:** Tuesday, September 8, 2020 11:03 AM  
**To:** Matt Hammerstein  
**Cc:** Emily Gluckin; Dave DeGrandpre; Kody Swartz; Spencer Woith; Tony Hilliard  
**Subject:** Mcnett Flats Subdivision - First Agency Sufficiency Review  
**Attachments:** 1931 - 1st SUFFICIENCY NOTIFICATION - ELECTRONIC.pdf

To Whom it May Concern:

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Agencies and interested parties are being notified that the subdivision application packet has been submitted and is available for review and commentary at the following web address:

<https://www.ci.missoula.mt.us/2707/Mcnett-Flats>

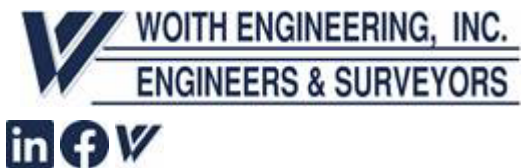
1. Agencies and interested parties were notified on **September 8, 2020**.
2. The Agency Review comment deadline for First Sufficiency Review is **September 23, 2020**.
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Please feel free to give me a call at (406) 203-9565 or email at [matt@woitheng.com](mailto:matt@woitheng.com) if you have any questions.

Thank you,

**MATT HAMMERSTEIN**

*LAND DEVELOPMENT ENGINEER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

## **Pre-Application Meeting Notes: Mcnett Flatts Subdivision**

**Property address:** None currently assigned. North of 44 Ranch Subdivision and Flynn Ranch Subdivision along each side of George Elmer Drive.

**Legal description:** Tract 8A of COS 6109 in the S1/2 of Section 12 of Township 13 North, Range 20 West.

**Geocode:** 04-2199-12-1-01-23-0000

**Date:** May 13, 2020

**Attendants:** Kody Swartz, Nate Tollefson, Matt Hammerstein, Spencer with, Mary McCrea, Troy Monroe, Dave DeGrandpre

**Applicant name & Address:** Tollefson Properties, LLC, 15311 Tyson Way Frenchtown, MT 59834

**Owner name and email address:** Nate Tollefson [njtollefson@q.com](mailto:njtollefson@q.com). Montana Cadastral lists the owner as Flynn Family Limited Partnership as of 5/4/20

**Representatives:** Kody Swartz [kody@woitheng.com](mailto:kody@woitheng.com), Matt Hammerstein [matt@woitheng.com](mailto:matt@woitheng.com) and Tony Hilliard [tony@woitheng.com](mailto:tony@woitheng.com), Woith Engineering, 3860 O'Leary Street, Suite A, Missoula, MT 59808, 406-203-0869

### **Proposal:**

Request to annex, zone to B2-2, and subdivide 20.21 acres into 7 lots.

### **Subject property statistics:**

20.21 acres

60-foot private road and public utility easement bordering the SW and W edges of the property  
80-foot ROW easement (COS 5699) for George Elmer Drive running N/S through the middle of the tract

An irrigation ditch runs along the E property boundary.

Property is within the Urban Growth Area and the Air Stagnation Zone.

The property is within the Airport Influence Area and an aviation easement will be required.

Neighborhood Council: Captain John Mullan is the Neighborhood Council.

### **Growth Policy:**

Our Missoula 2035 City Growth Policy Future Land Use Map recommends a land use designation of Neighborhood Mixed Use, which is a mix of neighborhood-serving commercial uses and high residential density, with a 'node development.' Nodes are areas for concentrated mixed-use, pedestrian friendly development creating focal points for community gathering and transit. In such areas, a combination of office, retail, and residential uses are planned to be integrated.

**Does the proposal comply with the growth policy?** While additional multi-dwelling housing in this area is encouraged, single-use development such as only apartments does not comply with the Growth Policy. Development Services Land Use and Permitting staff suggests a site plan be developed that includes a mixture of uses. When considering annexation, City Council will want to see a site plan that complies with the Growth Policy.

### **Zoning:**

Current C-RR1 (county).

Requested zoning upon annexation: B2-2

Potential development: Mixture of multi-dwelling housing mixed with other uses providing a future community node as described in the Growth Policy.

**Does the proposal meet the standards in terms of minimum lot size, etc.?** The proposed lot sizes and square footage per unit meet the minimum standards of the B2-2 district.

**Adjacent property zoning:**

North: C-RR1 Residential (1 du/acre) and C-A3 Agricultural/Residential (1 du/5 acres) (County)

South: SD/44 Ranch and RM1-45/PUD (City)

East: C-RR1 Residential - 1 du/acre (County)

West: C-RR1 Residential - 1 du/acre (County). Remington Flats Subdivision adjacent to the west is currently seeking annexation and zoning to RT5.4 Residential with a rezone to apply a Neighborhood Character Overlay.

**Annexation:**

Submit a petition for annexation and rezone along with the major subdivision application and preliminary plat package.

**Hazards:**

Provide maps of all hazards on or near site.

**Are hazards present, such as:**

**High-voltage lines?** Unknown. Applicant will need to address this in the application.

**High-pressure gas lines?** Unknown. Applicant will need to address this in the application.

**High ground water?** Possibly – high ground water is known to be found under nearby properties and must be investigated. Provide a Preliminary Storm Drainage Report with the preliminary plat application. Issues to address are appropriate storm water disposal techniques given site-specific conditions, groundwater protection, potential off-site impacts of elevated groundwater levels from onsite stormwater disposal, and to guide future construction.

Specific items to address include seasonal high groundwater depth across the site using recent (post 2004) data; sump depths in relation to seasonal high groundwater that will provide adequate separation; whether basement or other types of foundations will be appropriate, and the impacts of storm water disposal on groundwater quality and depth.

Requested submittals are a 1) Maximum Predicted Increase in Water Table with a Soil Conservation Service Type II hydrograph, 2) a Contour Map of Predicted Depth to Groundwater, and Contour Map of Predicted Depth to Groundwater under 100-year storm and flood event conditions which overlay the ponding of 1) above with the 100-year groundwater elevation of 2) above. Please consult with Troy Monroe if questions arise. *Also see Grading and Drainage below.*

**Steep Slopes (>25%)?** No.

**Within a FEMA Floodplain?** No. Property is Zone X.

**Natural Resources:**

**Wildlife:** Will need to check with Montana Fish Wildlife and Parks.

**Within big game winter range or crucial summer/winter habitat?** Unknown. Applicant will need to address this in the application.

**Within Grizzly Bear Corridor or habitat? Within Audubon “important bird areas”?**

**Threatened or endangered species?** Unknown. Grant Creek is to the west and Clark Fork

River is south of Mullan so it may be within the Audubon important bird areas. Applicant will need to address this in the application.

**Fisheries impacts?** No streams adjacent.

**Streams or wetlands:** No streams adjacent.

**Riparian Vegetation present?** Currently unknown if riparian vegetation exists along the Irrigation ditch.

**Weeds:** Revegetation plan will be required, and a noxious weed management plan included with the subdivision application packet submittal.

**Parkland Dedication:**

Parkland dedication is required per Section 3-080.3 of the subdivision regulations. The application materials must include calculations for parkland area. Land dedicated as parkland or common area must meet City parks and open space standards and be approved by the City Parks Department. Based on preliminary discussions with Missoula Parks and Recreation Department staff, it is likely a combination of cash in-lieu of parkland and dedicated parkland/common area will be required. Dedicated parkland/common area within the subdivision will be needed, perhaps on the east side of the development due to anticipated traffic along George Elmer Drive may be a barrier to accessing the 44 Ranch Park to the southwest. Landscaping and maintenance plans for common areas/parkland are required. Maintenance of common areas/park land should be addressed in the Development Covenants.

**Common Area / Facilities:**

Identify any common area or facilities (activity areas, cluster mailboxes, garbage collection areas, parking areas, etc.) and provide a plan for maintenance and address in the Development Covenants. If common property is to be deeded to a property owners association, provide draft covenants and restrictions that will govern the association. See 5-020.14.K for submittal requirements.

**Historic or Cultural resources:**

Unknown. Application will need to include comment from the City Historic Preservation Officer.

**Agricultural Resources and Irrigation Ditches:**

**NRCS soils map and soil types:** The application should include a soils map and info regarding the soil type designations with the application.

**Irrigation ditches on site?** Yes. Need a minimum 20-foot wide easement for the ditch. Assuming the ditch flows water, is there potential for flooding?

Does the property have water rights? If yes, the water rights will need to be addressed in compliance with state law. If water rights are retained, provide easements to each lot for delivery of water. If water rights are severed, provide a note on the plat and in the development covenants stating they are (or will be) severed and properties may be taxed as irrigated land even if the water is not deliverable. This statement should also be placed on the plat.

**Legal and Physical Access:**

The application must include a TIS that determines the volume of traffic including projected background traffic and traffic attributable to the subdivision at key intersections including the intersections of George Elmer and Cattle Drive and George Elmer and Mullan Road. A draft TIS was submitted to the engineering section of Development Services – please review and address City Engineer Kevin Slovark's comments in an updated TIS for submittal with the Subdivision application. Also please include projected traffic from Heron's Landing Subdivision in assumptions.

George Elmer Drive is designated as an urban collector. City of Missoula Subdivision Regulations Table .2A requires a 90-foot ROW for urban collectors with parking so an additional 10 feet is expected (although a variance may be requested). The other elements of the proposed cross section (10-foot driving lanes, 6-foot bike lanes, 8-foot parking lanes, 7-foot boulevards, and five-foot sidewalks) meet current city standards.

The other proposed streets are designated as urban local streets, which require 80-foot ROW instead of 64 feet shown on the submitted cross section plan. The other street elements meet city standards. Meet the 80-foot right-of-way standard or request a variance to provide 64 feet of right-of-way.

A special crossing for George Elmer will be needed - the traffic impact study (TIS) should recommend / propose a design.

**Non-motorized Standards:**

5-foot sidewalks with 7-foot landscaped boulevard required on all streets. Bike lanes on each side of George Elmer. Street plans must conform to Americans with Disabilities Act requirements.

**Transit and School Bus Stops:**

Work with Mountain Line to determine whether a transit stop is appropriate within the subdivision and if so, show on the plat or a separate plan. Work with the school district to determine where pick-up will occur and if any special improvements will be needed and show on the plat or a separate plan. May need to petition into Missoula Urban Transportation District.

**Street Signs:**

Provide a preliminary plan for the locations and types of street signs consistent with the Manual on Uniform Traffic Control Devices.

**Public Road Maintenance:**

SID waiver statement required for public streets. Place a SID waiver statement on the plat and in the Development Covenants stating that acceptance of a deed for a lot within the subdivision constitutes the assent of the owners to any future SID, based on benefit, for future improvements and maintenance to George Elmer Drive, Winchester Drive, Remington Drive, Abby Lane, and Old Ranch Road including but not limited to paving, curbs and gutters, the installation of non-motorized facilities, street widening and drainage facilities.

**Lots and Blocks:**

Subdivision regulations restrict maximum block length to 480 feet. Lots 1 and 6 exceed this standard so a redesign or variance request would be required. For each block that exceeds 480 feet, request a variance and address the criteria under Section 6-010.1 - .6.

**Grading and Drainage:**

Submittal packet should include grading and drainage plan and storm water pollution prevention plan meeting the requirements of Section 3-040 and 5-020.11. Provide a description and calculations of proposed storm drainage of the 10-year frequency one-hour storm and 100-year frequency 24-hour storm.

Provide a preliminary storm water management plan and calculations that indicate the amount of storm water from post development that will be required to be retained on-site at pre-development levels. If sumps are proposed, City staff recommended an infiltration study include borings to 20-foot depth to ensure sumps are viable.

Missoula Valley Water Quality District and City Storm Water Division staff are interested in methods that remove nutrients and reduce temperature of storm water and options such as curb

cuts from roads into common areas to facilitate uptake in nutrients to remove some of the nitrates before storm water infiltrates into soils. Consider options to retain water below grade rather than in surface ponds and options for using stored/retained water as parkland irrigation. Concern over retention ponds if the water is held and takes longer to infiltrate, which results in standing water that can attract mosquitos.

**Fire Protection:**

**Fire District:** Missoula City Fire Department

**Water supply for fire protection:** Hydrants: Include fire hydrant plan and location of nearest existing fire hydrant(s) in submittal packet. Generally a 1,500 gpm fire flow is required at each hydrant. City Fire can provide information regarding when a 1,000 gpm fire flow is permitted.

Section 3-020.3.F requires access be adequate for emergency and service vehicles and approved by City Fire and City Engineer. Confirm access to all lots and building sites from a public road with City Fire. Section 3-020.8.C requires an approved fire apparatus turn-around located within 150 feet of a building for driveways over 150 feet and must be approved by City Fire. Driveways over 150 feet must have an unobstructed vertical clearance of 13.5 feet and an unobstructed width of 20 feet.

**Water and Sanitation:**

Within the Utility Service Area. City sewer and water connection is required for each dwelling unit.

**Utilities:**

Submit a plan that shows existing and proposed infrastructure and utilities on and adjacent to the property including the approximate location, size, and depth of the nearest sanitary and storm sewers; the approximate location, size, and depth of water mains, water lines, wells, and fire hydrants within 500 feet; and the approximate location of nearest gas lines, electric, cable TV, telephone lines, and street lights.

Development Services Engineering staff indicated one or more proposed water line is located too close to the curb line.

**Phasing:**

It is currently unknown if phasing will be proposed. If so, submit an overall phased development preliminary plat showing the independent phases and a proposed schedule for submittal of the final plat of each individual phase as per Montana Code Annotated 76-3-617.

**Next Steps:**

**Neighborhood meeting:** A Neighborhood meeting is required. Upon annexation the property will be added to the Captain John Mullan Neighborhood Council. You might be able to get on the agenda for a future Captain John Mullan Neighborhood Council meeting if the timeline for the meeting can accommodate the meeting notification requirements in Section 4-010.2 of the regulations.

Section 4-010.2 of the subdivision regulations includes requirements for the neighborhood meeting. Be sure to allow for enough time for posting meeting notices regarding the project within 300' of the property, mailing meeting notices at least 15 days in advance to residents within 300', City Council Ward representatives, Case planner at Development Services, the neighborhood council and any neighborhood associations within 300'.

The submittal packet must include the mailing list, any written comments from the neighborhood organizations and individuals received, sign-in sheet for attendance at the meeting and minutes from the meeting detailing comments and suggestions with regards to the project.



**Annexation Meeting**

**Date:** November 7, 2019

**Property address:** no address assigned

**Legal description:** Parcel 8A of COS 6109 (20.21 acres) located in Section 12, Township 13 North, Range 19 West, P.M.M.

**Attendees:** Kody Swartz, Nate Tollefson, Mary McCrea, Jenny Baker

**Owner name and email address:** Flynn Family Limited Partnership

**Applicant name and email address:** Nate Tollefson

**Rep name and email address:** Kody Swartz, kody@woitheng.com

**Proposal:** Annexation of 20.21 acres, and zoning upon annexation of B2-2

**Subject property statistics:**

**GEO Code:** 04-2199-12-1-01-23-0000

**Within the UGA?** Yes

**Within the Air Stagnation zone?** Yes

**Within Airport Influence Area?** Yes. Applicant will need to obtain an avigation easement from the Airport Authority.

**Zoning:** County C-RR1

Adjacent zoning on all sides.

North: C-RR1 and C-A3

East: C-C1/Special Con. 33

South: RM1-45/Flynn Ranch PUD and 44 Ranch Special Zoning District

West: C-RR1

Adjacent land uses (from CAMA data):

North: Vacant

East: Vacant

South: Residential, single dwellings

West: Vacant

**Comprehensive Plan:**

The 2035 Our Missoula City Growth Policy recommends a land use designation on this parcel of Neighborhood Mixed Use, suitable for neighborhood-serving commercial uses and high residential density. Corresponding zoning districts include B1-1, B2-1, B2-2, and M1R-2.

**Proposed Zoning:** B2-2

**Floodplain:** Zone X – outside regulated floodplain

**Steep Slopes:** NA – Property does not have steep slopes.

**Motorized and Non-motorized Transportation:****On-site Roads:**

- None existing.

**Off-site Roads:**

- George Elmer is a collector which stops at the southern boundary of the parcel. A county road easement for George Elmer cuts through the center of the 20 acre parcel.
- Old Ranch Road also extends to the southern boundary of the subject property; it is a local street in the Flynn Ranch Subdivision.

- The applicant proposes to extend George Elmer to the northern boundary of the subject property.
- Applicant may be subject to “late-comers agreement,” requiring contribution towards improvements at the intersection of George Elmer and Mullan Road.
- Extension of Old Ranch Road to the northern boundary of the subject property will be required as a condition of annexation.
- Given the number of units proposed – 600-650 apartments, generating 6,000+ trips per day – City Engineer requires a traffic impact study

#### **Pedestrian & Bicycle Facilities:**

No pedestrian or bicycle facilities exist on this vacant parcel. George Elmer has bike lanes, and these would be extended through the subject property, along with the roadway. Connection to existing sidewalks in the subdivisions to the south of this parcel will be required, along with sidewalks on all property frontages.

**Public Transit:** There are no public transportation facilities within a mile of this site.

#### **Parking:**

The amount of parking required is dependent on the development, with at least one space per dwelling unit required.

#### **Fire Protection:**

This parcel is not currently within the jurisdiction of City Fire.

The closest hydrants are along Horn Road in the 44 Ranch Subdivision, and in the Flynn Ranch Subdivision, Pius Way which is parallel to a portion of the southern boundary of the subject property. Additional fire hydrants would need to be installed to serve any development, and City Fire would need to approve the hydrant plan and fire flows.

#### **Water & Sanitation:**

City sewer lines are located in Horn Road and Pius Way. Water lines run in the same location. There are no services that currently exist on this parcel.

#### **Soils & Storm Water**

NRCS for soil survey & soil type – Map 77. Soil type is #34, Desmet Loam, 0 to 2%, prime farmland if irrigated.

- Because storm water in this area goes from southwest to northeast, this parcel will not be able to connect to the existing storm water infrastructure in 44 Ranch.
- Storm water to be retained on site at pre-development levels.
- Because this is in the Airport Influence Area, open storm water retention pond may not be possible. It attracts birds, which is undesirable in a flight path.
- The clay soils will likely prohibit the infiltration of storm water with sumps.
- Storm water drainage and management plan shall also include utility easements to accommodate future storm water utility infrastructure across and through this development from surrounding developed and undeveloped parcels.

#### **Parkland/Common Area**

Parks would accept no less than 50% of the required on site activity area for multi-dwelling buildings be provided on site, ideally on both sides of George Elmer. Remainder can be private outdoor areas, or recreational facilities. Parks would also consider cash-in-lieu.

## Matt Hammerstein

---

**From:** Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>  
**Sent:** Monday, August 17, 2020 10:21 AM  
**To:** Kody Swartz  
**Cc:** Matt Hammerstein; Spencer Woith  
**Subject:** FW: Parkland dedication question

---

**From:** Ryan Sudbury <SudburyR@ci.missoula.mt.us>  
**Sent:** Tuesday, August 11, 2020 9:45 AM  
**To:** Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Mary McCrea <McCreaM@ci.missoula.mt.us>  
**Cc:** Neil Miner <MinerN@ci.missoula.mt.us>  
**Subject:** Re: Parkland dedication question

I think the document could be recorded with the county property records and/or attached via a flag to the property in the accelera program. I was thinking something more along the lines of 2-5 years...

Ryan Sudbury  
Deputy City Attorney  
City of Missoula

---

**From:** Dave DeGrandpre  
**Sent:** Tuesday, August 11, 2020 9:21:27 AM  
**To:** Ryan Sudbury; Mary McCrea  
**Cc:** Neil Miner  
**Subject:** RE: Parkland dedication question

Ryan and Mary,

Thanks for your thoughts on this subject. How could an agreement like this be tracked over time, especially with circumstances like staff turnover? Is there a way to tie the agreement to the property records so that future planners or building permit officials are aware of the agreement and how it is to be administered? Also, Ryan, what sort of a timeframe are you thinking about, 10 years? My thought is to provide some parameters for an agreement to the applicant and ask him to submit a draft with the preliminary plat application.

Thanks,

Dave DeGrandpre

---

**From:** Ryan Sudbury <[SudburyR@ci.missoula.mt.us](mailto:SudburyR@ci.missoula.mt.us)>  
**Sent:** Monday, August 10, 2020 4:38 PM  
**To:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>  
**Cc:** Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>  
**Subject:** Re: Parkland dedication question

I think we could come up with an agreement that outlines the understanding of how a refund would work, and under what conditions (e.g. all lots are developed as non-residential commercial unit, etc...). But if we went this route I would prefer that such an agreement has a sunset - meaning they pay the agreed upon cash-in-lieu prior to final plat, and we will hold it (and maybe use it as portions get developed as residential developments), and if a refund condition is triggered within x number of years (something relatively short), then we would refund the money. But after that period, the cash-in-lieu is committed to parkland.

I would prefer this (pay in and refund) approach over a deed restriction approach, which I agree could be difficult to enforce.

Ryan Sudbury  
Deputy City Attorney  
City of Missoula

---

**From:** Mary McCrea  
**Sent:** Monday, August 10, 2020 12:50:01 PM  
**To:** Dave DeGrandpre; Ryan Sudbury  
**Cc:** Neil Miner  
**Subject:** RE: Parkland dedication question

Dave, Ryan and Neil,  
State law is pretty clear that parkland dedication (land or cash-in-lieu) is required at the time the final plat is filed. If the applicant wants to file a deed restriction against the property (that can't be removed without governing body approval) and include the deed restriction in the development covenants, that states the property will only include non-residential uses then they can qualify for the exemption from parkland dedication in the subdivision regulations. But this is Nate Tollefson and the only development plan we have seen I multi-dwelling development. The only contractual agreement that would be worthwhile would be one the City is willing to sue over to ensure the cash-in-lieu is paid. My experience is that agreements are only good if the applicant voluntarily complies. The City typically doesn't want to go to court.

This is the same argument made by Hellgate Village Subdivision. Because the property is zoned B2-1 that allows commercial uses they shouldn't have to pay cash-in-lieu or dedicate parkland. Council denied their variance.  
Mary

---

**From:** Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>  
**Sent:** Monday, August 10, 2020 11:11 AM  
**To:** Ryan Sudbury <[SudburyR@ci.missoula.mt.us](mailto:SudburyR@ci.missoula.mt.us)>  
**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>; 'Kody Swartz' <[kody@woitheng.com](mailto:kody@woitheng.com)>; 'spencer@woitheng.com' <[spencer@woitheng.com](mailto:spencer@woitheng.com)>  
**Subject:** Parkland dedication question

Hi Ryan,

Development Services will soon receive an annexation, rezoning, and subdivision application for seven lots in the BUILD Grant area (plat attached). The proposed zoning is B2-2, which allows a wide range of commercial and residential uses. The developer, Nate Tollefson, is known to build multi-dwelling apartment buildings.

In conjunction with the City Parks and Recreation Department, Development Services is planning to require parkland dedication. Discussions have focused on a combination of land on the east side of George Elmer Drive and cash in-lieu on the west side. The lots are relatively large and could be re-subdivided if someone wants to build other types of homes or for commercial uses.

The developer does not want to pay cash in-lieu of parkland if someone is going to purchase one or more lot for commercial purposes. Similarly, if he were to re-subdivide a lot (or sell a lot to someone who re-subdivided it) for single family homes, for example, that subdivider would have to meet the parkland dedication requirement too, which could result in the parkland dedication requirement having to be met twice on the same property.

Neil Miner and I were thinking it could be appropriate to require parkland dedication as part of the pending subdivision review process, but perhaps there could be a contractual agreement between the City and subdivider that could provide a mechanism for reconsideration or refund if commercial is built instead of residential on a lot, or if a lot is re-subdivided into smaller lots. There may be other scenarios I am not thinking of also. Is something like that possible? I know it would require record keeping and financial administration, which are always tricky.

Any thoughts you have would be appreciated. Thanks.

**Dave DeGrandpre, AICP**

Planning Supervisor

City of Missoula Development Services

435 Ryman

Missoula, MT 59802

406-529-0709

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## Matt Hammerstein

---

**From:** Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>  
**Sent:** Tuesday, August 11, 2020 1:29 PM  
**To:** Kody Swartz; Logan McInnis  
**Subject:** RE: Mcnett Flats - George Elmer Water and Sewer  
**Attachments:** 30% Progress - Mullan Build Water\_review.pdf; 30% Progress - Mullan Build - Wastewater Report\_review.pdf

Hi Kody, we have been working through these questions with HDR as part of the Mullan BUILD grant project. I'm sending you the latest 30% design reports for both water and sewer, which should show our latest guesses on water and sewer sizes for these mains. I don't think we have depth (of sewer) figured out yet but at least this should show which way it will slope. I haven't seen a set of Stage 3 plan and profiles from Remington Flats yet for sewer so you should probably talk to them.

Thanks,



**Ross Mollenhauer, PE**  
Utility Project Manager  
1345 W. Broadway  
Missoula, MT 59802  
406-552-6764

---

**From:** Kody Swartz <kody@woitheng.com>  
**Sent:** Monday, August 10, 2020 10:51 AM  
**To:** Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>  
**Subject:** Mcnett Flats - George Elmer Water and Sewer

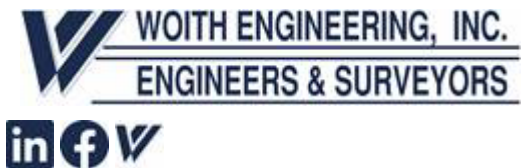
Good Morning Ross and Logan,

I am trying to nail down our water and sewer layouts and depths for our development at the terminus of George Elmer. Have you guys ironed that out with 406 Engineering for Remington Flats? We are ready to submit our subdivision application, but need to make sure we have the water and sewer coordinated.

Thanks for your help,

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



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3860 O'Leary Street, Suite A  
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## Matt Hammerstein

---

**From:** Neil Miner <MinerN@ci.missoula.mt.us>  
**Sent:** Friday, August 7, 2020 9:45 AM  
**To:** Dave DeGrandpre; Kody Swartz  
**Subject:** RE: Mcnett Flats Subdivision

I could be available, but need to be finished by 11 for other meetings.

What I would request is clear agenda and questions beforehand, and the latest site plan prior to the meeting, that would facilitate a quicker response from my end.

**Neil Miner, PLA**  
Parks and Trails Design/Development Manager  
Missoula Parks and Recreation  
600 Cregg Lane | Missoula, MT 59801  
406-552-6264  
[www.missoulaparks.org](http://www.missoulaparks.org)  
[nminer@ci.missoula.mt.us](mailto:nminer@ci.missoula.mt.us)

---

**From:** Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>  
**Sent:** Friday, August 7, 2020 9:14 AM  
**To:** 'Kody Swartz' <kody@woitheng.com>; Neil Miner <MinerN@ci.missoula.mt.us>  
**Subject:** RE: Mcnett Flats Subdivision

Hi Kody,

I am available all morning Monday for a call.

**Dave DeGrandpre, AICP**  
Planning Supervisor  
City of Missoula Development Services  
435 Ryman  
Missoula, MT 59802  
406-529-0709

---

**From:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>  
**Sent:** Thursday, August 6, 2020 4:29 PM  
**To:** Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>; Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>  
**Subject:** Mcnett Flats Subdivision

Good Afternoon Neil and Dave,

I am trying to nail down the parkland dedication for Mcnett Flats at the terminus of George Elmer Drive. Would the two of you be available for a conference call to discuss our layout further on Monday Morning?

Dave,



If you are both available, could I steal a little more of your time after the parkland discussion to make sure that I have a firm grasp on what will be required with our subdivision application?

Thank you,

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



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## Matt Hammerstein

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**From:** Don Verrue <VerrueD@ci.missoula.mt.us>  
**Sent:** Thursday, July 23, 2020 8:31 AM  
**To:** Kody Swartz  
**Cc:** Nate Tollefson (njtollefson@q.com)  
**Subject:** RE: Mcnett Flats - Tollefson George Elmer Development

Kody

As you may know, we are required to follow state subdivision regulations. I discussed your request with Mary and received some education and how we follow state law. During the pre-app or element review of your application, all aspects of the application needs to be complete. Once complete, we have 5 days to review and accept as per law. This process is different compared to other city process where we have more flexibility. So the bottom line is to complete the infiltration study as soon as possible and submit the complete package. Do you have an idea how long the study will take?

Thanks. Don

---

**From:** Kody Swartz <kody@woitheng.com>  
**Sent:** Wednesday, July 22, 2020 11:23 AM  
**To:** Don Verrue <VerrueD@ci.missoula.mt.us>  
**Cc:** Nate Tollefson (njtollefson@q.com) <njtollefson@q.com>  
**Subject:** Mcnett Flats - Tollefson George Elmer Development

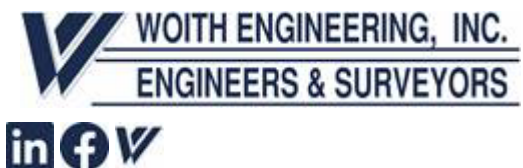
Good Morning Don,

I am reaching out in regards to our pending subdivision application for Mcnett Flats at the terminus of George Elmer Drive. We will be ready to submit the subdivision application soon, but based on our conversation with staff at the Preapplication Meeting, we will need to provide an infiltration study as both Remington Flats and Heron's Landing have been required to provide them to provide the City with additional data on the effects of sumps on the groundwater in the area. Would it be possible to submit the subdivision application without that data, and provide it once our subconsultant has completed the study?

Thanks for your help,

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



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## Matt Hammerstein

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**From:** Neil Miner <MinerN@ci.missoula.mt.us>  
**Sent:** Wednesday, June 10, 2020 4:27 PM  
**To:** Matt Hammerstein  
**Cc:** Kody Swartz; Tony Hilliard; Mary McCrea; Dave DeGrandpre  
**Subject:** RE: Annexation of COS 6109

Hi Matt,

I'd like to apologize for the delay in getting back to you. My schedule has been upended a little with balancing childcare and working from home.

As this is now a subdivision, you will be required to provide the parkland dedication. You will be exempt from having to provide activity area as part of the multi-family activity area requirement, as that will be provided as part of the subdivision parkland dedication requirement. Does that make sense?

The parkland dedication will need to meet the requirements spelled out in the Subdivision Regulations, section 3-080. (<https://www.ci.missoula.mt.us/DocumentCenter/View/22394/City-Subdivision-Regulations-Links?bidId=>)

What we had discussed before, is that this site could have a combination of cash-in-lieu of parkland dedication (because of it is within the service area of 44 Ranch park), and parkland dedication (as ~half of the site is separated by a barrier, George Elmer, based on the classification of rd). What this could look like on this site is small common areas that are accessible to the higher density housing, that could serve the residents. This could be open turf area, fenced dog parks, playground, etc. There are some minimum requirements in 3-080 to follow.

I have not done the calculations for this site, and I don't know what the preference is to your client, but having some larger, contiguous common areas that are accessible to the residents would be our preference.

Please let me know if you have any questions.

Thanks

Neil

Neil Miner, PLA  
Parks and Trails Design/Development Manager  
Missoula Parks and Recreation  
600 Cregg Lane | Missoula, MT 59801  
406-552-6264  
[www.missoulaparks.org](http://www.missoulaparks.org)  
[nminer@ci.missoula.mt.us](mailto:nminer@ci.missoula.mt.us)

---

**From:** Matt Hammerstein <matt@woitheng.com>  
**Sent:** Wednesday, May 27, 2020 11:50 AM  
**To:** Neil Miner <MinerN@ci.missoula.mt.us>  
**Cc:** Kody Swartz <kody@woitheng.com>; Tony Hilliard <tony@woitheng.com>  
**Subject:** RE: Annexation of COS 6109

Good morning Neil,

The proposal for the below parcel will now be undergoing subdivision review; so we wanted to reach out to you to clarify the requirements for parkland dedication and activity area. Our understanding at the pre-application

meeting is that the percentage of each lot designated as activity area can be used in the parkland dedication for the subdivision. Attached is a copy of the preliminary plat of the subdivision.

In addition, the pre-application meeting notes indicated dedicated parkland/common area within the subdivision will be needed, perhaps on the east side of the development due to anticipated traffic along George Elmer Drive may be a barrier to accessing the 44 Ranch Park to the southwest. Does Parks and Recreation have a preferred location for the parkland within the subdivision?

Thank you,

**MATT HAMMERSTEIN**

*ENGINEER I*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

---

**From:** Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>

**Sent:** Tuesday, November 12, 2019 10:13 AM

**To:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>

**Subject:** RE: Annexation of COS 6109

Kody,

Correct. The multi-family development requires a certain percentage of the site as activity area. With this density, we will require at least 50% as outdoor common area to meet that activity requirement for residents to play, recreate, hang out, or walk the dog outside. George Elmer will be a minor arterial road, and so we would want some of outdoor area on each side of the street.

The remaining percentage can come from the other activity area types listed in chapter 20.65 (i.e. private outdoor, functional garden area, pool, recreation room, etc).

Let me know if you have any questions.

Neil

**Neil Miner, PLA**

Parks and Trails Design/Development Manager

Missoula Parks and Recreation

600 Cregg Lane | Missoula, MT 59801

406-552-6264

[www.missoulaparks.org](http://www.missoulaparks.org)

[nminer@ci.missoula.mt.us](mailto:nminer@ci.missoula.mt.us)

---

**From:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>

**Sent:** Monday, November 11, 2019 8:34 AM

**To:** Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>

**Subject:** Annexation of COS 6109

Good Morning Neil,

I am the engineering consultant representing Nate Tollefson for the Annexation of COS 6109 at the end of George Elmer Drive. Jenny had passed along an email from you and I wanted to be sure that I understood what we were looking for. From my understanding, a condition for the parks department would be to provide at least 50% of the activity area as common area, and the other 50% can come in the form of private outdoor

areas. It also stated that you wanted two separate activity areas on each side of George Elmer. Does this all sound correct?

Thanks for your time,

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



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500 North Higgins, Suite 103  
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## Matt Hammerstein

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**From:** Mickey Morin <MorinM@ci.missoula.mt.us>  
**Sent:** Tuesday, June 2, 2020 12:18 PM  
**To:** Tony Hilliard  
**Cc:** Matt Hammerstein; Kody Swartz  
**Subject:** RE: George Elmer Sewer Inverts

[How about tomorrow? Maybe around 11?](#)

---

**From:** Tony Hilliard <tony@woitheng.com>  
**Sent:** Tuesday, June 2, 2020 10:30 AM  
**To:** Mickey Morin <MorinM@ci.missoula.mt.us>  
**Cc:** Matt Hammerstein <matt@woitheng.com>; Kody Swartz <kody@woitheng.com>  
**Subject:** George Elmer Sewer Inverts

Good morning Mickey,

I was wondering if you had any availability to meet out at the end of George Elmer Drive to pull some manhole lids so we can measure the sewer main inverts. Please let me know a day and time that would work best for you.

Thank you for your help,

**TONY HILLIARD, EI**

*ENGINEER I*



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Office: (406) 203-9552  
Cell: (406) 239-0801

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## Matt Hammerstein

---

**From:** Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>  
**Sent:** Friday, May 29, 2020 11:35 AM  
**To:** Kody Swartz; Logan McInnis; Troy Monroe; Ross Mollenhauer; Andy Schultz  
**Cc:** Matt Hammerstein; Tony Hilliard  
**Subject:** RE: Mcnett Flats Subdivision  
**Attachments:** Pre-application Meeting Notes - Mcnett Flats.doc

Kody,

The attached pre-application notes discuss groundwater and stormwater submittal requirements but it might be helpful if Logan or Troy could weight in to make sure we are all on the same page.

### Dave DeGrandpre, AICP

Planning Supervisor  
City of Missoula Development Services  
435 Ryman  
Missoula, MT 59802  
406-529-0709

---

**From:** Kody Swartz <kody@woitheng.com>  
**Sent:** Friday, May 29, 2020 11:05 AM  
**To:** Logan McInnis <LMcInnis@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>  
**Cc:** Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Matt Hammerstein <matt@woitheng.com>; Tony Hilliard <tony@woitheng.com>  
**Subject:** RE: Mcnett Flats Subdivision

Logan,

It was indicated that a groundwater monitoring study would be required on this site similar to Heron's Landing and Remington Flats. I believe we were going to be provided the requirements of that study, but have not seen them yet. Our storm water report is not complete at this point. We will be looking to utilize sumps based on preliminary geotechnical investigations.

Matt,

Can you forward the proposed road plans and profiles at this point so that Andy has a little background knowledge?

Thank you,

### KODY SWARTZ, PE, LSI

MISSOULA OPERATIONS MANAGER



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-0869  
Cell: (406) 868-5478



---

**From:** Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>

**Sent:** Friday, May 29, 2020 10:59 AM

**To:** Troy Monroe <[MonroeT@ci.missoula.mt.us](mailto:MonroeT@ci.missoula.mt.us)>; Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Ross Mollenhauer <[MollenhauerR@ci.missoula.mt.us](mailto:MollenhauerR@ci.missoula.mt.us)>; Andy Schultz <[SchultzA@ci.missoula.mt.us](mailto:SchultzA@ci.missoula.mt.us)>

**Cc:** Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>

**Subject:** RE: Mcnett Flats Subdivision

I can meet at 2 on Monday. Can you send your storm water report so Andy Schultz can try to get up to speed? Can you also refresh my memory as to whether there will be a groundwater modeling study performed similar to Heron's Landing and Remington Flats?

Thanks

Logan McInnis, PE  
Utilities Engineer  
City of Missoula  
[lmcinnis@ci.missoula.mt.us](mailto:lmcinnis@ci.missoula.mt.us)  
406-552-6766

---

**From:** Troy Monroe

**Sent:** Friday, May 29, 2020 10:41 AM

**To:** 'Kody Swartz' <[kody@woitheng.com](mailto:kody@woitheng.com)>; Ross Mollenhauer <[MollenhauerR@ci.missoula.mt.us](mailto:MollenhauerR@ci.missoula.mt.us)>; Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>; Andy Schultz <[SchultzA@ci.missoula.mt.us](mailto:SchultzA@ci.missoula.mt.us)>

**Cc:** Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>

**Subject:** RE: Mcnett Flats Subdivision

Thanks Kody, for locating this easement. I am unavailable all of Monday, but I have included Andy in this email chain. Hopefully he and Logan can provide comment related to storm water.

Thanks,

**Troy Monroe PE**  
Assistant City Engineer  
552-6091

---

**From:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>

**Sent:** Friday, May 29, 2020 10:38 AM

**To:** Troy Monroe <[MonroeT@ci.missoula.mt.us](mailto:MonroeT@ci.missoula.mt.us)>; Ross Mollenhauer <[MollenhauerR@ci.missoula.mt.us](mailto:MollenhauerR@ci.missoula.mt.us)>; Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>

**Cc:** Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>

**Subject:** RE: Mcnett Flats Subdivision

Troy,

We have located the drainage easement. It is attached to this email. We have some ideas on how we would like to tackle this portion of the project and would like to discuss further at a meeting. Does 2:00 work for everyone for the meeting on Monday?

Thanks again,

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-0869  
Cell: (406) 868-5478

---

**From:** Troy Monroe <[MonroeT@ci.missoula.mt.us](mailto:MonroeT@ci.missoula.mt.us)>

**Sent:** Wednesday, May 27, 2020 9:56 AM

**To:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Ross Mollenhauer <[MollenhauerR@ci.missoula.mt.us](mailto:MollenhauerR@ci.missoula.mt.us)>; Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>

**Cc:** Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>

**Subject:** RE: Mcnett Flats Subdivision

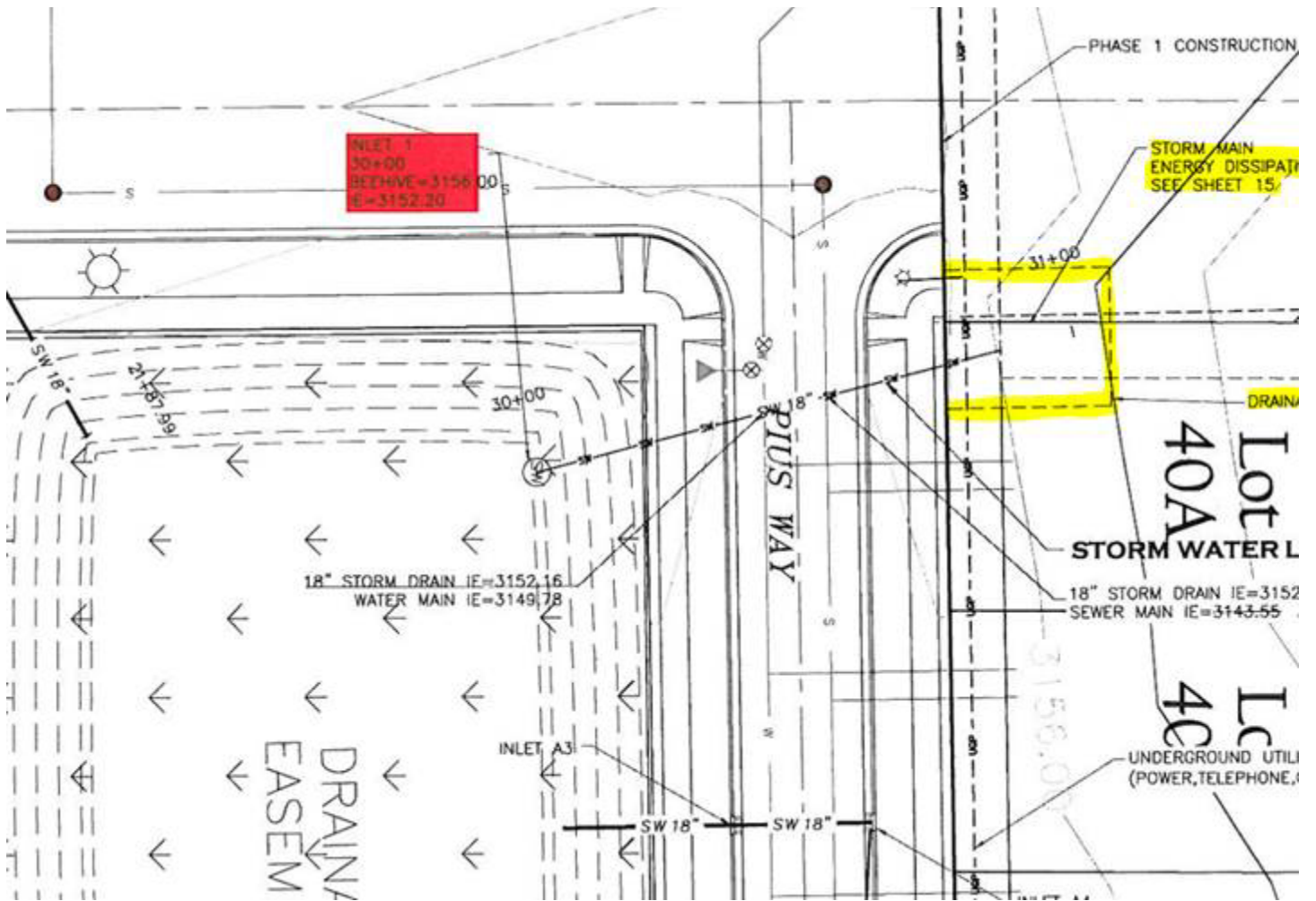
Kody –

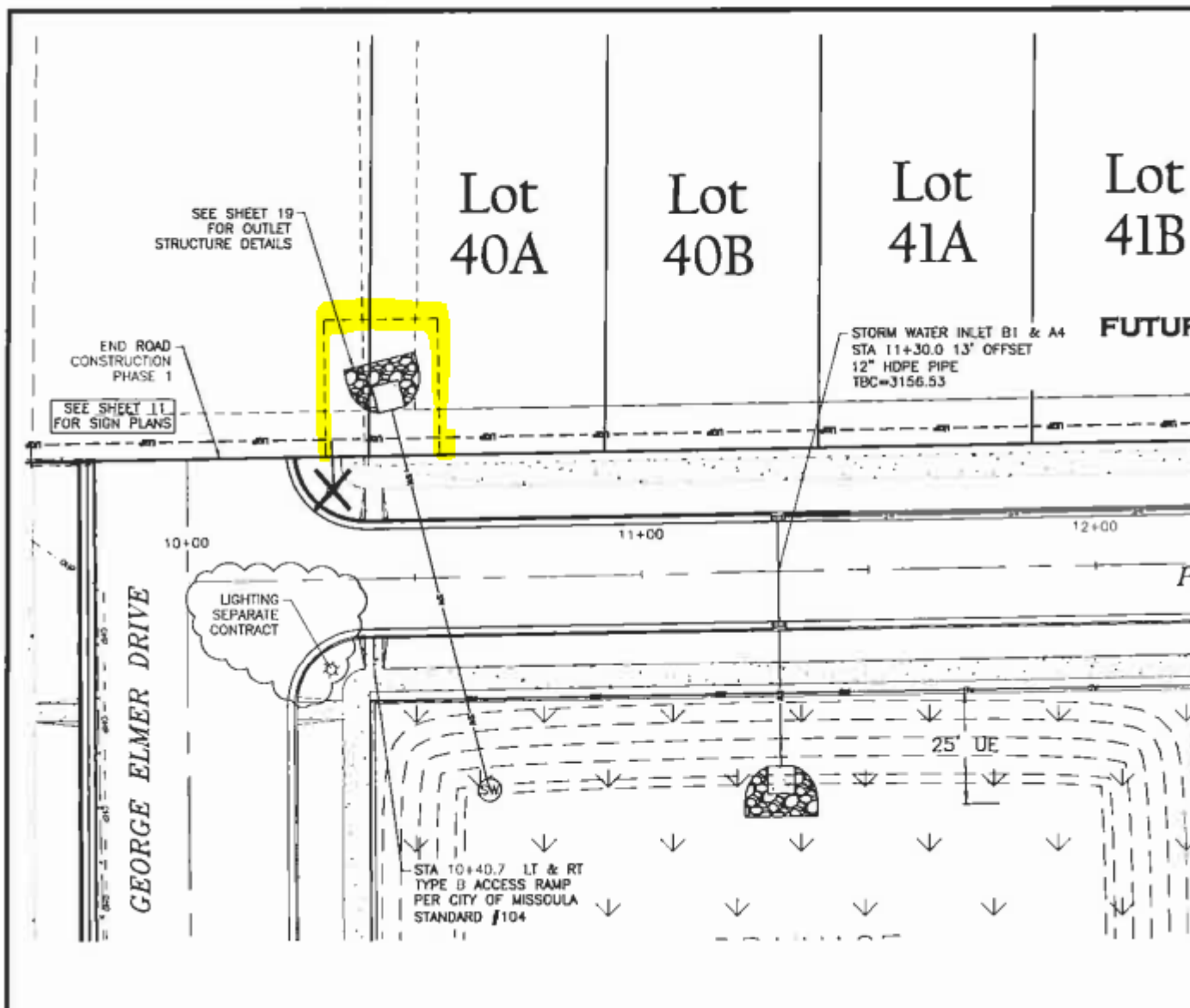
Is there any information you have on the status of this Drainage Easement on Mcnett Flats from Flynn Ranch Phase 1. It is the overflow of Flynn Ranch's detention basin.

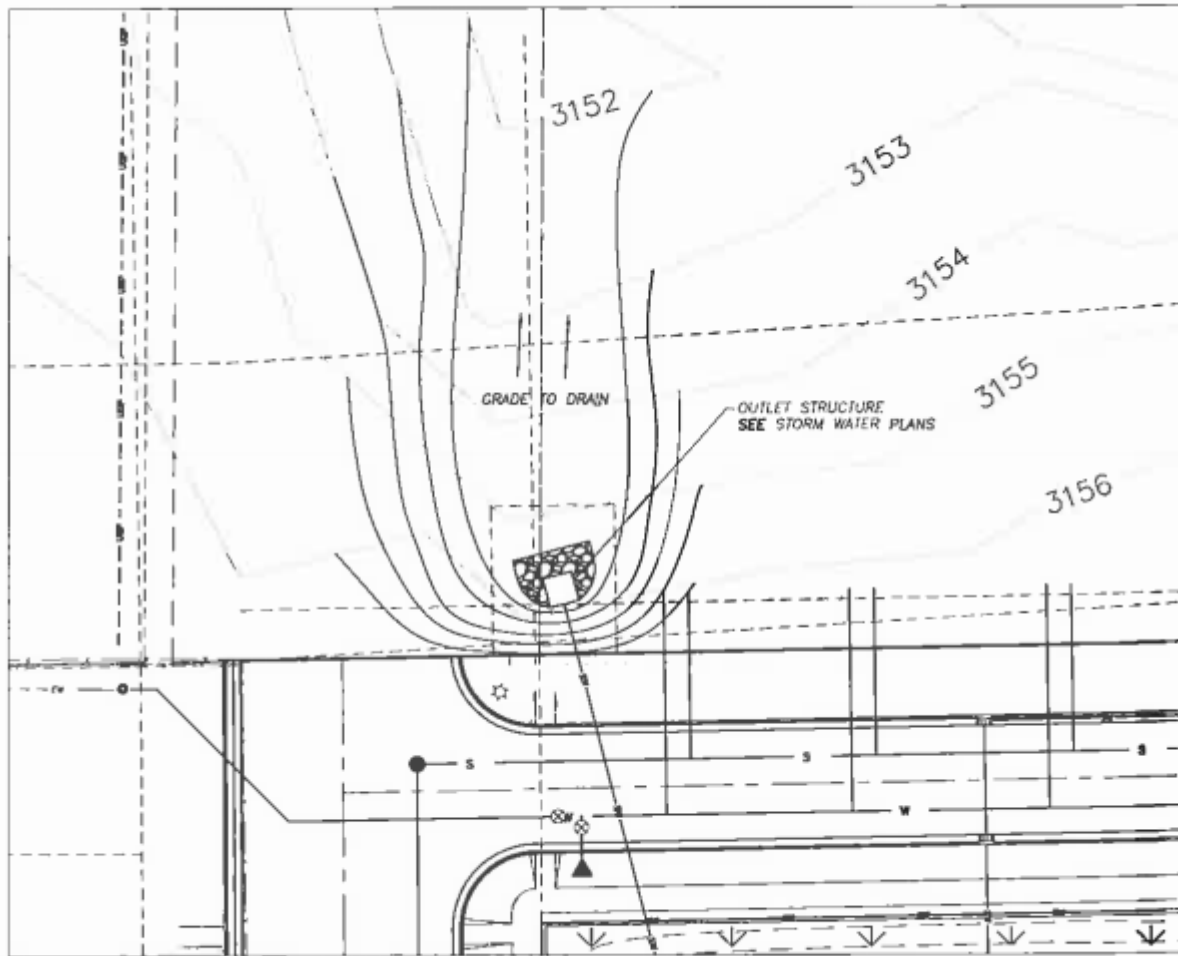
**Troy Monroe PE**

Assistant City Engineer

552-6091







**POND OUTLET DETAIL**

**From:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>

**Sent:** Wednesday, May 27, 2020 9:31 AM

**To:** Troy Monroe <[MonroeT@ci.missoula.mt.us](mailto:MonroeT@ci.missoula.mt.us)>; Ross Mollenhauer <[MollenhauerR@ci.missoula.mt.us](mailto:MollenhauerR@ci.missoula.mt.us)>; Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>

**Cc:** Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>

**Subject:** Mcnett Flats Subdivision

Good Morning All,

At our preapplication meeting for Mcnett Flats we talked about scheduling a meeting to discuss the utilities at the attached subdivision. Is there a time in the next week or so that could work for everybody?

Thank you,

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-0869  
Cell: (406) 868-5478

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## Matt Hammerstein

---

**From:** Donny Pfeifer <Donny@djanda.com>  
**Sent:** Monday, May 11, 2020 3:31 PM  
**To:** Kody Swartz; Jason Neibergs  
**Subject:** RE: Mullan BUILD George Elmer Drive Alignment and Profile

Kody,  
Please keep an open dialogue with us as well if you see any concerns or issues with tie-in locations.

Also, as a side note have you and your clients seen the recent updates on the project prioritization? Please feel free to reach out to me if you have any questions about this process and also we are posting information to the following project website: [www.mullanbuild.com](http://www.mullanbuild.com)

-Donny

---

**From:** Kody Swartz <kody@woitheng.com>  
**Sent:** Monday, May 11, 2020 3:26 PM  
**To:** Jason Neibergs <Jasonn@djanda.com>  
**Cc:** Donny Pfeifer <Donny@djanda.com>  
**Subject:** RE: Mullan BUILD George Elmer Drive Alignment and Profile

Thanks Jason! Much appreciated.

### KODY SWARTZ, PE, LSI

MISSOULA OPERATIONS MANAGER



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-0869  
Cell: (406) 868-5478

---

**From:** Jason Neibergs <Jasonn@djanda.com>  
**Sent:** Monday, May 11, 2020 3:24 PM  
**To:** Kody Swartz <kody@woitheng.com>  
**Cc:** Donny Pfeifer <Donny@djanda.com>  
**Subject:** Mullan BUILD George Elmer Drive Alignment and Profile

#### DJA&A Electronic File Release Conditions:

At your request, electronic files for Mullan BUILD, DJ&A project number 7065, will be forwarded via email. Use of said electronic files is subject to the following conditions:

Any use or re-use of electronic files will be at your sole risk and without liability or legal exposure to DJ&A.

We make no representation as to the compatibility of the emailed electronic files with your hardware or your software. Differences may exist between the uploaded files and actual control

in the field and we make no representation regarding the accuracy or completeness of the electronic file you receive.

Because of the potential that the information presented on the emailed electronic files can be modified, unintentionally or otherwise, we reserve the right to remove all indication of ownership and/or involvement from each electronic display and information.


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You agree to not make claim and hereby waive, to the fullest extent permitted by law, any claim or cause of action of any nature against us, our officers, directors, employees, agents or sub-consultants that may arise out of or in connection with your use of said file(s). Furthermore, you shall, to the fullest extent permitted by law, indemnify and hold us harmless against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs arising out of or resulting from your use of said electronic files.

Hi Kody,

Please see attached zip file and electronic file release conditions above for the George Elmer Drive alignment and profile.

Thanks!  
Jason

 **Jason Neibergs**  
DJ&A, Design Engineer  
T 406.721.4320

*DJ&A continues to operate during the COVID-19 Pandemic. To help limit the spread of the COVID-19 virus, we are working remotely. You may reach me by email or by calling my cell phone 406-531-5765.*



## Matt Hammerstein

---

**From:** Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>  
**Sent:** Friday, May 8, 2020 5:37 PM  
**To:** Kody Swartz  
**Cc:** Nate Tollefson (njtollefson@q.com); Matt Hammerstein; Tony Hilliard; Mary McCrea  
**Subject:** Mcnett Flatts pre-app meeting  
**Attachments:** DRAFT Pre-application Meeting Notes - Mcnett Flatts.MMM Edits.doc; Mcnett Flatts TIS KJS comments.pdf

Hi Kody,

Attached please find pre-application notes for the Mcnett Flatts Subdivision project. Also attached are preliminary comments on the draft TIS from City Engineer Kevin Slovarp.

At this time I am available Wednesday, May 13 any time before 2 and Friday, May 15 any time during the afternoon to discuss the project, submittal requirements, review process, etc. If neither of those times works for you, please provide a few options for when would.

Thank you.

### **Dave DeGrandpre, AICP**

Planning Supervisor  
City of Missoula Development Services  
435 Ryman  
Missoula, MT 59802  
406-552-6633

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## Matt Hammerstein

---

**From:** Logan McInnis <LMcInnis@ci.missoula.mt.us>  
**Sent:** Thursday, May 7, 2020 12:00 PM  
**To:** Kody Swartz; Ross Mollenhauer  
**Cc:** Matt Hammerstein; Tony Hilliard  
**Subject:** RE: George Elmer Development - Tollefson

Kody,  
Could you provide SHP files for your water and sewer mains so we can build them into our models?

Thanks,

Logan McInnis, PE  
Utilities Engineer  
City of Missoula  
[lmcinnis@ci.missoula.mt.us](mailto:lmcinnis@ci.missoula.mt.us)  
406-552-6766

---

**From:** Kody Swartz <kody@woitheng.com>  
**Sent:** Monday, April 6, 2020 3:41 PM  
**To:** Logan McInnis <LMcInnis@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>  
**Cc:** Mary McCrean <McCrean@ci.missoula.mt.us>; Matt Hammerstein <matt@woitheng.com>; Tony Hilliard <tony@woitheng.com>  
**Subject:** George Elmer Development - Tollefson

Good Afternoon,

I hope all of you and your families are staying safe and healthy. I wanted to check in to see if we could have a conference call to determine water and sewer locations on this subdivision. We would like to be able to submit our subdivision application packet as soon as possible and this is one of the outstanding items on our list. I have reached out to 406 Engineering to see if they had a copy of their layout to ensure the tie in locations are nailed down. They provided their roads and sidewalks but omitted the water and sewer and stated that they were still waiting on a final direction for this portion of the project. Is there a time in the near future that would work for everyone to get together on a conference call to iron out these details. It may be beneficial to include 406 Engineering as well to make sure we are all on the same page.

Thanks again for your help on this project.

Sincerely,

Kody Swartz, PE, LSI  
*Missoula Operations Manager*



---

3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-0869  
Cell: (406) 868-5478

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## Matt Hammerstein

---

**From:** Kody Swartz  
**Sent:** Monday, April 6, 2020 4:20 PM  
**To:** Mary McCrea; Logan McInnis; Ross Mollenhauer  
**Cc:** Matt Hammerstein; Tony Hilliard; Dave DeGrandpre  
**Subject:** RE: George Elmer Development - Tollefson

Mary,

Thank you for the response. We will provide a preliminary plat that addresses everything in the subdivision regulations to you this week. We look forward to working with you all on this project.

Thanks again,

### KODY SWARTZ, PE, LSI

*MISSOULA OPERATIONS MANAGER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-0869  
Cell: (406) 868-5478

---

**From:** Mary McCrea <McCreaM@ci.missoula.mt.us>  
**Sent:** Monday, April 6, 2020 3:54 PM  
**To:** Kody Swartz <kody@woitheng.com>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>  
**Cc:** Matt Hammerstein <matt@woitheng.com>; Tony Hilliard <tony@woitheng.com>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>  
**Subject:** Re: George Elmer Development - Tollefson

Kody,

We will need to have a pre-application meeting for this subdivision before you submit a subdivision submittal packet. For that I will need a preliminary plat drawn at a large enough scale with dimensions for all lots, acres for each lot, lots numbered, all ROW dimensioned with street sections for each road. Some of that you have provided, however the colored line drawing over an aerial photo will not work for a preliminary plat. Also the scale of the drawing was so small it was also hard to read. Black lines on a white background is the most legible. Once we have the preliminary plat, Dave and I will prepare pre-application notes and schedule a pre-app meeting with you.

We will also send the preliminary plat to City staff in Public Works, Engineering, Parks etc. and have an in-house discussion.

Best regards,

Mary

---

**From:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>  
**Sent:** Monday, April 6, 2020 3:41 PM  
**To:** Logan McInnis; Ross Mollenhauer  
**Cc:** Mary McCrea; Matt Hammerstein; Tony Hilliard  
**Subject:** George Elmer Development - Tollefson

Good Afternoon,

I hope all of you and your families are staying safe and healthy. I wanted to check in to see if we could have a conference call to determine water and sewer locations on this subdivision. We would like to be able to submit our subdivision application packet as soon as possible and this is one of the outstanding items on our list. I have reached out to 406 Engineering to see if they had a copy of their layout to ensure the tie in locations are nailed down. They provided their roads and sidewalks but omitted the water and sewer and stated that they were still waiting on a final direction for this portion of the project. Is there a time in the near future that would work for everyone to get together on a conference call to iron out these details. It may be beneficial to include 406 Engineering as well to make sure we are all on the same page.

Thanks again for your help on this project.

Sincerely,

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



---

3860 O'Leary Street, Suite A

Missoula, MT 59808

Office: (406) 203-0869

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## Matt Hammerstein

---

**From:** Jeremy Keene <KeeneJ@ci.missoula.mt.us>  
**Sent:** Friday, March 13, 2020 2:41 PM  
**To:** Kody Swartz  
**Cc:** 'njtollefson@q.com'; Mary McCrea; Don Verrue; Kevin Slovarp  
**Subject:** FW: George Elmer Development

Hi Kody,

I apologize for the slow response. It has historically been the City's practice though subdivision and other methods to create public road right-of-ways in fee. There are many instances where the City has accepted public easements for roads, sidewalks, or trails, however, it is our policy that new publicly maintained roads be dedicated in fee.

Throughout the subdivision regulations there are requirements for public streets and dedication of right-of-way in order to insure adequate public facilities are provided as well as connectivity between developments in order to ensure the orderly extension or preservation of adjacent streets and sidewalks and non-motorized travel corridors. (3-010.5)

Subdivision regulations under 3-020.1 state that the regulations are intended to promote safe, efficient, and convenient transportation corridors for motorists, pedestrians, bicyclists and bus riders of all ages and abilities as outlined in the Missoula Active Transportation Plan and Missoula Complete Streets Resolution while providing access for emergency and other urban service vehicles and equipment.

Under Section 3-020.2.B the standards require improvements to be in accordance with the Missoula City Public Works Standards and Specifications and standards prescribed in Table .2A. Where the specifications or standards conflict with other regulations, the regulations of 3-020 apply.

Subdivision regulations require connectivity to any existing or approved public street, road or right-of-way extension abutting the subdivision (3-020.4.D). The regulations require all streets within a subdivision must be dedicated public right-of-way or, at the City Engineer's discretion, may be a private street and public access with a private maintenance easement (3-020.3.B). In addition public street and road rights-of-way must meet the standards in Table .2A (3-020.3.C).

I hope this provides some clarity.

Best,

**Jeremy Keene, PE**  
Public Works Director  
City of Missoula  
406-552-6353  
[keenej@ci.missoula.mt.us](mailto:keenej@ci.missoula.mt.us)

---

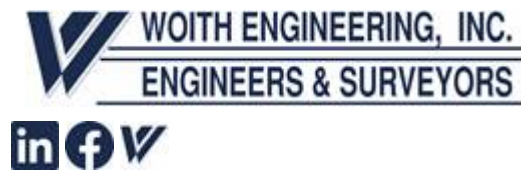
**From:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>  
**Sent:** Thursday, February 27, 2020 11:42 AM  
**To:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Jeremy Keene <[KeeneJ@ci.missoula.mt.us](mailto:KeeneJ@ci.missoula.mt.us)>  
**Cc:** Nate Tollefson ([njtollefson@q.com](mailto:njtollefson@q.com)) <[njtollefson@q.com](mailto:njtollefson@q.com)>  
**Subject:** George Elmer Development

Mary and Jeremy,

Thank you for your time today, it is much appreciated. Can you point me in the direction of City Code where roads are required to be dedicated right of ways rather than Public Access and Utility Easements? I just want to make sure that I have this information moving forward.

Sincerely,

**KODY SWARTZ, PE, LSI**  
*MISSOULA OPERATIONS MANAGER*



---

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Missoula, MT 59808  
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## Matt Hammerstein

---

**From:** Kody Swartz  
**Sent:** Friday, February 21, 2020 2:16 PM  
**To:** Mary McCrea  
**Subject:** Re: Tollefson - George Elmer

Thank you, Mary! Have a great weekend!

Kody Swartz, PE, LSI  
Woith Engineering, Inc.

---

**From:** Mary McCrea <McCreaM@ci.missoula.mt.us>  
**Sent:** Friday, February 21, 2020 1:58:53 PM  
**To:** Kody Swartz <kody@woitheng.com>; NateJenny Tollefson <njtollefson@q.com>  
**Cc:** Jeremy Keene <KeeneJ@ci.missoula.mt.us>  
**Subject:** RE: Tollefson - George Elmer

Jeremy confirmed. See you next Thursday.  
Mary

---

**From:** Kody Swartz <kody@woitheng.com>  
**Sent:** Friday, February 21, 2020 1:52 PM  
**To:** NateJenny Tollefson <njtollefson@q.com>; Mary McCrea <McCreaM@ci.missoula.mt.us>  
**Cc:** Jeremy Keene <KeeneJ@ci.missoula.mt.us>  
**Subject:** Re: Tollefson - George Elmer

I can be there as well. Thank you,

Kody Swartz, PE, LSI  
Woith Engineering, Inc.

---

**From:** NateJenny Tollefson <[njtolleffson@q.com](mailto:njtollefson@q.com)>  
**Sent:** Friday, February 21, 2020 1:51:24 PM  
**To:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>  
**Cc:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Jeremy Keene <[KeeneJ@ci.missoula.mt.us](mailto:KeeneJ@ci.missoula.mt.us)>  
**Subject:** RE: Tollefson - George Elmer

That will work for me. Nate

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

From: Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>  
To: 'Kody Swartz' <[kody@woitheng.com](mailto:kody@woitheng.com)>, Jeremy Keene <[KeeneJ@ci.missoula.mt.us](mailto:KeeneJ@ci.missoula.mt.us)>  
Cc: Nate Tollefson ([njtolleffson@q.com](mailto:njtollefson@q.com)) <[njtolleffson@q.com](mailto:njtollefson@q.com)>  
Sent: Fri, 21 Feb 2020 15:31:10 -0500 (EST)  
Subject: RE: Tollefson - George Elmer

Kody and Nate,

I have tentatively set up a time on Thursday, February 27th at 9:30AM. Waiting to hear from Jeremy as to whether he can make that time. Does that time work for you both?

Mary

From: Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>  
Sent: Thursday, February 20, 2020 2:12 PM  
To: Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Jeremy Keene <[KeeneJ@ci.missoula.mt.us](mailto:KeeneJ@ci.missoula.mt.us)>  
Cc: Nate Tollefson ([njtollefson@q.com](mailto:njtollefson@q.com)) <[njtollefson@q.com](mailto:njtollefson@q.com)>  
Subject: Tollefson - George Elmer

Good Afternoon Mary and Jeremy,

Per my phone conversation with Mary on Tuesday morning, I am checking in to see if we could all get together for a meeting to discuss the George Elmer Development at your earliest convenience, hopefully early next week.

Thanks again for your time.

Sincerely,

Kody Swartz, PE, LSI  
Missoula Operations Manager  
[[cid:image001.jpg@01D5E8BB.2DD5EAA0](#)]

3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-0869  
Cell: (406) 868-5478

[[cid:image002.jpg@01D5E8BB.2DD5EAA0](#)] <<https://www.linkedin.com/company/woith-engineering-inc>>  
[[cid:image003.jpg@01D5E8BB.2DD5EAA0](#)]  
<<https://www.facebook.com/woitheng/>> [[cid:image004.jpg@01D5E8BB.2DD5EAA0](#)] <<https://www.woitheng.com/>>

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## Matt Hammerstein

---

**From:** Kody Swartz  
**Sent:** Tuesday, February 18, 2020 8:50 AM  
**To:** Mary McCrea  
**Subject:** RE: Annexation of Parcel 8A of COS 6109

Good Morning Mary,

I hope you had a great President's Day weekend. Do you availability for a quick conversation regarding this?

Thank you.

### KODY SWARTZ, PE, LSI

*MISSOULA OPERATIONS MANAGER*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-0869  
Cell: (406) 868-5478

---

**From:** Mary McCrea <McCreaM@ci.missoula.mt.us>  
**Sent:** Friday, February 14, 2020 5:03 PM  
**To:** Nate Tollefson (njtollefson@q.com) <njtollefson@q.com>  
**Cc:** Kody Swartz <kody@woitheng.com>  
**Subject:** Annexation of Parcel 8A of COS 6109

Nate and Kody,

City Staff has reviewed your annexation proposal for the 20-acre parcel at the end of George Elmer (Parcel 8A of COS 6109). As Jeremy Keene communicated to you in September of 2019, City staff would evaluate your proposal based on compliance with the City's Annexation Policy. In order to evaluate a large parcel like the 20-acre parcel at the end of George Elmer, staff needed information regarding:

- Proposed use/density
- Access/connectivity (incl. public roads)
- Utility infrastructure (incl. storm drainage)
- Parkland/common areas
- Timelines/phasing

Jeremy also stated that meeting the City's plans and policies is best accomplished through Annexation/Zoning with Subdivision. You stated that you were not interested in pursuing a subdivision. Staff offered to evaluate whether your development proposal could move forward with conditions of annexation without subdivision review. Jeremy Keene requested that you and your developer representatives submit a conceptual master plan the includes roads, lots, uses, parks, etc. Your proposal eventually included roads but no information on storm drainage, parks, and connections to water and sewer infrastructure.

It is important to note that your development would occur on a 20-acre greenfield parcel with significant infrastructure requirements, including water, sewer, storm drainage, parks and roads – all things that are covered in the subdivision process. Staff has determined that it is not cost effective or efficient to attempt to craft annexation conditions that essentially duplicate subdivision requirements.

The parcel next door (Remington Flats) is going through subdivision, which provides predictability for public health and safety, orderly development, long term ability to maintain infrastructure, and quality of community. It also provides statutory deadlines for our review process. This (and other subdivisions) will automatically rise to the top of our priorities because we have to meet those deadlines. Annexations and subdivision exemptions do not get that same prioritization.

The City has a high level of interest in seeing this area develop in a way that benefits the community and helps address our housing needs. We believe we can get to a staff recommendation of approval with Annexation/Zoning and Subdivision. If you would like to move forward with an Annexation/Zoning and Subdivision proposal staff is prepared to assist you.

Best regards,

*Mary McCrea*

Mary McCrea  
Permits and Land Use Manager  
Development Services  
Permits and Land Use Section  
435 Ryman  
Missoula, MT 59802  
406-552-6627

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## Matt Hammerstein

---

**From:** Kody Swartz  
**Sent:** Thursday, January 30, 2020 2:59 PM  
**To:** Jenny Baker; Mary McCrea  
**Cc:** Nate Tollefson (njtollefson@q.com)  
**Subject:** RE: George Elmer Site Plan Updated

Jenny and Mary,

I hope everything is going well for the two of you. Do you have any time in the near future for a quick 10-minute sitdown or phone call to discuss Nate Tollefson's George Elmer development? If you need anything from me, please feel free to reach out anytime. Thanks for your time.

Sincerely,

### KODY SWARTZ, PE, LSI

*MISSOULA OPERATIONS MANAGER*



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Office: (406) 203-0869  
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---

**From:** Kody Swartz  
**Sent:** Monday, January 27, 2020 11:32 AM  
**To:** Jenny Baker <BakerJ@ci.missoula.mt.us>; Mary McCrea <McCreaM@ci.missoula.mt.us>  
**Subject:** RE: George Elmer Site Plan Updated

Good Morning Jenny and Mary,

Just a quick checkin to make sure that you have everything that is needed from us for the Annexation at George Elmer. I believe we were going to try to nail down a schedule for the annexation last week. Could you provide me with an update on the status or let me know if I am holding you up in any way?

Thanks again for your help!

### KODY SWARTZ, PE, LSI

*MISSOULA OPERATIONS MANAGER*



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Missoula, MT 59808  
Office: (406) 203-0869  
Cell: (406) 868-5478

---

**From:** Kody Swartz  
**Sent:** Friday, January 17, 2020 4:07 PM  
**To:** Jenny Baker <[BakerJ@ci.missoula.mt.us](mailto:BakerJ@ci.missoula.mt.us)>; Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>  
**Cc:** Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>; Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Subject:** FW: George Elmer Site Plan Updated

Jenny and Mary,

Please see the attached exhibit that depicts the road widths as shown on the previous email from Jenny. We matched the existing George Elmer width (it is wider than what is required). If you need anything else, please let me know.

Thanks and have a great weekend!

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



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---

**From:** Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>

**Sent:** Friday, January 17, 2020 3:46 PM

**To:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>

**Subject:** George Elmer Site Plan Updated

Kody,

See attached.

**TONY HILLIARD, EI**

*ENGINEER I*



**WOITH ENGINEERING, INC.**  
**ENGINEERS & SURVEYORS**



3860 O'Leary Street, Suite A  
Missoula, MT 59802  
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## Matt Hammerstein

---

**From:** Jenny Baker <BakerJ@ci.missoula.mt.us>  
**Sent:** Wednesday, January 15, 2020 3:59 PM  
**To:** Kody Swartz; Mary McCrea  
**Cc:** Nate Tollefson (njtollefson@q.com)  
**Subject:** RE: George Elmer Road Layout Exhibit

Hi –

This is Engineering's final decision, but normally, as long as all improvements fit within the right of way, they accept that.

I'll double check.

Jenny

---

**From:** Kody Swartz <kody@woitheng.com>  
**Sent:** Wednesday, January 15, 2020 3:46 PM  
**To:** Jenny Baker <BakerJ@ci.missoula.mt.us>; Mary McCrea <McCreaM@ci.missoula.mt.us>  
**Cc:** Nate Tollefson (njtollefson@q.com) <njtollefson@q.com>  
**Subject:** RE: George Elmer Road Layout Exhibit

Jenny,

A quick comment based on the tables and what we had previously discussed. The right of way minimums that were discussed as we put together the exhibits were explained to be 80' for George Elmer and 63' for the urban local streets. I am hoping that is still the case as the road widths described in the tables should work within those right of way widths. Can you please confirm?

Thank you,

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



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---

**From:** Jenny Baker <BakerJ@ci.missoula.mt.us>  
**Sent:** Wednesday, January 15, 2020 3:41 PM  
**To:** Kody Swartz <kody@woitheng.com>; Mary McCrea <McCreaM@ci.missoula.mt.us>  
**Cc:** Nate Tollefson (njtollefson@q.com) <njtollefson@q.com>  
**Subject:** RE: George Elmer Road Layout Exhibit

Hi Kody –

As discussed today, here are the road standards.

George Elmer is a minor arterial, with parking, so here are the standards for that:

<a href="#">Roadway Designation</a> - City Functional Classification Map link	Minor Arterial (with parking)	
Functional Classification	Minor Arterial	
Purpose	Regional	
Daily Traffic Volumes	3,500 - 15,000	
Roadway		
Right-of-way (Minimum)	100'	
Street Width (Back of Curb to Back of Curb) (minimum)	57' with turn lane; 47' without turn lane	
Number of Travel Lanes (typical)	2+ center turn lane or 2 lanes	
Lane Width (minimum)	10'	
Parking Lane Width (parallel)	8'	
Street		
Sidewalk Width (minimum)	6'	
Boulevard Width (minimum)	10'	
Bike Lanes	6'	
Trails	Trails are considered alternatives to sidewalks in commercial areas and road right of way corridors.	
Buses	When development is adjacent to or within ¼ mile of a street, the City Engineer shall require the developer to construct bus stop facilities along with accessible sidewalks.	
Landscaping	Streetside landscaping may include shrubs, ground cover, and trees. See <a href="#">Chapter 12.32 Comprehensive Landscaping Ordinance</a> .	
Streetside Accessories	The City Engineer and subdivider will determine specific standards for streetside accessories.	
Utilities		
Refer to Article 3, Section 3-050 for utility placement.		
Illustration (not to scale)		

And then the other streets are Urban Local streets, to be built to these standards:



Urban Local Street
Local Street
Access
0 - 2,500
Roadway
80'
47' with turn lane; 37' without turn lane
2+optional left turn lane
10'
8'
Street Side
5'
7'
-

I cut these out of Article 3 in the subdivision regs so I didn't have to email you the whole enormous file. But, it probably would be helpful for you to take a look at the whole table, and that's here in Article 3:

<https://www.ci.missoula.mt.us/DocumentCenter/View/22394/City-Subdivision-Regulations-Links?bidId=>

Just FYI, these standards for roads will be included as annexation conditions of approval.

If you have questions, let me know.

Jenny

**From:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>  
**Sent:** Tuesday, January 14, 2020 7:03 PM  
**To:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Jenny Baker <[BakerJ@ci.missoula.mt.us](mailto:BakerJ@ci.missoula.mt.us)>  
**Cc:** Nate Tollefson (<[njtollefson@q.com](mailto:njtollefson@q.com)> <[njtollefson@q.com](mailto:njtollefson@q.com)>  
**Subject:** RE: George Elmer Road Layout Exhibit

Mary and Jenny,

Just wanted to have a quick follow up to my email from last Friday. Can we get a status update? Please let me know if you need any additional information from me.

Thanks again,

**KODY SWARTZ, PE, LSI**  
MISSOULA OPERATIONS MANAGER



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Missoula, MT 59802  
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Cell: (406) 868-5478

**From:** Kody Swartz  
**Sent:** Friday, January 10, 2020 3:27 PM  
**To:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Jenny Baker <[BakerJ@ci.missoula.mt.us](mailto:BakerJ@ci.missoula.mt.us)>  
**Cc:** Nate Tollefson (<[njtollefson@q.com](mailto:njtollefson@q.com)> <[njtollefson@q.com](mailto:njtollefson@q.com)>; [ken@process-arch.com](mailto:ken@process-arch.com); Matt Hammerstein

<[matt@woitheng.com](mailto:matt@woitheng.com)>; Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>

**Subject:** FW: George Elmer Site Plan

Good Afternoon Mary and Jenny,

Attached is a more nailed down preliminary site layout based on the comments we have discussed previously. There will likely be additional tweaks to the layout, but as it stands now we are showing 627 units and expect the final number to be within 10% give or take.

I was curious how the meeting with engineering went and if you could provide us with an update on the next step. I believe we have submitted what was requested from us with regards to layouts and traffic impact studies as well as a petition of annexation. Please let me know if you need anything else so we can continue to move this project forward.

Thank you for your assistance throughout the project. Have a great weekend!

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



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Missoula, MT 59802  
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Cell: (406) 868-5478

---

**From:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>

**Sent:** Monday, December 23, 2019 10:11 AM

**To:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Jenny Baker <[BakerJ@ci.missoula.mt.us](mailto:BakerJ@ci.missoula.mt.us)>

**Subject:** RE: George Elmer Road Layout Exhibit

Kody,

I have set up a meeting in early January to review your road layout exhibit with Troy and Jenny. Hope to have an answer for you by January 13, 2020.

Best regards,

Mary

---

**From:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>

**Sent:** Wednesday, December 11, 2019 10:44 AM

**To:** Jenny Baker <[BakerJ@ci.missoula.mt.us](mailto:BakerJ@ci.missoula.mt.us)>

**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>

**Subject:** FW: George Elmer Road Layout Exhibit

Jenny and Mary,

Hope things are going well. I have attached a copy of my understanding of the desired road network for the Tollefson Development at George Elmer. Could you please take a look and make any notes if I am misinterpreting anything that we discussed during our meeting? I will be passing this onto the architect as soon as we have the go ahead from you. As a clarification, the setback standards for this parcel would be 20 feet to the south and west. What would be the required setbacks the north and east?

Also, I was wondering if we could setup a meeting with engineering to get a grasp of any of their concerns (Mary, similar to the Grant Creek Village meeting we had last Friday).

Thanks for all of your assistance. It is greatly appreciated.

**KODY SWARTZ, PE, LSI***MISSOULA OPERATIONS MANAGER*

3860 O'Leary Street, Suite A  
Missoula, MT 59802  
Office: (406) 203-0869  
Cell: (406) 868-5478

---

**From:** Tony Hilliard <[tony@woitheng.com](mailto:tony@woitheng.com)>

**Sent:** Tuesday, December 10, 2019 10:45 AM

**To:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>

**Cc:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>; Christopher Hawkins <[chris@woitheng.com](mailto:chris@woitheng.com)>

**Subject:** George Elmer Road Layout Exhibit

Please see attached exhibit to send to COM.

**TONY HILLIARD, EI***ENGINEER I*

**WOITH ENGINEERING, INC.**  
**ENGINEERS & SURVEYORS**

3860 O'Leary Street, Suite A  
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## Matt Hammerstein

---

**From:** Jenny Baker <BakerJ@ci.missoula.mt.us>  
**Sent:** Wednesday, December 4, 2019 9:34 AM  
**To:** Kody Swartz  
**Subject:** RE: Here's the prelim plan  
**Attachments:** Scoping Meeting Notes - ANX COS 6109 - Tollefson.pdf

Hi Kody –

Took forever – sorry – but here you go. I think you have already gotten started on some of these items, like the Traffic Impact Study. The City's Storm Water position is currently vacant, so we've received no further input from them. When your final design is submitted, we would go back to that department for input; likewise with City Fire. Also possible that you can get their input on your final proposal before you submit it to us.

If you have questions about any of the info contained in the notes, let me know.

Jenny

---

**From:** Kody Swartz <kody@woitheng.com>  
**Sent:** Tuesday, December 3, 2019 2:01 PM  
**To:** Jenny Baker <BakerJ@ci.missoula.mt.us>  
**Cc:** 'Nate Tollefson (njtollefson@q.com)' <njtollefson@q.com>  
**Subject:** Re: Here's the prelim plan

Jenny,

Do you have an estimate on when I will receive the notes from the different departments?

Thanks again,

Kody Swartz, PE, LSI  
Woith Engineering, Inc.

---

**From:** Jenny Baker <[BakerJ@ci.missoula.mt.us](mailto:BakerJ@ci.missoula.mt.us)>  
**Sent:** Monday, November 25, 2019 4:28:56 PM  
**To:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>  
**Cc:** 'Nate Tollefson ([njtollefson@q.com](mailto:njtollefson@q.com))' <[njtollefson@q.com](mailto:njtollefson@q.com)>  
**Subject:** Here's the prelim plan

Hi –

Here's the preliminary layout for roads for the parcel next to you.

If you have questions, let me know. I know you are waiting on notes from our meeting, and I will try to finish the update of that and get to you... soon? Later this week if I can.

Jenny

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## Matt Hammerstein

---

**From:** Jenny Baker <BakerJ@ci.missoula.mt.us>  
**Sent:** Monday, November 25, 2019 11:00 AM  
**To:** Kody Swartz  
**Cc:** Mary McCrea; Nate Tollefson (njtollefson@q.com)  
**Subject:** RE: George Elmer Development

Hi Kody –

I have asked the rep from 406 Engineering if I can go ahead and send this to you, and I expect I will hear back from him today. He thought it should be fine, but he was checking with the owner to be sure. I'll either send you the plat, or if there's a reason they don't want me to send it, let you know that as soon as I hear back from them.

Just wanted to give you an update on this.

Jenny

---

**From:** E-MAIL ADMIN <kody@woitheng.com>  
**Sent:** Thursday, November 21, 2019 7:00 PM  
**To:** Jenny Baker <BakerJ@ci.missoula.mt.us>  
**Cc:** Mary McCrea <McCreaM@ci.missoula.mt.us>; Nate Tollefson (njtollefson@q.com) <njtollefson@q.com>  
**Subject:** Re: George Elmer Development

Good Evening Jenny,

I wanted to check in to see if we could have a status update on receiving the preliminary plat so that we can ensure that we are tying into the plans for the neighbors to the west. We have the survey complete and are ready to proceed with a final layout for our 20 acre parcel. Our traffic impact study should be complete by the end of this month and we are eager to move this project forward. If you need any information from me, please feel free to reach out anytime.

Kody Swartz, PE, LSI  
Woith Engineering, Inc.  
Cell: (406) 868-5478

---

**From:** Kody Swartz  
**Sent:** Friday, November 15, 2019 9:05:16 AM  
**To:** Jenny Baker <[BakerJ@ci.missoula.mt.us](mailto:BakerJ@ci.missoula.mt.us)>  
**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Nate Tollefson ([njtollefson@q.com](mailto:njtollefson@q.com)) <[njtollefson@q.com](mailto:njtollefson@q.com)>  
**Subject:** George Elmer Development

Good Morning Jenny,

I am checking in to see if we can get all of the notes from the different departments and a copy of the preliminary plat from the neighbors to the West. We are currently reworking the layout based on comments from our meeting, but will need to know where the roads we are required to tie into are located. We have the data collection of the Traffic Impact Study and the topographic survey completed. We are now in a waiting pattern until we know exactly where our required tie-ins will be and we would like to push this forward as soon as possible as we anticipate that our Traffic Impact Study will be completed by the end of the month.

If you have any questions, please feel free to reach out anytime.

Thanks and have a great weekend!

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



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## Matt Hammerstein

---

**From:** Kody Swartz  
**Sent:** Tuesday, November 12, 2019 11:45 AM  
**To:** Neil Miner  
**Subject:** RE: Annexation of COS 6109

Neil,

Thanks for the clarification. Have a great day!

### KODY SWARTZ, PE, LSI

MISSOULA OPERATIONS MANAGER



500 North Higgins, Suite 103  
Missoula, MT 59802  
Office: (406) 203-0869  
Cell: (406) 868-5478

---

**From:** Neil Miner <MinerN@ci.missoula.mt.us>  
**Sent:** Tuesday, November 12, 2019 10:13 AM  
**To:** Kody Swartz <kody@woitheng.com>  
**Subject:** RE: Annexation of COS 6109

Kody,

Correct. The multi-family development requires a certain percentage of the site as activity area. With this density, we will require at least 50% as outdoor common area to meet that activity requirement for residents to play, recreate, hang out, or walk the dog outside. George Elmer will be a minor arterial road, and so we would want some of outdoor area on each side of the street.

The remaining percentage can come from the other activity area types listed in chapter 20.65 (i.e. private outdoor, functional garden area, pool, recreation room, etc).

Let me know if you have any questions.

Neil

### Neil Miner, PLA

Parks and Trails Design/Development Manager  
Missoula Parks and Recreation  
600 Cregg Lane | Missoula, MT 59801  
406-552-6264  
[www.missoulaparks.org](http://www.missoulaparks.org)  
[nminer@ci.missoula.mt.us](mailto:nminer@ci.missoula.mt.us)

---

**From:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>  
**Sent:** Monday, November 11, 2019 8:34 AM  
**To:** Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>  
**Subject:** Annexation of COS 6109

Good Morning Neil,



I am the engineering consultant representing Nate Tollefson for the Annexation of COS 6109 at the end of George Elmer Drive. Jenny had passed along an email from you and I wanted to be sure that I understood what we were looking for. From my understanding, a condition for the parks department would be to provide at least 50% of the activity area as common area, and the other 50% can come in the form of private outdoor areas. It also stated that you wanted two separate activity areas on each side of George Elmer. Does this all sound correct?

Thanks for your time,

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



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## Matt Hammerstein

---

**From:** Kody Swartz  
**Sent:** Tuesday, October 29, 2019 2:32 PM  
**To:** Mary McCrea  
**Cc:** Nate Tollefson (njtollefson@q.com); John Engen; Jeremy Keene; Jenny Baker  
**Subject:** RE: George Elmer Annexation

Thanks for the update, Mary. It is much appreciated.

### KODY SWARTZ, PE, LSI

*MISSOULA OPERATIONS MANAGER*



500 North Higgins, Suite 103  
Missoula, MT 59802  
Office: (406) 203-0869  
Cell: (406) 868-5478

---

**From:** Mary McCrea <McCreaM@ci.missoula.mt.us>  
**Sent:** Tuesday, October 29, 2019 2:30 PM  
**To:** Kody Swartz <kody@woitheng.com>  
**Cc:** Nate Tollefson (njtollefson@q.com) <njtollefson@q.com>; John Engen <EngenJ@ci.missoula.mt.us>; Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Jenny Baker <BakerJ@ci.missoula.mt.us>  
**Subject:** RE: George Elmer Annexation

Kody,  
I have assigned this proposal to Jenny Baker. She will be contacting you to set up a meeting.  
Best regards,  
Mary

---

**From:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>  
**Sent:** Tuesday, October 29, 2019 2:27 PM  
**To:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>  
**Cc:** Nate Tollefson ([njtollefson@q.com](mailto:njtollefson@q.com)) <[njtollefson@q.com](mailto:njtollefson@q.com)>; John Engen <[EngenJ@ci.missoula.mt.us](mailto:EngenJ@ci.missoula.mt.us)>; Jeremy Keene <[KeeneJ@ci.missoula.mt.us](mailto:KeeneJ@ci.missoula.mt.us)>; Jenny Baker <[BakerJ@ci.missoula.mt.us](mailto:BakerJ@ci.missoula.mt.us)>  
**Subject:** RE: George Elmer Annexation

Mary,

I hope all is well with you. I wanted to check in to see if the schedule was lightening up at all and if we had an estimate of when we could be able to meet to further discuss this development.

Thanks in advance for your time.

Sincerely,

### KODY SWARTZ, PE, LSI

*MISSOULA OPERATIONS MANAGER*



500 North Higgins, Suite 103  
Missoula, MT 59802  
Office: (406) 203-0869  
Cell: (406) 868-5478

---

**From:** Kody Swartz  
**Sent:** Tuesday, October 8, 2019 4:04 PM  
**To:** 'Mary McCrea' <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>  
**Cc:** Nate Tollefson (<[njtollefson@q.com](mailto:njtollefson@q.com)> <[njtollefson@q.com](mailto:njtollefson@q.com)>; 'EngenJ@ci.missoula.mt.us' <[EngenJ@ci.missoula.mt.us](mailto:EngenJ@ci.missoula.mt.us)>; Jeremy Keene <[KeeneJ@ci.missoula.mt.us](mailto:KeeneJ@ci.missoula.mt.us)>; Jenny Baker <[BakerJ@ci.missoula.mt.us](mailto:BakerJ@ci.missoula.mt.us)>  
**Subject:** RE: George Elmer Annexation

Mary,

Please find the attached intake form and associated maps required, along with a draft version of Nate's preferred proposed development. If you have any questions regarding this, please feel free to reach out to me anytime. I can provide a hardcopy of all of this information if desired. I look forward to working with your department on this project.

Sincerely,

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



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Missoula, MT 59802  
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Cell: (406) 868-5478

---

**From:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>  
**Sent:** Wednesday, September 25, 2019 3:04 PM  
**To:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Jenny Baker <[BakerJ@ci.missoula.mt.us](mailto:BakerJ@ci.missoula.mt.us)>  
**Subject:** RE: George Elmer Annexation

Kody,

Next week will not work for us. We have several requests ahead of yours and continue to be short staffed. Please provide an Intake form (see attached) for this request and email to me. Provide all the attachments listed on the Intake Form and your potential site layout plan including roads, lots, uses (commercial, residential) etc. Once received I will assign it to a case planner and we will get back to you on when we can meet.

Best regards,

Mary

---

**From:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>  
**Sent:** Wednesday, September 25, 2019 10:14 AM  
**To:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Jenny Baker <[BakerJ@ci.missoula.mt.us](mailto:BakerJ@ci.missoula.mt.us)>  
**Subject:** George Elmer Annexation

Jenny and Mary,

Nate Tollefson has recently contacted me about his plans to annex the approximate 20-acres to the north of the dead end of George Elmer. We have been working on a few potential layouts for the property and I was wondering if you would be able to meet with us at the end of next week to discuss further once we have the proposed layouts finalized. Do the two of you have any availability to meet on Thursday or Friday of next week?

Thank you in advance for your time,

**KODY SWARTZ, PE, LSI**

*MISSOULA OPERATIONS MANAGER*



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## Matt Hammerstein

---

**From:** Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>  
**Sent:** Monday, July 6, 2020 4:54 PM  
**To:** Matt Hammerstein  
**Cc:** Kody Swartz; Tony Hilliard  
**Subject:** RE: McNett Flats - Parkland Dedication

Hi Matt,

I think I figured it out. After the section you cited, the regulations go on to read:

“.4 The land area dedication or its cash equivalent is not required in excess of ten dwelling units per acre.

Commentary: For example, if the applicant proposes 32 apartments on a two-acre lot, the parkland dedication would be calculated as follows: 0.02 acres X 10 dwelling units/acre X 2 acres = 0.40 acres dedication required (as opposed to 0.02 X 32 units).”

In the case of McNett Flats, that would mean 0.02 acres x 10 dwelling units/acre (instead of 43) x 15.42 acres = 3.084 acres. That amounts to about 15% of the total property.

Do you think that makes sense?

### Dave DeGrandpre, AICP

Planning Supervisor  
City of Missoula Development Services  
435 Ryman  
Missoula, MT 59802  
406-529-0709

---

**From:** Matt Hammerstein <matt@woitheng.com>  
**Sent:** Tuesday, June 30, 2020 11:29 AM  
**To:** Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>  
**Cc:** Kody Swartz <kody@woitheng.com>; Tony Hilliard <tony@woitheng.com>  
**Subject:** McNett Flats - Parkland Dedication

Hi Dave,

Below is the section from the subdivision regulations and the numbers I'm using to arrive at 13.26 acres of parkland:

C. Five percent of the area of the land proposed to be subdivided into lots larger than one acre and not larger than three acres (**average lot size = 2.20 acres**) or if more than one dwelling unit will be placed on the lot (**mixed-use, B2-2 zoning**), ~~then 0.02 acres per dwelling unit when not residential density of development is known at the time of preliminary plat, and if not known, then the subdivider must dedicate to the city, land or cash based upon the units per acre allowed by the applicable zoning~~ (**1,000 sf per dwelling unit = 43 du/acre maximum**) multiplied by 0.02 acres (**15.42 acres of lots x 43 du/acre x 0.02 acres = 13.26 acres**)

Let me know if I'm missing something in the calculation. Is this a situation where we would take the lower of the calculated value or 11% of the area being subdivided? Thanks for your help looking into this, it is much appreciated.

**MATT HAMMERSTEIN**

*ENGINEER I*



---

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Cell: (330) 356-9175

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## Matt Hammerstein

---

**From:** Logan McInnis <LMcInnis@ci.missoula.mt.us>  
**Sent:** Thursday, July 2, 2020 1:06 PM  
**To:** Kody Swartz; Dave DeGrandpre; Matt Hammerstein  
**Subject:** RE: Flynn Ranch buy-in

I should have said per single family equivalent lot. We would have to come up with an equivalent based on meter size for multifamily units.

Logan McInnis, PE  
Utilities Engineer  
City of Missoula  
[lmcinnis@ci.missoula.mt.us](mailto:lmcinnis@ci.missoula.mt.us)  
406-552-6766

---

**From:** Kody Swartz <kody@woitheng.com>  
**Sent:** Thursday, July 2, 2020 12:46 PM  
**To:** Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Matt Hammerstein <matt@woitheng.com>  
**Cc:** Logan McInnis <LMcInnis@ci.missoula.mt.us>  
**Subject:** RE: Flynn Ranch buy-in

So Nate's portion would be \$283\*7 lots = \$1,981?

## KODY SWARTZ, PE, LSI

MISSOULA OPERATIONS MANAGER



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
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Cell: (406) 868-5478

---

**From:** Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>  
**Sent:** Thursday, July 2, 2020 12:43 PM  
**To:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Cc:** Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>  
**Subject:** RE: Flynn Ranch buy-in

Logan informed me the buy-in currently is \$283/lot. It goes down 2.5% per year as the City refunds the original 40-year main extension contract.

---

**From:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>  
**Sent:** Thursday, July 2, 2020 12:39 PM  
**To:** Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>; Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Subject:** RE: Flynn Ranch buy-in

Thanks for the info, Dave. Do you have a copy of the buy-in document? Just curious what the fee would look like to Nate before I pass the information along to him.

**KODY SWARTZ, PE, LSI***MISSOULA OPERATIONS MANAGER*

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Missoula, MT 59808  
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Cell: (406) 868-5478

---

**From:** Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>  
**Sent:** Thursday, July 2, 2020 12:35 PM  
**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>; Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>  
**Subject:** FW: Flynn Ranch buy-in

Matt and Kody,

Missoula Utilities Engineer Logan McInnis informed me there is a per-lot / per-unit fee to reimburse a developer for a previous water main extension in the Mcnett Flats area. I don't know if you or your client was aware of that situation so we wanted to get the information to you. Please see attached.

At this stage I am not clear on how or when the reimbursement amount is to be collected, perhaps as a condition of plat approval. I plan to coordinate with the City Attorney's office and will let you know.

**Dave DeGrandpre, AICP**  
Planning Supervisor  
City of Missoula Development Services  
435 Ryman  
Missoula, MT 59802  
406-529-0709

---

**From:** Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>  
**Sent:** Tuesday, June 30, 2020 10:52 AM  
**To:** Dennis Bowman <[DBowman@ci.missoula.mt.us](mailto:DBowman@ci.missoula.mt.us)>; Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>  
**Subject:** Flynn Ranch buy-in

All,

I just recalled that there is a per lot buy-in owed to Dave Manookian for any lots that develop in the parcels that include Remington Flats, the Tollefson project as well as a portion of Heron's Landing. The buy in is currently \$282/lot. The areas subject to the buy-in are shown in the attached image with the cross hatch. I had informed the developers of Heron's about this quite a while ago, I don't recall informing the Remington developers or Tollefson about this. How do you suggest that we inform the Remington developers and Tollefson?

Thanks

Logan McInnis, PE  
Utilities Engineer  
City of Missoula  
[lmcinnis@ci.missoula.mt.us](mailto:lmcinnis@ci.missoula.mt.us)  
406-552-6766



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## Matt Hammerstein

---

**From:** Nave, Jim <jnave@mt.gov>  
**Sent:** Monday, March 30, 2020 4:18 PM  
**To:** Matt Hammerstein  
**Subject:** RE: Irrigation Ditch - George Elmer Drive

Dear Matt,

I suggest you contact the Hellgate Valley Irrigation Company/Flynn Lowney Ditch. We have Maureen McKinnon-Edwards as the contact person, 360-4870. It may even be her ditch.

Sincerely,  
Jim Nave

---

**From:** Matt Hammerstein <matt@woitheng.com>  
**Sent:** Monday, March 30, 2020 11:00 AM  
**To:** Nave, Jim <jnave@mt.gov>  
**Cc:** Kody Swartz <kody@woitheng.com>; Tony Hilliard <tony@woitheng.com>  
**Subject:** [EXTERNAL] Irrigation Ditch - George Elmer Drive

Good morning Jim,

I hope everything is well for you. I was hoping you could help us with identifying the owner of an irrigation ditch here in Missoula; we haven't been able to locate any information or easements in the property information.

The property is located at the north end of George Elmer Drive; the geocode is 04-2199-12-1-01-23-0000. The irrigation ditch runs along the eastern boundary and appears to branch from Flynn Lowney ditch:



Any information is greatly appreciated!

Thanks,

**MATT HAMMERSTEIN**

*ENGINEER I*

**WOITH ENGINEERING, INC.**  
**ENGINEERS & SURVEYORS**

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 Missoula, MT 59808  
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[\[linkedin.com\]](https://www.linkedin.com)



[\[facebook.com\]](https://www.facebook.com)



[\[woitheng.com\]](https://www.woitheng.com)

## Matt Hammerstein

---

**From:** Andrew Stickney <alstickney@missoulacounty.us>  
**Sent:** Tuesday, April 7, 2020 2:42 PM  
**To:** Matt Hammerstein  
**Cc:** Mike Snook  
**Subject:** RE: County GIS Data  
**Attachments:** MissoulaInternationalAirport\_RPZ\_EADA\_From2005Plans\_040720.dwg

Hi Matt,

Attached is the final delivery that you requested – the attached CAD file contains the Runway Protection Zone (RPZ), Extended Arrival and Departure Areas (EADA), and 65db noise exposure contour for the Missoula International Airport as depicted in this [2005 Airport Expansion Document](#) published by the former Office of Planning and Grants and available on the City of Missoula's FTP site.

Since the lines/polygons were digitized from source documents, there is always room for human error and the attached drawing should be considered appropriate for general reference purposes only.

Let me know if you need anything else.

Andrew Stickney  
Senior GIS Specialist  
Community and Planning Services, Missoula County  
Phone: 406-258-3869  
Physical Address: 323 West Alder, Missoula, MT, 59802  
Mailing Address: 200 West Broadway, Missoula MT, 59802

Fax: 406-258-3920  
[alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)

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---

**From:** Matt Hammerstein <matt@woitheng.com>  
**Sent:** Tuesday, April 7, 2020 8:02 AM  
**To:** Andrew Stickney <alstickney@missoulacounty.us>  
**Subject:** RE: County GIS Data

Thanks Andrew; I think the established runway should be sufficient for now.

**MATT HAMMERSTEIN**  
*ENGINEER I*



3860 O'Leary Street, Suite A  
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Cell: (330) 356-9175

---

**From:** Andrew Stickney <[alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)>  
**Sent:** Monday, April 6, 2020 4:53 PM  
**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Subject:** RE: County GIS Data

Hi Matt,

The attached image is the document that I am going to use for the EADA and noise contour line. – I found an archived GIS file that had the RPZ already drawn and I was able to use that and the airport influence area to georeference the image file in GIS so I can digitize the EADA and noise contour lines.

I will plan on just doing the lines/zones for the established runway unless you request otherwise.....as I would anticipate that the airport plans for the second runway may have changed over time since it was published in 2006.

Let me know if this works for you.

Andrew Stickney  
Senior GIS Specialist  
Community and Planning Services, Missoula County  
Phone: 406-258-3869  
Physical Address: 323 West Alder, Missoula, MT, 59802  
Mailing Address: 200 West Broadway, Missoula MT, 59802

Fax: 406-258-3920  
[alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)

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---

**From:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Sent:** Monday, April 6, 2020 1:21 PM  
**To:** Andrew Stickney <[alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)>  
**Subject:** RE: County GIS Data

Andrew,

Thanks; I should be able to get this to work for what we need. I'll let you know if I have any other questions about this one.

Appreciate it,

**MATT HAMMERSTEIN**

*ENGINEER I*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

---

**From:** Andrew Stickney <[alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)>  
**Sent:** Monday, April 6, 2020 11:44 AM  
**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Subject:** RE: County GIS Data

Hi Matt,

Attached is the CAD file with the Missoula County WUI Zones as adopted in the 2018 Missoula County Community Wildfire Protection Plan.

The official title of the layer is "Missoula County 2018 Wildland-Urban Interface (WUI) Polygon Feature Class".

The "Layer" field should tell you which zones are which, but I'm not sure which source field (gridcode or Display Text) was exported, so I'm going to provide you with both along the RGD codes for your reference.

Grid Code	Display Text (WUI Zone)	Colors (R-G-B)		
0	Water	0	0	255
1	WUI Interface	255	255	0
2	WUI Intermix	255	170	0
3	Non-WUI Inhabited	168	0	0
4	Non-WUI Uninhabited	152	212	147

You can always compare your CAD exhibit to this interactive web map (<http://apps.missoulacounty.us/go/cwpp-wui>) to make sure it translated properly.

Let me know if this information is sufficient for your needs related to this specific layer.

Thanks,

Andrew Stickney  
Senior GIS Specialist  
Community and Planning Services, Missoula County  
Phone: 406-258-3869  
Physical Address: 323 West Alder, Missoula, MT, 59802  
Mailing Address: 200 West Broadway, Missoula MT, 59802

Fax: 406-258-3920

[alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)

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---

**From:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Sent:** Monday, April 6, 2020 9:09 AM  
**To:** Andrew Stickney <[alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)>  
**Subject:** RE: County GIS Data

That sounds great. It uses RGB so we can make sure we get them in there correctly.

## **MATT HAMMERSTEIN**

*ENGINEER I*



3860 O'Leary Street, Suite A  
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---

**From:** Andrew Stickney <[alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)>  
**Sent:** Monday, April 6, 2020 8:43 AM  
**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Subject:** RE: County GIS Data

Hi Matt,

For the WUI zones, are you intended to use them in a color CAD exhibit?

If so, I will send you the color codes that we typically use for the different zones on our public maps so you can be consistent, as I have no idea if CAD retains the color assignments when converting out to DWG from GIS.

Does CAD use RGB color codes or some other color system (i.e. web hex codes, CMYK, HSV, etc.)?

Let me know when you get a chance.

Andrew Stickney  
Senior GIS Specialist  
Community and Planning Services, Missoula County  
Phone: 406-258-3869  
Physical Address: 323 West Alder, Missoula, MT, 59802  
Mailing Address: 200 West Broadway, Missoula MT, 59802

Fax: 406-258-3920

[alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)

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---

**From:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Sent:** Monday, April 6, 2020 7:43 AM  
**To:** Andrew Stickney <[alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)>  
**Cc:** Mike Snook <[msnook@missoulacounty.us](mailto:msnook@missoulacounty.us)>  
**Subject:** RE: County GIS Data

Andrew,

Thanks for all your help; I really appreciate it.

Tuesday is no problem at all for the airport layers, no big rush.

Thanks,

**MATT HAMMERSTEIN**  
*ENGINEER I*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175

---

**From:** Andrew Stickney <[alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)>  
**Sent:** Friday, April 3, 2020 5:02 PM  
**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Cc:** Mike Snook <[msnook@missoulacounty.us](mailto:msnook@missoulacounty.us)>  
**Subject:** RE: County GIS Data

Hi Matt,

To start, I've attached the Airport Influence Area boundary as a CAD file.  
I should be able to get you the WUI zones as a CAD file next Monday.



The airport layers will require a little more work as they are not as easily accessible and may need to be digitized from paper maps..

Can I get the airport layers to you by Tuesday?

Andrew Stickney, GISP  
Senior GIS Specialist  
Community and Planning Services, Missoula County  
Email: [alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)  
Phone: 406-258-3429  
Physical Address: 127 East Main Street, Suite 2 Missoula, MT 59802-4463  
Mailing Address: 200 W Broadway, Missoula, MT 59802

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---

**From:** Mike Snook <[msnook@missoulacounty.us](mailto:msnook@missoulacounty.us)>  
**Sent:** Friday, April 3, 2020 1:14 PM  
**To:** Andrew Stickney <[alstickney@missoulacounty.us](mailto:alstickney@missoulacounty.us)>  
**Subject:** FW: County GIS Data

Hi Andrew,  
Can you help Matt out with this data?  
Thanks  
Mike

---

**From:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Sent:** Friday, April 3, 2020 9:46 AM  
**To:** Mike Snook <[msnook@missoulacounty.us](mailto:msnook@missoulacounty.us)>  
**Subject:** County GIS Data

Good morning Mike,

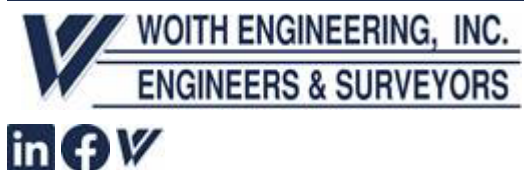
I was hoping you could help with locating two pieces of GIS data, for use in making AutoCAD exhibits, if possible:

1. Extent of Missoula Airport Influence Zone, Runway Protection Zone, EADA, and 65 dB noise level contour.
2. Extents of Missoula County wildland urban interface zones.

Let me know if you are able to help with either of these items.

Thanks,

**MATT HAMMERSTEIN**  
ENGINEER I



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3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9548  
Cell: (330) 356-9175



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## Matt Hammerstein

---

**From:** Bryce Christiaens <bryce@missoulaeduplace.org>  
**Sent:** Tuesday, April 14, 2020 12:22 PM  
**To:** Tony Hilliard  
**Cc:** Matt Hammerstein  
**Subject:** RE: George Elmer Subdivision - Weed Management Plan/Site Visit

Hi Tony,

Sorry for the delay. The road and turf mixes you mention will be good for the long term. If you have mixes you have used in the past you can incorporate those species into the plan. It might also be valuable to seed all of the stubble area with a nurse crop like slender wheatgrass just to hold the site against weeds prior to construction, as well as mow the site at least once per year...I get quite a few call from neighbors in that area starting in July that are concerned about tall vegetation and fire danger. No need to meet me at the site. I did take another look and the main weed species are: musk thistle, houndstongue, common tansy and spotted knapweed. These all exist entirely along the edges of the stubble field. Herbicide recommendations for those species would be metsulfuron methyl for the houndstongue and tansy at 1 oz/acre, aminopyralid for the knapweed and thistle at 6 oz/acre.

If you could incorporate this information into your plan and include the site map with the weed population descriptions we should be good to go.

Hope all is well. If you have any questions let me know!  
bryce

Bryce Christiaens  
Weed District Manager  
Missoula County Weed District  
2825 Santa Fe Ct, Missoula, MT 59808  
406.258.4217 (office), 406.552.7058 (cell)

---

**From:** Tony Hilliard <tony@woitheng.com>  
**Sent:** Tuesday, April 14, 2020 8:50 AM  
**To:** Bryce Christiaens <bryce@missoulaeduplace.org>  
**Cc:** Matt Hammerstein <matt@woitheng.com>  
**Subject:** RE: George Elmer Subdivision - Weed Management Plan/Site Visit

Bryce,

I just wanted to follow up with you on the items to include in our Weed Management and Revegetation Plan. About how far out do you think you are on these items and do you need any additional information from us?

Hope everything is well and you are staying healthy.

## TONY HILLIARD, EI

*ENGINEER I*



3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9552  
Cell: (406) 239-0801

---

**From:** Tony Hilliard  
**Sent:** Thursday, April 2, 2020 11:13 AM  
**To:** [bryce@missoulaeduplace.org](mailto:bryce@missoulaeduplace.org)  
**Cc:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Subject:** RE: George Elmer Subdivision - Weed Management Plan/Site Visit

Bryce,

Thanks for the call today and for taking the time to visit the project site. We are very excited to get this subdivision process moving as fast as possible and we appreciate your help. Per your request I have attached a preliminary lot layout. I would say the roads are more dialed in and will most likely not change, but the layouts of the 7 lots separated by the roads are all subject to change. Process Architecture has allotted recreation areas shown in purple on the attached plan sheet totaling approximately 33,802 square feet. I am assuming this is the area that you mentioned in our conversation that you would recommend a "turf" mix for revegetation, and then other areas around the roads and remainder of the site a roadside mix would be used. Correct me if I am wrong in this assumption.

As for the ongoing Covid-19 situation, can you clarify if we will be required to meet you onsite for an investigation. Or will you handle the investigation and identification then provide us with it to include in our report. I know I mentioned 2 months before our Submittal date but we would like to get this checked off the list as soon as possible. Once you make your recommendations and identify species, I would be more than happy to draft up our Weed Management Plan and send you a copy to review before we submit. Please let me know if you have any questions or need any more information from me at this point.

Thank you and stay safe,

**TONY HILLIARD, EI**

*ENGINEER I*



---

3860 O'Leary Street, Suite A  
Missoula, MT 59808  
Office: (406) 203-9552  
Cell: (406) 239-0801

---

**From:** Tony Hilliard  
**Sent:** Wednesday, April 1, 2020 2:10 PM  
**To:** [bryce@missoulaeduplace.org](mailto:bryce@missoulaeduplace.org)  
**Cc:** Kody Swartz <[kody@woitheng.com](mailto:kody@woitheng.com)>; Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Subject:** George Elmer Subdivision - Weed Management Plan/Site Visit

Good afternoon Bryce,

We are starting the subdivision process for a piece of property located at the end of George Elmer Drive (Please see the attached a Vicinity Map) and would like to set up a site walkthrough with you in order to identify weed species to include in our Weed Management Plan. We could also use your recommendation for the best revegetation options based on what you see onsite. Please let me know a time that would work for you to meet us onsite at your soonest availability. If you have any questions before hand, don't hesitate to give me a call.

Thank you,

**TONY HILLIARD, EI**

## Matt Hammerstein

---

**From:** Rose, Sharon <shrose@mt.gov>  
**Sent:** Monday, April 27, 2020 5:03 PM  
**To:** Matt Hammerstein  
**Subject:** RE: [EXTERNAL] RE: \*\* Email from fwp.mt.gov \*\*

Sounds good!

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

From: Matt Hammerstein <matt@woitheng.com>  
Sent: Monday, April 27, 2020 4:21 PM  
To: Rose, Sharon <shrose@mt.gov>  
Subject: RE: [EXTERNAL] RE: \*\* Email from fwp.mt.gov \*\*

Thanks Sharon, much appreciated. I'll get the assessment updated with this.

Matt Hammerstein  
Engineer I

3860 O'Leary Street, Suite A  
Missoula, MT 59808  
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Cell: (330) 356-9175

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

From: Rose, Sharon <shrose@mt.gov>  
Sent: Friday, April 24, 2020 3:07 PM  
To: Matt Hammerstein <matt@woitheng.com>  
Subject: [EXTERNAL] RE: \*\* Email from fwp.mt.gov \*\*

Hi Matt,  
Attached are some suggested edits to the wildlife section, for your consideration. Also attached is a recommended version of living with wildlife covenants for this location.  
Please let me know if you have any questions.  
And stay safe out there!  
Sharon

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

From: Matt Hammerstein <matt@woitheng.com>  
Sent: Tuesday, April 7, 2020 5:04 PM  
To: Rose, Sharon <shrose@mt.gov>  
Subject: Apr 20--[EXTERNAL] RE: \*\* Email from fwp.mt.gov \*\*

Sharon,

That would definitely work for me. The geocode of the parcel is 04-2199-12-1-01-23-0000.

Attached is the section of the Environmental Assessment I've assembled on wildlife so far.

Thanks!

Matt Hammerstein  
Engineer I

3860 O'Leary Street, Suite A  
Missoula, MT 59808  
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-----Original Message-----

From: Rose, Sharon <shrose@mt.gov>  
Sent: Tuesday, April 7, 2020 3:37 PM  
To: Matt Hammerstein <matt@woitheng.com>  
Subject: RE: \*\* Email from fwp.mt.gov \*\*

Hi Matt,

If this is something you've already put together, you could forward it to me and I'll have the appropriate folks here take a look at it. Would also need specific location of subdivision (Geocode?).

Would that work for you?

Sharon

Sharon Rose  
Comments Coordinator, Region 2  
Montana Fish, Wildlife & Parks

3201 Spurgin Rd  
Missoula, MT 59804  
Ph: (406) 542-5540  
shrose@mt.gov  
Montana FWP

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

From: Crowser, Vivaca <Vcrowser@mt.gov>  
Sent: Tuesday, April 7, 2020 11:13 AM  
To: Rose, Sharon <shrose@mt.gov>  
Subject: Fw: \*\* Email from fwp.mt.gov \*\*

---

From: FWP Wildlife  
Sent: Wednesday, April 1, 2020 3:34 PM  
To: FWP Region 2  
Subject: Fw: \*\* Email from fwp.mt.gov \*\*

---

From: Matt Hammerstein <matt@woitheng.com>  
Sent: Wednesday, April 1, 2020 3:22 PM  
To: FWP Wildlife  
Subject: \*\* Email from fwp.mt.gov \*\*

Name: Matt Hammerstein  
Phone Number: 406-203-9548

Email: [matt@woitheng.com](mailto:matt@woitheng.com)

Good afternoon,

I am working on an environmental assessment for a proposed subdivision in Missoula, and was hoping to get in touch with the right person to verify the wildlife information I have put together for it. Thanks!

**Matt Hammerstein**

---

**From:** Dan Stone <dstone@mountainline.com>  
**Sent:** Monday, May 11, 2020 1:15 PM  
**To:** Matt Hammerstein  
**Cc:** Vince Caristo; Corey Aldridge  
**Subject:** Proposed Subdivision - Transit Stop

Hi Matt,

Our plans for providing service in that area are still very much preliminary and subject-to-change, and it will be a number of years before transit service is feasible there. I don't think it would be appropriate to install a bus stop within the subdivision at this time.

Thank you,

Dan Stone  
Transit Planner  
Mountain Line  
Missoula, MT  
dstone@mountainline.com  
(406) 215-2457

## Matt Hammerstein

---

**From:** Five Valleys Audubon Society <info@fvaudubon.org>  
**Sent:** Tuesday, May 12, 2020 1:28 PM  
**To:** Matt Hammerstein  
**Subject:** Re: Request for Information - Important Bird Areas  
**Attachments:** Mullan Master Plan- Final.docx

Hi Matt,  
Thanks for your email. Here is what we know about the property.

This parcel lies just north and east of the Clark Fork River--Grass Valley Important Bird Area. It is a part of the Mullan Area Master Plan that is proposed for development. The Five Valleys Audubon Society is concerned about the loss of bird habitat in that area and have proposed to the County Planners that Grant Creek be restored in that area as part of the development strategy. Attached are our comments to the County Planners about the bird habitat in that area.

Good morning,

I am looking for information on whether a piece of property is located within an important bird area. The geocode of the parcel is 04-2199-12-1-01-23-0000.

Any information you can provide about this parcel and bird habitat is greatly appreciated!

Thank you,

Matt Hammerstein

*Engineer I*



[3860 O'Leary Street, Suite A](#)

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Cell: (330) 356-9175







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## Matt Hammerstein

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**From:** Terry J. Phelan <[tphelan@mcps.k12.mt.us](mailto:tphelan@mcps.k12.mt.us)>  
**Sent:** Tuesday, May 12, 2020 10:27 AM  
**To:** Matt Hammerstein  
**Subject:** RE: Proposed Subdivision - Bus Stop Information

Oh, crud. I was only looking at the highlighted streets. Sorry about that.  
Thanks, and I will get back to you.  
Terry

---

**From:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Sent:** Tuesday, May 12, 2020 9:56 AM  
**To:** Terry J. Phelan <[tphelan@mcps.k12.mt.us](mailto:tphelan@mcps.k12.mt.us)>  
**Subject:** RE: Proposed Subdivision - Bus Stop Information

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Terry,

The attached sheet shows Pius way at the bottom. We're the very next parcel to the north of where George Elmer currently dead ends. So the boundary is roughly 650 feet north of the intersection of Cattle Drive & George Elmer.

Let me know if this helps. If not I can put together an exhibit overlaid on an aerial image. Our survey data doesn't include Cattle Drive so we don't have it on any of our current exhibits.

## MATT HAMMERSTEIN

*ENGINEER I*



3860 O'Leary Street, Suite A  
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---

**From:** Terry J. Phelan <[tphelan@mcps.k12.mt.us](mailto:tphelan@mcps.k12.mt.us)>  
**Sent:** Tuesday, May 12, 2020 9:47 AM  
**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Subject:** RE: Proposed Subdivision - Bus Stop Information

I am sorry Matt, but from the drawing you sent, I cannot tell how far away the current stops are.  
Can you include the same drawing, only zoomed out to include at least Pius Way?  
Thanks  
Terry

---

**From:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>  
**Sent:** Tuesday, May 12, 2020 9:24 AM

**To:** Terry J. Phelan <[tphelan@mcps.k12.mt.us](mailto:tphelan@mcps.k12.mt.us)>; Hatton Littman <[hlittman@mcps.k12.mt.us](mailto:hlittman@mcps.k12.mt.us)>; Burley McWilliams <[bmcwilliams@mcps.k12.mt.us](mailto:bmcwilliams@mcps.k12.mt.us)>; Charlene R. Hubbard <[crhubbard@mcps.k12.mt.us](mailto:crhubbard@mcps.k12.mt.us)>  
**Subject:** RE: Proposed Subdivision - Bus Stop Information

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Thanks Terry.

It looks like those two stops are pretty far outside the proposed subdivision. Attached is the proposed plat; let me know if it comes through this time. Will any additional stops be needed within the new subdivision?

Thanks,

**MATT HAMMERSTEIN**

*ENGINEER I*



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Missoula, MT 59808  
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---

**From:** Terry J. Phelan <[tphelan@mcps.k12.mt.us](mailto:tphelan@mcps.k12.mt.us)>  
**Sent:** Tuesday, May 12, 2020 8:48 AM  
**To:** Hatton Littman <[hlittman@mcps.k12.mt.us](mailto:hlittman@mcps.k12.mt.us)>; Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>; Burley McWilliams <[bmcwilliams@mcps.k12.mt.us](mailto:bmcwilliams@mcps.k12.mt.us)>; Charlene R. Hubbard <[crhubbard@mcps.k12.mt.us](mailto:crhubbard@mcps.k12.mt.us)>  
**Subject:** RE: Proposed Subdivision - Bus Stop Information

Hello Matt

Here are the current bus stops in that neighborhood. Unfortunately, the email that was forwarded to me had the attachments removed, so I wasn't able to see the proposed layout. But here are the existing high school routes. Let me know how else I may help.

Thanks

Terry

Cattle Dr. & Latigo Dr.  
Riata Rd & Cattle Dr.

---

**From:** Hatton Littman <[hlittman@mcps.k12.mt.us](mailto:hlittman@mcps.k12.mt.us)>  
**Sent:** Monday, May 11, 2020 11:25 AM  
**To:** Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)>; Burley McWilliams <[bmcwilliams@mcps.k12.mt.us](mailto:bmcwilliams@mcps.k12.mt.us)>; Charlene R. Hubbard <[crhubbard@mcps.k12.mt.us](mailto:crhubbard@mcps.k12.mt.us)>; Terry J. Phelan <[tphelan@mcps.k12.mt.us](mailto:tphelan@mcps.k12.mt.us)>  
**Subject:** Re: Proposed Subdivision - Bus Stop Information

Matt:

Thanks for reaching out. I have copied Burley McWilliams, MCPS Operations Director, and Terry Phelan, Safety and Operations Coordinator, on this email. They will be your best contacts to work out a solution to this issue!

Best,

h

---

Hatton Littman (she, her, hers) [Why it is important to use the correct pronouns](#)  
Communications Director  
Missoula County Public Schools  
[hlittman@mcps.k12.mt.us](mailto:hlittman@mcps.k12.mt.us)  
406-728-2400 ext. 1024  
[www.mcpsmt.org](http://www.mcpsmt.org)

Missoula Public Schools are proud to lead the state with engaging academics and connected teaching. We believe in Achievement for All.

On May 11, 2020, at 11:17 AM, Matt Hammerstein <[matt@woitheng.com](mailto:matt@woitheng.com)> wrote:

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Good morning Hatton,

I was hoping you could point me in the direction of the right person to talk to regarding bus stop locations within a proposed subdivision I am working on.

The proposed subdivision is located at the north end of George Elmer Drive. Attached is the preliminary plat that has been submitted to the City.

City planning staff requested coordination with the school district to determine the best locations for school pickup locations and any associated special improvements on the plat.

Please let me know any additional information I can provide. Thank you for your time!

**MATT HAMMERSTEIN**  
*ENGINEER I*

<image001.jpg>

3860 O'Leary Street, Suite A  
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<image002.jpg> <image003.jpg> <image004.jpg>

<1931 - MCNETT FLATS PRELIMINARY PLAT.pdf>