

From: [Tamara R. Ross](#)
To: [airquality](#)
Cc: [Danny Oberweiser](#); [Alex Bramlette](#)
Subject: RE: Carrera Commons Subdivision – 2nd Agency Sufficiency Notice
Date: Monday, July 15, 2024 5:59:50 PM
Attachments: [image001.png](#)
[image002.png](#)

Received, thank you Sarah.

Tamara Ross

IMEG | Civil Designer / Planning Technician



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From: airquality <airquality@missoulacounty.us>
Sent: Friday, July 12, 2024 3:40 PM
To: Tamara R. Ross <Tamara.R.Ross@imegcorp.com>
Subject: RE: Carrera Commons Subdivision – 2nd Agency Sufficiency Notice

External Email: Treat links and attachments with caution.

Thank you for the opportunity to review the Carrera Commons Subdivision. The Air Quality Program again encourages you to include more robust covenants that include mention of the Air Stagnation Zone, Wood Burning Devices and Radon Mitigation. We understand the plan to save covenants for later in the process, but we believe it is important to ensure air quality concerns are included in the planning process. We also have not found within the environmental writeups any mention of the restriction on the installation of wood burning devices within the Air Stagnation Zone. We would like to see this information included in the subdivision documentation. We would particularly like to see the restriction on the installation of wood burning devices included in covenants prior to homes being constructed. The Air Quality Program also strongly recommends new buildings to be built radon resistant. Radon is a great concern for residents, current and new, in Missoula County as our radon levels are greater than 5 times the national average. It is the second leading cause of lung cancer in the US, but it can be mitigated against. Building homes to be radon resistant from the beginning of construction is the most cost-effective and efficient way to reduce radon exposure.

The Air Quality Program supports the inclusion of sidewalks but notes the absence of green space. Green space has known health benefits. We recommend including green space in the subdivision planning and design.

SARAH COEFIELD

Air Quality Specialist

406.258.4755

301 West Alder, Missoula, MT 59802

MissoulaPublicHealth.org



Missoula County and its surrounding areas are the traditional and current homelands of the Séliš (Bitterroot Salish), Ktunaxa (Kootenai), and Qlispé (Kalispell), along with the Siksikaititapi (Blackfoot Confederacy), Nimiipuu (Nez Perce) and other tribal nations.

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

Sent: Tuesday, June 25, 2024 11:54 AM

To: Videa Martinez, Aldo Alejandro <amartinez@mt.gov>; Adriane Beck <abeck@missoulacounty.us>; airquality <airquality@missoulacounty.us>; amity_bass@fws.gov; andersene@ci.missoula.mt.us; bakeilman@mcpsmt.org; banzigerw@ci.missoula.mt.us; Benny.Murphy@charter.com; jccourtney@mcpsmt.org; bmcwilliams@mcpsmt.org; brownjs2@bresnan.net; Bryce Christiaens <bchristiaens@missoulacounty.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; bwarner@mcpsmt.org; Corey Aldridge <caldridge@mountainline.com>; Tracy Campbell <campbelltl@ci.missoula.mt.us>; Bauer, Chad <cbauer2@republicservices.com>; ckelly@mcpsmt.org; kevin.askan@cskt.org; cmhiller-claridge@mcpsmt.org; contactmpd2@ci.missoula.mt.us; Zac Covington <covingtonz@ci.missoula.mt.us>; cwoodrow@mountainline.com; Derek.Lilleberg@p66.com; Cozad, Desiree <desiree.cozad@mt.gov>; dstone@mountainline.com; dturner@mcpsmt.org; ducharmem@ci.missoula.mt.us; Elena Evans <eevans@missoulacounty.us>; envhealth <envhealth@missoulacounty.us>; erikl@meccoop.com; firebureau@ci.missoula.mt.us; fraserd@ci.missoula.mt.us; Traci Freshour <FreshourT@ci.missoula.mt.us>; Donna Gaukler <gauklerd@ci.missoula.mt.us>; gmk@bresnan.net; gordonn@ci.missoula.mt.us; gorskia@ci.missoula.mt.us; Gordy Hughes <ghughes@ci.missoula.mt.us>; Martin, Jacob <jacob_martin@fws.gov>; Montana James <jamesm@ci.missoula.mt.us>; jjohnson@blackfoot.com; Nave, Jim <jnave@mt.gov>; Boucher, Joel <joboucher@mt.gov>; Elizabeth Johnson <johnsone@ci.missoula.mt.us>; Jordank@ci.missoula.mt.us; Jennifer Sweten <jsweten@mountainline.com>; jyoung@mcpsmt.org; keenej@ci.missoula.mt.us; Kerry.Patton2@Lumen.com; kmeyers@mcpsmt.org; Richards, Kristi <krisrichards@mt.gov>; ldavidson@missoulahousing.org; lmeans@ci.missoula.mt.us; lmweston@mcpsmt.org; marchesseaulta@ci.missoula.mt.us; marsha@ci.missoula.mt.us; mcinnisl@ci.missoula.mt.us; Nathan McLeod (City) <McLeodN@ci.missoula.mt.us>; mhill@mcpsmt.org; michaelm@orchardhomesditch.org; mmccrea@ci.missoula.mt.us; Ross Mollenhauer <mollenhauerr@ci.missoula.mt.us>; Troy Monroe <tmonroe@ci.missoula.mt.us>; Nick Holloway <nholloway@missoulacounty.us>; nicholas.keller@northwestern.com; pdadmin@ci.missoula.mt.us; Eran Pehan <pehane@ci.missoula.mt.us>; riverroad@missoula-neighborhoods.org; Lucy Rummler <RummlerL@ci.missoula.mt.us>; Radley Watkins <rwatkins@missoulacd.org>; Andy Schultz <SchultzA@ci.missoula.mt.us>; sebastiana <sebastiana@ci.missoula.mt.us>;

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Cc: Danny Oberweiser <Daniel.G.Oberweiser@imegcorp.com>

Subject: Carrera Commons Subdivision – 2nd Agency Sufficiency Notice

Dear Agent:

The City of Missoula Development Services Division has identified you as being an agency that may have important comments to make about the proposed Carrera Commons Subdivision. On June 25th, 2024, Development Services posted the 2nd *Agency Sufficiency Review* regarding Carrera Commons Subdivision online for your review. The purpose of this agency review is twofold:

- 1) For agencies to determine if the subdivision submittal packet has enough information or is sufficient for review;
- 2) For agencies to provide comments regarding the proposal on anything that should be addressed before the project is submitted for governing body review. Thus, it is important that you send us your comments or let us know if you have no comment.

The link to the subdivision application for review is:

<https://www.ci.missoula.mt.us/3334/Carrera-Commons-123-S-Curtis-Street>.

You will have 12 working days from today, June 25th, 2024, to complete your review. Please reply and send any comments directly to Tamara.R.Ross@imegcorp.com and Daniel.G.Oberweiser@imegcorp.com by end of the day **July 12th, 2024**, and copy Alex Bramlette, BramletteA@ci.missoula.mt.us. This ensures that Development Services can meet their 2nd *Agency Sufficiency Review* deadline of July 17th, 2024.

If there is anything we can do to facilitate your review, please reach out to us. Thank you in advance for your comments.

Sincerely,
IMEG Corp.

Tamara Ross

IMEG | Civil Designer / Planning Technician



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(406) 272-0253

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