



City of Missoula

Consultation Coordination

Officer Meeting Minutes

MEETING TITLE: City of Missoula Consultation Coordination Officer Meeting during council Land Use and Planning Committee meeting.

DATE AND TIME: 10:10am November 12, 2025

LOCATION: 140 W Pine Street Missoula MT, 59802 and virtual

Microsoft Teams meeting

Join on your computer or mobile app*:

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Or call in (audio only)

406-384-6960

Phone Conference ID: 148 259 295#

Press *5 to raise your hand to be recognized for public comment, *6 to mute and unmute

Link to watch recorded meeting <https://pub->

missoula.escribemeetings.com/Meeting.aspx?Id=f5d00595-039c-4732-92b8-c77959aaef65&Agenda=Agenda&lang=English

MEETING AGENDA:

1. Welcome & Introductions
2. Flood Risk through Mapping
3. County and city mapping history
4. Project background
5. Changes from Draft to Prelim
6. Preliminary Maps and FIS
 - a. Changes since last FIRM
7. National Flood Insurance Program
8. Project webpage and state flood hazard viewer
9. Questions from City Council

Mike Nugent Question: Three levees that aren't certified – should we work towards getting them certified?

Nadene Wadsworth: That is something the city could work on if they chose to. Ownership or having easements is one of the first things that would need to be identified. FEMA has a long checklist of other requirements that I like to share.

Mike Nugent: I was just asking the question I don't believe the city is interested in that.

Amber Sherrill Question: Would you speak a little more about the appeals process? What are possible outcomes?

Nadene Wadsworth: One of the biggest things is that they would have to find a scientific or mathematical error in the study. They would have to hire engineering services. There is guidance on what FEMA would consider as a technical or mathematical error study.

Doug: What constitutes an appeal- DNRC doesn't need to be involved at all, we are the ones that put together the technical data together and have reviewed the study data thoroughly along the way. Cassi is still the best first point of contact but we can help translate if there are questions, or if someone needs help with appeals. That is something we at DNRC would be willing to offer.

Amber Sherrill Question: about the floodplain, it's a 100-year floodplain, or 1% really. The flood way is basically where it floods. Sometimes yearly, right? How would you define the floodway? My follow-up is there's some big red additions to the floodway? How are the properties in those areas dealing with it? They were in the floodplain before, right. That change is huge for those properties, right?

Nadene Wadsworth: So the floodway is generally the stream channel itself and maybe a little bit beyond. We have not received any major changes addressing this thus far.

Cassie Trippard: I have been answering questions as they come in from residents.

Sandra Vasecka Question: Folks that are not currently in the floodway or floodplain and then they have this new update, will they be in the floodplain? We won't be able to be grandfathered into their previous non-requirement of flood insurance. If they have a mortgage, will they be required to have flood insurance?

Nadene Wadsworth: To our understanding, no they will not be grandfathered in. Their lender, if they require them to carry out insurance based off the new study, they would not be able to.

Sandra Vasecka Question: Is there another option for flood insurance besides through the state or is it just through the state? Is it up to the individual insurance agent to determine that?

Traci Sears: There are some options available. They have the Federal flood insurance that's available as often as reference as the NFIP policy. But there's also a huge private sector policies that are available as well. The MT insurance commission has a dedicated website for both. I will give you the link.

Bob Campbell: An individual shares a story and voices support for the floodplain mapping efforts. Bob worked at Gallatin County and talked about the importance of having flood elevations and the concerns when mapping is not current.

Mike Nugent: As this presentation has highlighted, no one sitting in an office at city hall came up with this floodplain. It is all based on significant science and research. There are some misnomers out in the public about that.

Eric Melson: How often do the FEMA maps get updated and how are future iterations incorporated into our long-range planning?

Nadene Wadsworth: Technically maps are only good for about five years. We started this project in 2019 so we are already 5 years over. As part of the city participating in the NFIP map revisions that the city does for any ongoing projects, it could be rolled into existing maps. You just submit to FEMA no different than a map amendment. As far as future studies, we don't have any info on that.

Eric Melson: site specific question there are places where intensities have been reduced around rattlesnake creek. There are portions that are zoned differently even though they have the same topography and geology, I am curious if those are being updated as part of this study. To address some of the inconsistencies?

Cassie Trippard: Rattlesnake Creek was not apart of this study only the Clark Fork, and Bitterroot Rivers and Rock Creek in the county. The draft data from this study as well as the existing study data for Rattelsnake Creek were used for the code reforming and land use planning. As this data is considered best available data.

Mirtha Becerra Question: Mr. Melson asked one of my questions about using this data for corde and land use planning. Regarding the levee accreditation should the city or any jurisdiction pursue accreditation how long does this take and is there funding from FEMA? I assume that cost is why many jurisdictions do not accredit levees. Are there ways to access federal funding for that?

Nadene Wadsworth: As far as federal funding that can be used there is not. So the Area III and Area V levees effort was done in collaboration with the USACE, and my understanding is there was a cost share. I can't remember off the top of my head what the cost share was. I do know that it wasn't the full cost of getting an engineering Firm in to do a certification.

Mirtha Becerra Question: How long did the accreditation take?

Nadene Wadsworth: The accreditation piece didn't take that long I think it was 6 months. Once FEMA received the recommendation from the USACE it was straight forward. I do believe there was some additional information needed, and FEMA coordinated that with Tracy Campbell. It was the certification component or Risk Assessment that the USACE does that took a while.

Mirtha Becerra Question: I haven't looked through the maps a lot yet but what happens when the changes in floodplain include roadways do we coordinate with MDT?

Nadene Wadsworth: MDT would just have to follow existing procedure should they have to do repairs. We do have a good relationship with MDT for any type of repairs or replacements.

Mirtha Becerra Question: Engage Missoula page only has one comment from a city resident.

Cassie Trippard: We got more comments from open houses. We do get regular questions via email, learning more about their property risk and asking questions.

Mirtha Becerra Question: these maps will be available for an extended period of time?

Cassie Trippard: Yes, and once they go effective they will go on our regular viewers the city has.

Public comment no comments.