

From: [Troy Monroe](#)
To: [Dave DeGrandpre](#); [Alex Eidam](#); [Steve Reichert](#)
Subject: Re: Conditions of Approval - 1923 River Road - River View Subdivision and Rezoning
Date: Friday, February 4, 2022 2:24:15 PM

River Road is a collector that is in need for improvements to meet current collector regulations. Although lighting isn't required I would hope that we could keep the door open for an LSID. I've reached out to Kevin and Ryan G. to see if River Road is on any list for street lighting, but we probably don't have such a list.

Troy Monroe PE | he/him/his | City Engineer for Development Review
Department of Public Works & Mobility
Infrastructure & Mobility Division

From: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Sent: Friday, February 4, 2022 2:12 PM
To: Troy Monroe <MonroeT@ci.missoula.mt.us>; Alex Eidam <EidamA@ci.missoula.mt.us>; Steve Reichert <ReichertS@ci.missoula.mt.us>
Subject: RE: Conditions of Approval - 1923 River Road - River View Subdivision and Rezoning

Hi Troy,

Is a lighting district anticipated or under consideration for River Road? We will need to develop a finding of fact to support a new condition. Is there some sort of threshold for street lighting, like number of vehicle trips at an intersection that would prompt the need for lighting? The subdivision regulations don't address street lighting, so we need to base the condition on a regulation or public works specification standard, a documented safety threat, something like that.

From: Troy Monroe <MonroeT@ci.missoula.mt.us>
Sent: Friday, February 4, 2022 1:49 PM
To: Alex Eidam <EidamA@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Steve Reichert <ReichertS@ci.missoula.mt.us>
Subject: Fw: Conditions of Approval - 1923 River Road - River View Subdivision and Rezoning

All -

Is it too late to add no-protest conditions? I would like to add a no-protest to SID or LSID for River Road improvements. I'll write up what I would want for that condition and include it with my edits.

Thanks,

Troy Monroe PE | he/him/his | City Engineer for Development Review
Department of Public Works & Mobility
Infrastructure & Mobility Division

From: Alex Eidam <EidamA@ci.missoula.mt.us>
Sent: Friday, February 4, 2022 10:14 AM
To: Troy Monroe <MonroeT@ci.missoula.mt.us>
Subject: RE: Conditions of Approval - 1923 River Road - River View Subdivision and Rezoning

Here is the most recent plat. Let me know if you need anything else. The entire packet is online too - <https://www.ci.missoula.mt.us/2837/River-View-Subdivision-and-Rezone>

Alex

Alexandra Eidam | Senior Planner
Community Planning, Development & Innovation
City of Missoula Development Services
(406) 552-6052 | eidama@ci.missoula.mt.us

From: Troy Monroe
Sent: Friday, February 4, 2022 10:11 AM
To: Alex Eidam <EidamA@ci.missoula.mt.us>
Subject: Re: Conditions of Approval - 1923 River Road - River View Subdivision and Rezoning

Alex -

Can you send me the most recent site plan, with dimensions, for River Road. Sorry, I don't have remote access at the moment, otherwise I would find it myself.

Thanks,

Troy Monroe PE | he/him/his | City Engineer for Development Review
Department of Public Works & Mobility
Infrastructure & Mobility Division

From: Alex Eidam <EidamA@ci.missoula.mt.us>
Sent: Friday, February 4, 2022 7:46 AM
To: Troy Monroe <MonroeT@ci.missoula.mt.us>; Steve Reichert <ReichertS@ci.missoula.mt.us>;

Neil Miner <MinerN@ci.missoula.mt.us>; Dax Fraser <FraserD@ci.missoula.mt.us>

Subject: RE: Conditions of Approval - 1923 River Road - River View Subdivision and Rezoning

Good Morning – me again!

Wanted to follow up on these conditions. Additionally....

Neil, could you please confirm that cash-in-lieu is an acceptable form of Parkland Dedication for this project? I do not have anything in writing from you.

Dax, could you please confirm that the 29.5-foot-wide proposed right-of-way for Road A plus is adequate for public health and safety.

Thanks,

Alex

Alexandra Eidam | Senior Planner
Community Planning, Development & Innovation
City of Missoula Development Services
(406) 552-6052 | eidama@ci.missoula.mt.us

From: Alex Eidam

Sent: Friday, January 28, 2022 3:20 PM

To: Troy Monroe <MonroeT@ci.missoula.mt.us>; Steve Reichert <ReichertS@ci.missoula.mt.us>;
Neil Miner <MinerN@ci.missoula.mt.us>; Dax Fraser <FraserD@ci.missoula.mt.us>

Subject: Conditions of Approval - 1923 River Road - River View Subdivision and Rezoning

Good Afternoon,

I am working through the staff report for the River View Subdivision and Rezoning project at 1923 River Road and wanted to send the draft conditions of approval to you all for review, see attached. Please feel free to edit the word version or send in an email, whichever is easiest, and let me know if access to the staff report or other documents would be helpful. The application packet can be located here <https://www.ci.missoula.mt.us/2837/River-View-Subdivision-and-Rezone>.

This is my first subdivision, so let me know if there is a better way to communicate this information. We are trying to finalize the staff report by end of next week.

Thanks,

Alex

Alexandra Eidam | Senior Planner
Community Planning, Development & Innovation
City of Missoula Development Services
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