

**From:** [Monroe, Cory](#)  
**To:** [Dave DeGrandpre; "Anna.M.Vickers@imegcorp.com"](#)  
**Subject:** RE: Greenough Heights Subdivision and Rezoning First Agency Review  
**Date:** Thursday, December 30, 2021 9:51:25 AM  
**Attachments:** [image001.png](#)

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Dave,

As long as we have 6' of separation from Water or Sewer and we are not in the boulevard (tree conflicts) then we should be fine in the ROW. As for the OSHA comment, the OH along Greenough Dr. is an uninsulated conductor which carries a 10' minimum clearance from the worker (including materials being held by workers or lifts/scaffolding). Cranes have a greater clearance requirement. We run into issues with OSHA rules during the construction of the structures due the first or second stories putting the worker in conflict with these safety envelopes. Without knowing the structure dimensions I cannot say if there will be any problems but I wanted to make sure this potential issue is brought up in advance so there could potentially be an easy solution prior to the foundation being poured. Having the roof lines run parallel to Greenough Dr. would be a great idea for those 4 lots. If you have any additional questions please feel free to call me so I can hopefully clarify this further.

Thank You,  
Cory

**Cory Monroe**  
Engineer  
[cory.monroe@northwestern.com](mailto:cory.monroe@northwestern.com)  
C 406-425-4626  
F 406-542-5959  
1903 S Russell St | Missoula, MT 59806-4467

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**From:** Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>  
**Sent:** Thursday, December 30, 2021 9:34 AM  
**To:** Monroe, Cory <Cory.Monroe@northwestern.com>; 'Anna.M.Vickers@imegcorp.com' <Anna.M.Vickers@imegcorp.com>  
**Subject:** [EXTERNAL] RE: Greenough Heights Subdivision and Rezoning First Agency Review

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Hi Cory,

Thank you for the comments. The developer is proposing to dedicate additional right-of-way along

Greenough Drive to the City. This additional area would extend along Greenough for the length of the property. See the hatched area on sheet 2 of 5 of the attached document. The City could require dedication as a public access and utility easement. Would this suffice for your purposes? I am also not clear on what you mean by a possible OSHA encroachment issue. Would you please elaborate so I can figure out if there is something the City can do to assist?

Thank you.

**Dave DeGrandpre, AICP | Land Use Supervisor**

Community Planning, Development & Innovation

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406.529.0709 | [degrandpred@ci.missoula.mt.us](mailto:degrandpred@ci.missoula.mt.us)



***Promoting equitable growth and a resilient, sustainable community.***

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**From:** Monroe, Cory <[Cory.Monroe@northwestern.com](mailto:Cory.Monroe@northwestern.com)>

**Sent:** Wednesday, December 29, 2021 4:08 PM

**To:** 'Anna.M.Vickers@imegcorp.com' <[Anna.M.Vickers@imegcorp.com](mailto:Anna.M.Vickers@imegcorp.com)>

**Cc:** Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>

**Subject:** RE: Greenough Heights Subdivision and Rezoning First Agency Review

Anna,

It looks as though there may be some conflicts with the new roads off of Greenough Dr. with the existing poles. Relocating the pole(s) will be part of the design of the infrastructure to serve these lots. There may also be a possible OSHA encroachment issue with the OH lines along Greenough Dr. for Lots 20, 2, 1, and 7 during the construction of the structures. I also did not see a utility easement called out on any of the preliminary plats so that would be some information that is going to be necessary to know prior to me designing the subdivision backbone and sending the quote and agreement out to the developer. The design process will be initiated by the developer submitting a new construction application.

Thank You,

Cory

***Cory Monroe***

*Engineer*

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1903 S Russell St | Missoula, MT 59806-4467

Dear Agent:

Missoula's Development Services has identified you as being an agency that may have important comments regarding the proposed major subdivision, Greenough Heights Subdivision. Your comments are important to us.

On December 22, 2021, Development Services posted the Greenough Heights Subdivision link online for you 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 comments.

You will have 12 working days from today, December 23, 2021, to review. Please reply and send any comments directly to [anna.m.vickers@imegcorp.com](mailto:anna.m.vickers@imegcorp.com), by end of the day, **January 12, 2022**, and copy [DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us). Thus ensuring that development services can complete their agency deadline review of January 18, 2021.

The link to the subdivision application for review is :  
<https://www.ci.missoula.mt.us/2864/42724/Greenough-Heights-Subdivision-and-Rezone>

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

**Anna M. Vickers**  
Land Use Planner



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