

From: [Troy Monroe](#)
To: [Anna M. Vickers](#); [Dave DeGrandpre](#)
Cc: [Steve Reichert](#)
Subject: Greenough Heights Subdivision and Rezoning First Agency Review
Date: Wednesday, January 12, 2022 11:28:37 AM

Anna –

Please see the following comments from City of Missoula Public Works & Mobility Department. These comments are in addition to all City comments placed with the Stage 2 submittal which were uploaded on 8/16/21.

Grading/Drainage/Stormwater

1. There is concern of excess water running down the steep gradient and onto the trail. Although applicant is proposing a swale to mitigate this risk we would additionally require that all impervious surfaces, ie. driveway and roofs, have their runoff directed into the streets.
2. Comment that maximum slope is 2:1. Discuss with City Engineering if steeper slopes are being proposed.
3. Due to the steep slopes City Engineering would like to see home site grading and the resulting slopes during Stage 3 review.
4. Comment that building code has set-backs from steep slopes that may affect where homes can be sited.
5. City Engineering would like to see a no-disturbance protection zone around Cherry Gulch.
6. The following can be addressed with Stage 3.
 - a. Need private easement for swale. They should grade the swale in to ensure that the easement has adequate width. Will need provisions for access (not fenced in for every backyard). Some building envelopes overlap with the swale which doesn't work.
 - b. Where does swale daylight? This needs to be included in the easement
 - c. Add emergency overflow pipe to the dry wells at the low points
 - d. Will need a maintenance agreement from the HOA to maintain the swale

Utilities

1. Provide as part of Stage 3 Water and Sanitation reports need to address water demands, sewer generation, E1 pump systems, etc
2. Provide as part of Stage 3 a stormwater report meeting the subdivision requirements but recommend that it also meets the Missoula Public Works Manual Chapter 6 requirements because that will have to be addressed in the Stage process anyway. In particular I'd like to see them address inlet capacity and spread width. This may determine where the inlets are place.
3. Provide as part of Stage 3 an updated portion to the Geotech report that address infiltration adjacent to steep slopes.

Thanks,

Troy Monroe PE

City Engineer for Development Review
Department of Public Works & Mobility
Infrastructure & Mobility Division

From: Anna M. Vickers <Anna.M.Vickers@imegcorp.com>

Sent: Thursday, December 23, 2021 11:28 AM

To: Walter Banziger <BanzigerW@ci.missoula.mt.us>; Mary McCrea <McCreaM@ci.missoula.mt.us>; Laval Means <meansl@ci.missoula.mt.us>; Dax Fraser <FraserD@ci.missoula.mt.us>; Grp. Fire Bureau <firebureau@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Gordy Hughes <HughesG@ci.missoula.mt.us>; Jaeson White <WhiteJ@ci.missoula.mt.us>; Grp. PD Administration <pdadmin@ci.missoula.mt.us>; Richard Stepper <StepperR@ci.missoula.mt.us>; Ryan Kamura <KamuraR@ci.missoula.mt.us>; envhealth@missoulacounty.us; bschmidt@missoulacounty.us; eevans@missoulacounty.us; waterquality@missoulacounty.us; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; Grant Carlton <CarltonG@ci.missoula.mt.us>; Marie Anderson <AndersonM@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Nate Gordon <GordonN@ci.missoula.mt.us>; Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Logan McInnis <McInnisL@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Aaron Wilson <wilsona@ci.missoula.mt.us>; Ben Weiss <WeissB@ci.missoula.mt.us>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; caldridge@mountainline.com; jsweten@mountainline.com; cwoodrow@mountainline.com; dstone@mountainline.com; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Tod Gass <GassT@ci.missoula.mt.us>; Bryce@missoulaeduplace.org; abeck@missoulacounty.us; nholloway@missoulacounty.us; gcameron@mt.gov; cstover@mt.gov; cjensen@flymissoula.com; jnave@mt.gov; shrose@mt.gov; jodi_bush@fws.gov; Eran Pehan <PehanE@ci.missoula.mt.us>; Lori Davidson <l davidson@missoulahousing.org>; ray@tippandbuley.com; vetbluemountain@gmail.com; cbauer2@republicservices.com; paul.dallapiazza@northwestern.com; John.Olson@CenturyLink.com; Larry.E.Ostwald@p66.com; erikl@meccoop.com; jjarrett@blackfoot.com; Kathryn.mcdonald@cstk.org; dreisig@hellgate.k12.mt.us; rwatson@mcps.k12.mt.us; bmcwilliams@mcps.k12.mt.us; lfagan@flymissoula.com; bellestad@flymissoula.com; bsaxton@mt.gov

Cc: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Paul T. Forsting <Paul.T.Forsting@imegcorp.com>

Subject: Greenough Heights Subdivision and Rezoning First Agency Review

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, by end of the day, **January 12, 2022**, and copy 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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