

From: [Troy Monroe](#)
To: [Nathan McLeod](#); [Aaron Wilson](#); [Ryan Sudbury](#); [Dave DeGrandpre](#); [Ellen Buchanan](#)
Cc: [Traci Freshour](#)
Subject: RE: Roseburg Forest Products annexation
Date: Wednesday, November 20, 2024 3:52:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Here are comments from Engineering. Below is a map of proposed street and utility easements (Ellen may have a more detailed street location – we aren't concerned with what's in the middle, but need to make sure the utility and streets meet existing infrastructure locations). We need to be able to "loop" utilities, and streets, and there are two southern connecting points (Coal Mine Rd and Bulwer St). An east/west street and utility connection along the southern properties' boundary is also required.

Water Condition

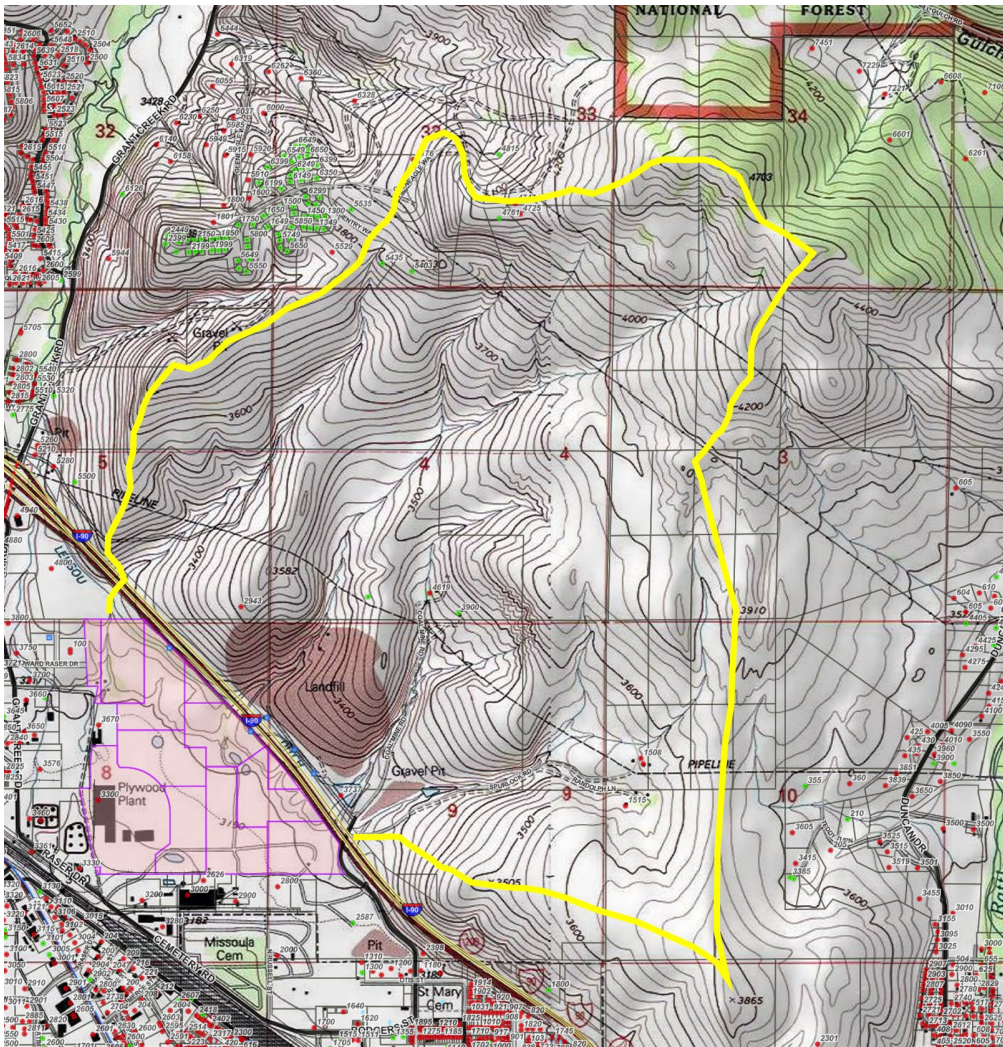
Water infrastructure is present near the property boundary, but no City water infrastructure exists within the site boundaries. Water system improvements are required before any connection is authorized. Improvements will at a minimum include looped watermain connection from Howard Raser Ave to Burns Street to Raser Drive, along with utility easement and/or right of way. Additional water main extensions, tanks, wells, other water infrastructure, and easements may be required by Public Works and Mobility based on proposed development. The size, capacity, alignment, and location of necessary improvements and easements will be determined based on specific development proposals through the City of Missoula Public Infrastructure Review Process. Public Works and Mobility may allow phased construction of improvements. No water system capacity shall be certified until a specific development proposal reaches Stage 3 of the City of Missoula Public infrastructure review process.

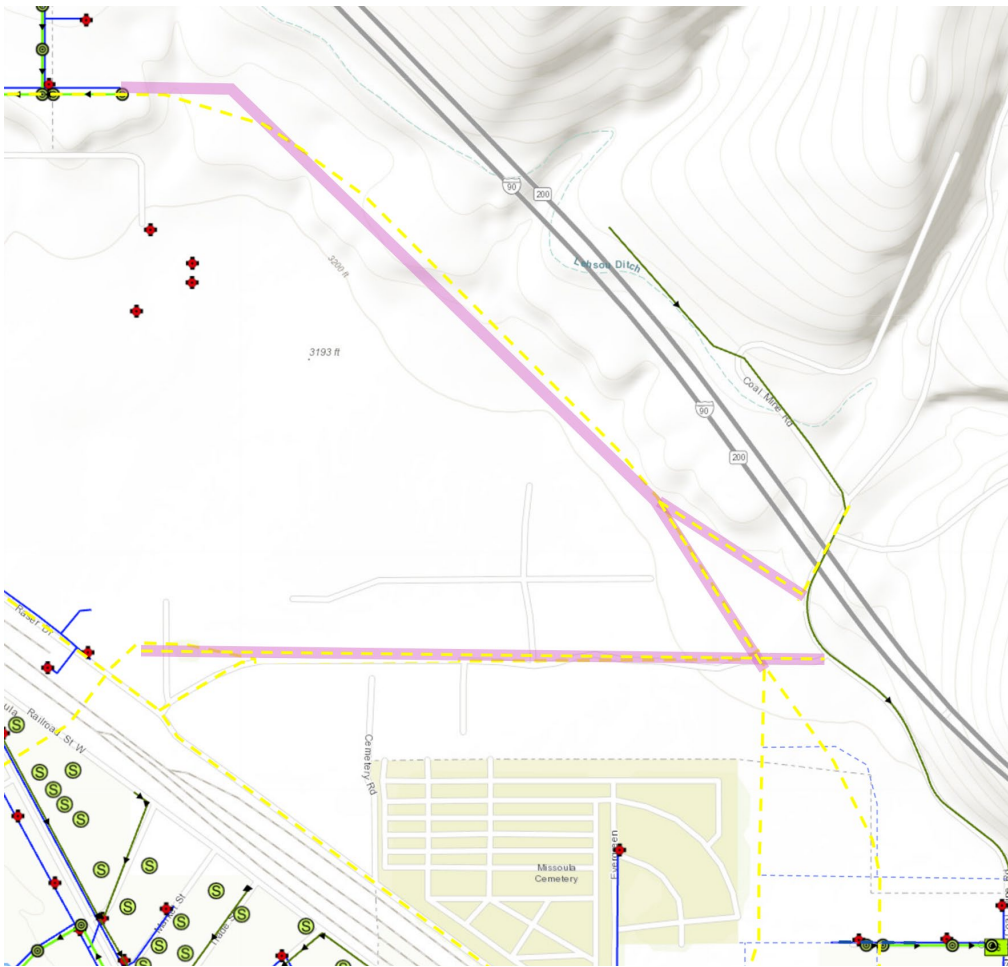
Sanitary Sewer Condition

Sanitary sewer collection infrastructure is present near the property boundary, but no City sanitary sewer collection infrastructure exists within the site boundaries. Sanitary sewer collection system improvements are required before any connection is authorized. Improvements will at a minimum include construction of a new lift station (including wet well, pumps, control system back-up power, & appurtenances), force main, and gravity sanitary sewer mains, along with utility easement and/or right of way. Additional necessary improvements will be determined by Public Works and Mobility based on proposed development. The size, capacity, alignment, and location of necessary improvements and easements will be determined based on specific development proposals through the City of Missoula Public Infrastructure Review Process. Public Works and Mobility may allow phased construction of improvements. Downstream sanitary sewer collection system improvements may be required, as determined by Public Works and Mobility based on specific development proposals. No sanitary sewer system capacity shall be certified until a specific development proposal reaches Stage 3 of the City of Missoula Public infrastructure review process.

Stormwater Condition

Stormwater improvements will be determined by Public Works and Mobility based on specific development proposals. Improvements may include infiltration facilities, stormwater mains, retention & detention facilities, pretreatment, and other stormwater infrastructure. The size, capacity, alignment, and location of necessary improvements and easements will be determined based on specific development proposals through the City of Missoula Public Infrastructure Review Process. Public Works and Mobility may allow phased construction of improvements. Downstream storm sewer collection system improvements may be required. A stormwater report will be required within a year of annexation. This report will detail the drainage within and “above” the development including those areas north of the interstate. Evaluation of runoff for the 0.1% rain event, including existing appurtenances, will be evaluated and mitigation solutions proposed.





Troy Monroe PE | City Engineer for Development Review

From: Nathan McLeod <McLeodN@ci.missoula.mt.us>

Sent: Wednesday, November 20, 2024 3:22 PM

To: Aaron Wilson <wilsona@ci.missoula.mt.us>; Ryan Sudbury <SudburyR@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>

Subject: Re: Roseburg Forest Products annexation

We would want minimum of 30' easement for the trail. I know Donna and I still want to include park land so we probably need to have a discussion about that.

Nathan McLeod, PLA
Associate Director - Planning, Design & Projects

Missoula Parks and Recreation

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mcleodn@ci.missoula.mt.us

From: Aaron Wilson <wilsona@ci.missoula.mt.us>
Sent: Wednesday, November 20, 2024 1:19:32 PM
To: Ryan Sudbury <SudburyR@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>
Subject: Re: Roseburg Forest Products annexation

If we have a separate exhibit and details worked out with Roseburg definitely go with that.

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From: Ryan Sudbury <SudburyR@ci.missoula.mt.us>
Sent: Wednesday, November 20, 2024 1:12:31 PM
To: Aaron Wilson <wilsona@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>
Subject: Re: Roseburg Forest Products annexation

I believe Ellen has a different map that Roseburg signed off on. It allows double loading of Howard Raser Dr., and that's what the Roseburg folks signed off on. I think we mentioned 100' ROW, but I'm not positive. I don't think we talked with them about the interchange, and I would hesitate to add that here - unless Ellen thinks otherwise.

Ryan Sudbury
City Attorney - Civil
City of Missoula

From: Aaron Wilson <wilsona@ci.missoula.mt.us>
Sent: Wednesday, November 20, 2024 1:02 PM
To: Ryan Sudbury <SudburyR@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>
Subject: Re: Roseburg Forest Products annexation

If we are still pursuing this route with Roseburg, I would suggest identifying specific street ROWs, such as Howard Raser to Scott Street (Coal Mine Rd) connection, Raser Drive to I-90 Industrial Collector, and I-90 Trail from Grant Creek to Shakespeare St. It's worth confirming these with MRA, and with utilities. We may also need ROW for the new I-90 interchange

connection but we don't know what that looks like yet, although there probably needs to be a roundabout or other intersection improvement where the New Industrial Collector, Howard Raser extension, and Coal Mine Rd all come together. And due to topographic constraints we may need substantial ROW for the interchange access ramps.

Here's the EPA Technical Assistance report detailing approximate locations and designs, but please note the report recognizes there is a lot of design and topographic analysis still needed to determine precise locations.

 [2023_0623 Missoula NRSS TA Final Report.pdf](#)

For Streets, ROW width may depend on what we desire to build. Per the NRSS Master Plan concepts, we would need between 100'-110', but also 90-100' would be an appropriate width for our draft Street Types based on a likely categorization as Community Mixed Use or Community Residential (depending on redevelopment plans).

-Aaron

From: Ryan Sudbury <SudburyR@ci.missoula.mt.us>
Sent: Wednesday, November 20, 2024 12:41 PM
To: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Aaron Wilson <wilsona@ci.missoula.mt.us>
Subject: Re: Roseburg Forest Products annexation

I think we should identify the width and general location of the easement(s) we are requiring.

Ryan Sudbury
City Attorney - Civil
City of Missoula

From: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Sent: Tuesday, November 19, 2024 3:49 PM
To: Troy Monroe <MonroeT@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Aaron Wilson <wilsona@ci.missoula.mt.us>
Cc: Ryan Sudbury <SudburyR@ci.missoula.mt.us>
Subject: Roseburg Forest Products annexation

Howdy fellas,

I am trying to finalize a staff report for annexation of the 235-acre Roseburg Forest Products site and need some information from PWM, City Fire, and Parks and Recreation.

I am under the impression water is located along Raser Drive to the south and Howard Raser Drive to the west, and sewer is located in Howard Raser Drive and Coal Mine Drive. Are water and sewer available to the property if improvements are made to those facilities? If so, what types of improvements will be needed? General language is fine. Would connection to water and sewer be required at the time of change of use or development? If so, under what rule?

Here is the condition I have drafted: The petitioner shall dedicate to the City of Missoula easements for collector streets, trails, and utilities to serve future development of the subject property, subject to review and approval by Public Works & Mobility, Parks & Recreation, and the City Attorney's Office, within 60 days of City Council adoption of a resolution to annex. The easements may be modified following the site planning process currently planned to occur in 2025.

Do you support this condition? If so, why?

Thank you very much.

Dave DeGrandpre, AICP | Planning Supervisor

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