

From: [Nathan McLeod](#)
To: [Jeff Smith](#); [Troy Monroe](#); [Dave DeGrandpre](#); [Andy Schultz](#); [Adam Marsh](#)
Cc: [Traci Freshour](#)
Subject: RE: Draft conditions of approval for the Roseburg property annexation
Date: Monday, December 23, 2024 2:47:59 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image001.png](#)

The existing Scott street master plan clearly shows the trail extending along I-90 and even a tunnel under the interstate. This is an important future connection, and as I mentioned previously the ability to put a trail along Howard Raser is challenging.

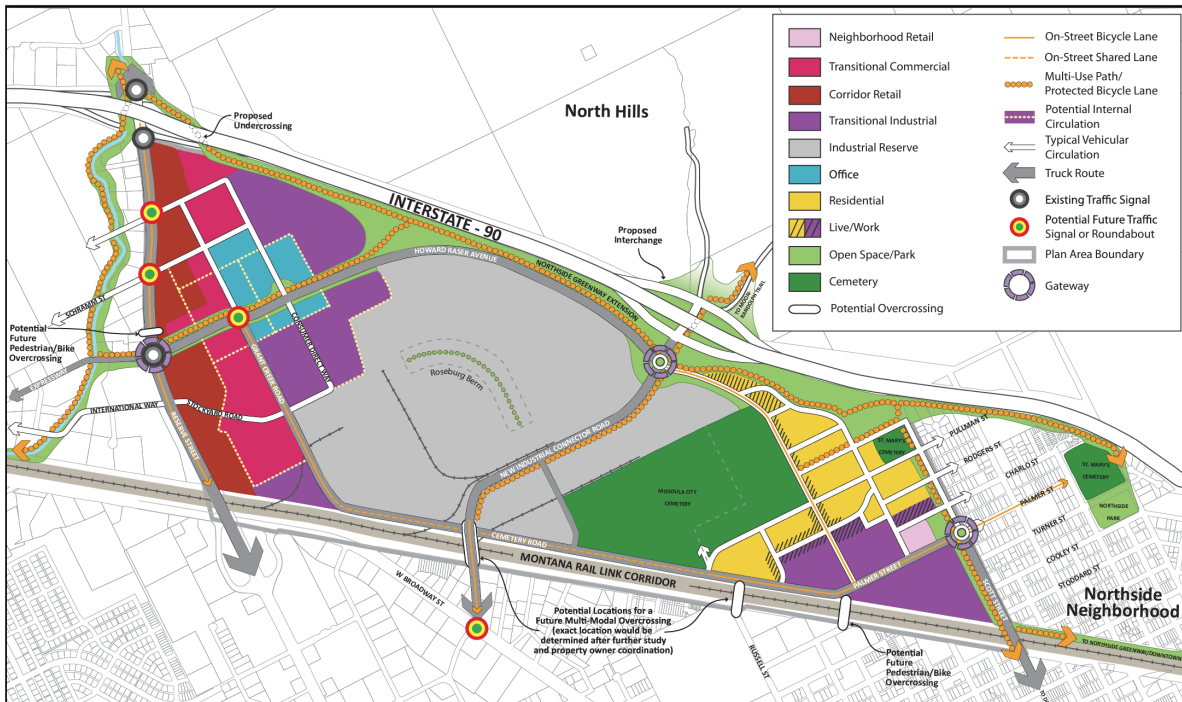
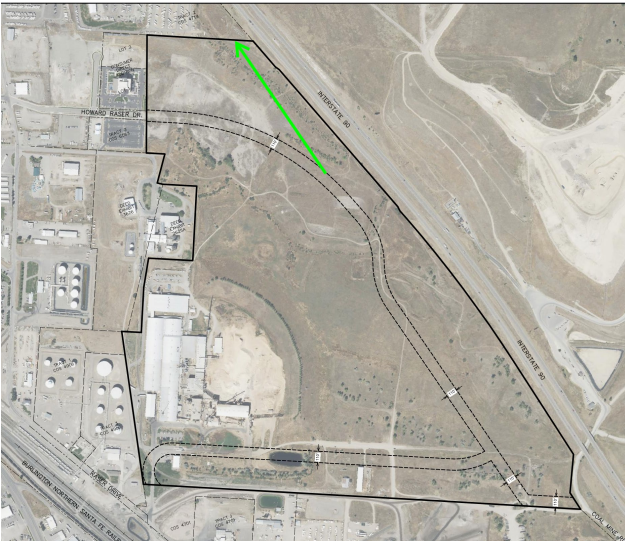


Figure 4-1: Plan Concept Map

Alternative to the line you've shown what about a more direct connection closer to the interstate:



Nathan McLeod, PLA
Associate Director - Planning, Design & Projects
Missoula Parks and Recreation
600 Cregg Ln | Missoula, MT 59801
406-552-6261
mcleodn@ci.missoula.mt.us

From: Jeff Smith <JSmith@wgmgroup.com>
Sent: Monday, December 23, 2024 2:41 PM
To: Troy Monroe <MonroeT@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Adam Marsh <MarshA@ci.missoula.mt.us>
Cc: Traci Freshour <FreshourT@ci.missoula.mt.us>
Subject: Re: Draft conditions of approval for the Roseburg property annexation

I'll update the exhibit to show 80-foot collector ROW's and adjoining 30-foot trail easements.

One snag on my end: my clients do not agree with me in showing the 30-foot easement up to the north edge near the interstate and would like to hold off on that additional easement. Please let me know if this is acceptable. We can work through trail routing during the NR/SS plan update and determine if that northern connection is required at that time.

Thanks for your consideration.

Jeff

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Jeff Smith, PE, LEED AP
VP, Community Development • Principal Engineer • WGM Group

From: Troy Monroe <MonroeT@ci.missoula.mt.us>
Sent: Monday, December 23, 2024 2:12 PM
To: Nathan McLeod <McLeodN@ci.missoula.mt.us>; Jeff Smith <JSmith@wgmgroup.com>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Adam Marsh <MarshA@ci.missoula.mt.us>
Cc: Traci Freshour <FreshourT@ci.missoula.mt.us>
Subject: RE: Draft conditions of approval for the Roseburg property annexation

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PWM is good with an 80-ft collector ROW, separate (but could be adjacent) to the 30' trail easement.

Troy Monroe PE | City Engineer for Development Review

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

Sent: Monday, December 23, 2024 2:00 PM

To: Jeff Smith <JSmith@wmggroup.com>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Adam Marsh <MarshA@ci.missoula.mt.us>

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Jeff,

Parks feels strongly that the trail and street easements need to be separate easements. While they can be shown directly adjacent to each other they should be clearly delineated as separate easements. The trail easement should remain 30' and should be a public access easement for a public trail, not a public utility easement. I defer to Public Works if the street easement can be 80' wide or if it needs to stay at 100' as originally shown.

We would like to see the 30' trail easement connection you've shown in the NW corner, this gives us options for connecting to Reserve St and the Grant Creek Trail, Howard Raser is only 60' in some places so it will be difficult to get a trail along that street anytime soon.

Nathan McLeod, PLA

Associate Director - Planning, Design & Projects

Missoula Parks and Recreation

600 Cregg Ln | Missoula, MT 59801

406-552-6261

mcleodn@ci.missoula.mt.us

From: Jeff Smith <JSmith@wmggroup.com>

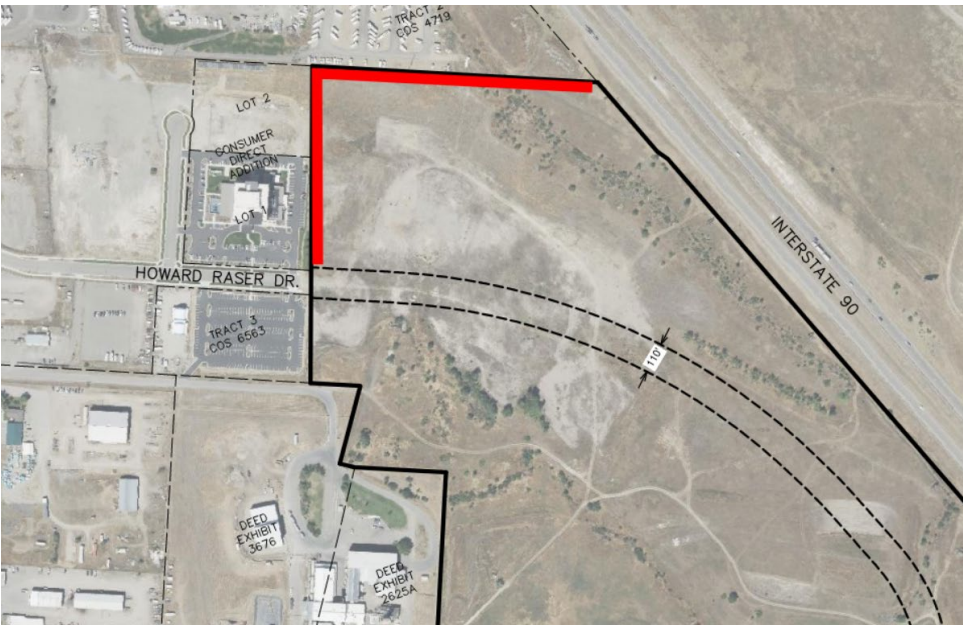
Sent: Monday, December 23, 2024 1:02 PM

To: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Adam Marsh <MarshA@ci.missoula.mt.us>; Nathan McLeod <McleodN@ci.missoula.mt.us>

Subject: RE: Draft conditions of approval for the Roseburg property annexation

Apologies for the duplicative emails here....!

Another realization after I hit send on the last email.... I omitted showing an easement in the NW corner to facilitate a trail connection here as we had discussed. Is this connection beneficial at this time and would you like me to amend to show a 30-foot trail easement here? I can revise the condition language accordingly if we want to add this.



Jeff Smith, PE, LEED AP

VP, Community Development • Principal Engineer • WGM Group

From: Jeff Smith <JSmith@wmggroup.com>

Sent: Monday, December 23, 2024 12:38 PM

To: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Adam Marsh <MarshA@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>

Subject: RE: Draft conditions of approval for the Roseburg property annexation

As soon as I hit send, I realized that I'm missed amending a couple additional 100' labels to 110'. Please use the attached, amended, easement exhibit.

Best,
Jeff

Jeff Smith, PE, LEED AP

VP, Community Development
Principal Engineer

M: [406-531-6959](tel:406-531-6959) O: [406-728-4611](tel:406-728-4611)

1111 East Broadway
Missoula, Montana 59802
www.wmggroup.com



From: Jeff Smith

Sent: Monday, December 23, 2024 12:35 PM

To: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Adam Marsh <MarshA@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>

Cc: Annie Gorski <GorskiA@ci.missoula.mt.us>; Michael Hicks <HicksM@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Julie Lacey <jlacey@missoulapartnership.com>; Alan F. McCormick <afmccormick@GARLINGTON.COM>; Ellen Porter (ellen@lmienviro.com) <ellen@lmienviro.com>

Subject: RE: Draft conditions of approval for the Roseburg property annexation

Thank you all for the collaborative review this morning.

Attached are condition mark-ups and an updated easement exhibit depicting a 110-foot wide access and utility easement. The language that was modified from the original draft conditions is indicated in bold, underlined text.

Dave, Troy, Andy, and Adam: for ease of collaborative editing if needed, I have copied and pasted revised condition #2 here. Please modify if additional elements are needed to define the regional infrastructure plan.

2. The petitioner shall provide a regional infrastructure plan to include, **collector street and trail routing, trunk line water main alignments, sewer force main alignments and lift station location(s), and stormwater routing for off-site run-on**, in **general conformance** with the NR/SS Plan, within one year of **City adoption of the NR/SS plan**, and prior to submittal of any building permits for new construction **that and cannot be served by extension of existing City infrastructure in conformance with City standards**, subject to review and approval by Public Works & Mobility. All new buildings and structures, except those on Tract 8A utilizing existing water supply and wastewater treatment systems, shall be required to connect to municipal water and sewer and the developers shall be responsible for the water, sewer, and stormwater improvements necessary for service as determined by Public Works & Mobility.

Happy Holidays,
Jeff

From: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>

Sent: Tuesday, December 17, 2024 4:41 PM

To: Alan F. McCormick <afmccormick@GARLINGTON.COM>; Ellen Porter (ellen@lmienviro.com) <ellen@lmienviro.com>; Jeff Smith <JSmith@wgmggroup.com>

Cc: Annie Gorski <GorskiA@ci.missoula.mt.us>; Michael Hicks <HicksM@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Julie Lacey <jlacey@missoulapartnership.com>

Subject: Draft conditions of approval for the Roseburg property annexation

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Ellen, Alan, and Jeff,

Below are draft conditions of approval for the Roseburg Resources Company annexation project. Attached is the exhibit referred to in condition #1 below. City staff anticipates the southern collector street easement would be located just south of the YPL gas line easement referenced in condition #5.

Please let me know if you have questions or concerns. The sooner you can get back to me the better due to the holidays and peoples' schedules. Thank you.

The petitioner shall dedicate to the City of Missoula 100-foot wide public access rights-of-way and utility easements for collector streets, and 30-foot wide public access easements for trails to serve the future development of the subject property, as shown on Exhibit B, 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 access and utility easements may be modified following the North Reserve / Scott Street (NR/SS) area planning process currently planned to occur in 2025.

The petitioner shall provide a regional infrastructure plan to include, streets, trails, water, sewer and stormwater, in conjunction with the NR/SS Plan, within one year of City Council adoption of a resolution to annex and prior to submittal of any building permits for new construction, subject to review and approval by Public Works & Mobility. All new buildings and structures, except those on Tract 8A utilizing existing water supply and wastewater treatment systems, shall be required to connect to municipal water and sewer and the developers shall be responsible for the water, sewer, and stormwater improvements necessary for service as determined by Public Works & Mobility.

The petitioner shall provide a waiver of the right to protest the creation of a Special Improvement District for City water, sewer, stormwater, streets, and trails for installation of the regional infrastructure improvements, based on benefit, subject to review and approval by Public Works & Mobility and the City Attorney's Office, within 60 days of City Council approval of the resolution to annex.

The petitioner shall file a retracement survey that includes all existing easements and encumbrances of record at the time of annexation (not including the right-of-way or trail easements required above), subject to review and approval by Public Works & Mobility and City Attorney's Office, within 180 days of City Council adoption of a resolution to annex.

The petitioner shall survey the location of the onsite YPL gas line, identify the line on a retracement survey, and include a 100-foot wide easement centered on the gas line as a No-Build Zone, where no habitable structures (dwellings, industrial buildings or places of public assembly) are allowed within 50 feet of the gas line and a 50-foot wide easement centered on the gas line where no storage buildings or vegetation are allowed within 25 feet of the gas line, subject to review and approval by Public Works & Mobility, within 180 days of City Council adoption of a resolution to annex.

The petitioner shall participate in the NR/SS area planning process currently planned to occur in 2025.

Dave DeGrandpre, AICP | Planning Supervisor
Community Planning, Development & Innovation
435 Ryman Missoula, MT 59802

406.552.6633 | degrandpred@ci.missoula.mt.us



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