

Jamie Erbacher

From: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Sent: Friday, July 24, 2020 8:02 PM
To: Ryan Salisbury
Cc: Jamie Erbacher; Dave DeGrandpre; Cassondra Tripard
Subject: RE: Trinity Mullan Subdivision

Hi Ryan,

My comments are in red below.

Dave DeGrandpre

From: Ryan Salisbury <RSalisbury@wmggroup.com>
Sent: Thursday, July 23, 2020 4:08 PM
To: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Cc: Jamie Erbacher <jerbacher@wmggroup.com>
Subject: Trinity Mullan Subdivision

Dave,

I went through my notes from our meeting last week on 7/16 and I wanted to check in to see if you had a chance to discuss the following items:

1. Is a landscape plan going to be required for the subdivision application along Mullan Road? The City meeting notes from 7/14/20 referred to requiring street frontage landscaping on the north side of the ditch... We are happy to provide this plan, but just wanted clarification if it was a subdivision requirement or something that could be submitted and reviewed for building permit. **I do not see a requirement in the subdivision regulations for a landscape plan. Please state in the project description that a landscape plan will be submitted with the building permit application. With that said, it would be nice if a landscape plan were submitted with the subdivision application 😊.**
2. I believe we decided in our call last week that the existing Mullan Road right-of-way is acceptable for the subdivision process. I mention this because I wasn't sure if this was an item you were going to discuss and clarify with Mary. **The Mullan easement is sufficient from staff's point of view, but a variance request is necessary due to the narrower width.**
3. Do you know if anyone from the City has taken a look at the existing condition of the sidewalks along the proposed subdivision? We are hoping we don't have to replace any existing sidewalks with our project, but as I understand the City was going to send someone out to inspect the sidewalk. Do you know if that has been done, or is in process? **I looked at the sidewalks. The one along the south side of Maple is in pretty good shape. I do not believe any improvements to sidewalks on Mullan or Broadway are necessary, but can't guarantee this won't be an issue during preliminary plat review.**

Thank you and enjoy your week off!



Ryan J. Salisbury, P.E.
Vice President

OFFICE: 406-728-4611
CELL: 406-531-0530
EMAIL: rsalisbury@wgmgroup.com
ADDRESS: 1111 E Broadway, Missoula MT 59802
191119

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