

**From:** [Jeremy Keene](#)  
**To:** [Mary McCrea](#); [Dave DeGrandpre](#)  
**Subject:** Fw: Mcnett Flats Subdivision  
**Date:** Wednesday, September 23, 2020 5:16:17 PM  
**Attachments:** [7065 Mullan BUILD - Tipperary Way Trail ROW along Pius.pdf](#)

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Mary/Dave,

I want to get these conditions on your radar.

- Condition requiring participation in BUILD project cost-share mechanism.
- 90' of r/w for George Elmer (5' easements acceptable)
- R/w along Pius Way for the new Tipperary Trail alignment - see attached. I don't believe Pius has a full 60' r/w.

Thanks, jk

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**From:** Donny Pfeifer <Donny@djanda.com>  
**Sent:** Tuesday, September 22, 2020 4:50 PM  
**To:** Jeremy Keene; Kevin Slovarp  
**Cc:** Troy Monroe; Logan McInnis; Jason Neibergs  
**Subject:** RE: Mcnett Flats Subdivision

All,

Attached is an exhibit that shows you the approximate need with the current concept. This would allow room for the 10' trail and a 2' buffer for maint. or expansion.

As for the 90' R/W width on GE, I think that makes sense and is consistent with what we are doing elsewhere.

-Donny

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**From:** Donny Pfeifer  
**Sent:** Tuesday, September 22, 2020 12:27 PM  
**To:** Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Kevin Slovarp <KSlovarp@ci.missoula.mt.us>  
**Cc:** Troy Monroe <MonroeT@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Jason Neibergs (Jasonn@djanda.com) <Jasonn@djanda.com>  
**Subject:** RE: Mcnett Flats Subdivision

Jeremy,

We are working on this, but for the most part the 30% plan package describes pretty well what the R/W needs look like for the trail on the north side of Pius Way. The biggest need is in the SE corner of the parcel where the trail has to transition north.

-Donny

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**From:** Jeremy Keene <[KeeneJ@ci.missoula.mt.us](mailto:KeeneJ@ci.missoula.mt.us)>  
**Sent:** Monday, September 21, 2020 1:40 PM  
**To:** Donny Pfeifer <[Donny@djanda.com](mailto:Donny@djanda.com)>; Kevin Slovarp <[KSlovarp@ci.missoula.mt.us](mailto:KSlovarp@ci.missoula.mt.us)>  
**Cc:** Troy Monroe <[MonroeT@ci.missoula.mt.us](mailto:MonroeT@ci.missoula.mt.us)>; Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>  
**Subject:** Re: Mcnett Flats Subdivision

Kevin, Can you coordinate with DJA and submit comments on this subdivision relative to BUILD grant per our conversation last week? Due Wednesday I believe. Thanks, jk

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**From:** Donny Pfeifer <[Donny@djanda.com](mailto:Donny@djanda.com)>  
**Sent:** Monday, September 14, 2020 7:29:34 PM  
**To:** Jeremy Keene; Kevin Slovarp  
**Cc:** Troy Monroe; Logan McInnis  
**Subject:** RE: Mcnett Flats Subdivision

Sounds good. We'll take a closer look and be ready for further discussion.

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**From:** Jeremy Keene <[KeeneJ@ci.missoula.mt.us](mailto:KeeneJ@ci.missoula.mt.us)>  
**Sent:** Monday, September 14, 2020 6:34 PM  
**To:** Donny Pfeifer <[Donny@djanda.com](mailto:Donny@djanda.com)>; Kevin Slovarp <[KSlovarp@ci.missoula.mt.us](mailto:KSlovarp@ci.missoula.mt.us)>  
**Cc:** Troy Monroe <[MonroeT@ci.missoula.mt.us](mailto:MonroeT@ci.missoula.mt.us)>; Logan McInnis <[LMcInnis@ci.missoula.mt.us](mailto:LMcInnis@ci.missoula.mt.us)>  
**Subject:** Mcnett Flats Subdivision

Hi Donny/Kevin,

I'd like to get BUILD comments into this first sufficiency review. Deadline is 9/23.  
<https://www.ci.missoula.mt.us/2707/Mcnett-Flats>

I believe we need:

- Condition clarifying BUILD project responsibilities/cost-share
- 90' of r/w for George Elmer (5' easements acceptable)
- R/w along Pius Way for the new Tipperary Trail alignment - looks like we could do a widened sidewalk here with 5-10' of additional r/w. We need to figure out how we get the trail to Pius along the existing George Elmer section.

Let's discuss Thursday at our BUILD meeting.

Thanks, jk

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**From:** Katie Emery

**Sent:** Monday, September 14, 2020 3:07 PM

**To:** Jeremy Keene

**Subject:** MAIL

**Katie Emery**

City of Missoula – Public Works

Administrative Services Manager

406.552.6769

[emeryk@ci.missoula.mt.us](mailto:emeryk@ci.missoula.mt.us)

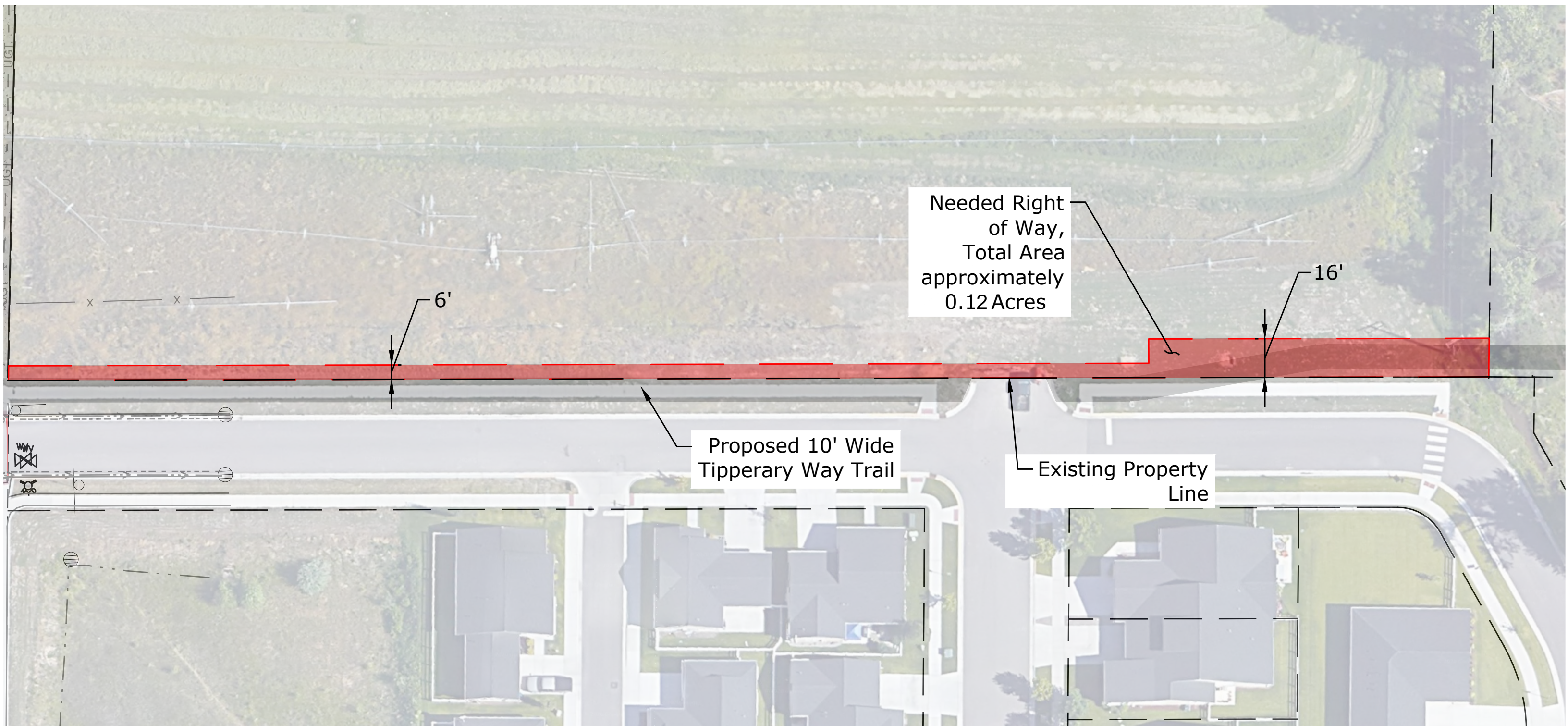


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Needed Right  
of Way,  
Total Area  
approximately  
0.12 Acres

Proposed 10' Wide  
Tipperary Way Trail

Existing Property  
Line

6'

16'