

From: Kody Swartz
To: [Dave DeGrandpre](#); [Spencer Woith](#)
Subject: RE: Mcnett Flats - draft replacement condition #22
Date: Monday, March 8, 2021 11:57:54 AM
Attachments: [image002.png](#)

Dave

The memo you sent regarding the modification to the parkland conditions has been reviewed by our client and we find that alternative acceptable. Please let me know if you need anything else.

Thank you,

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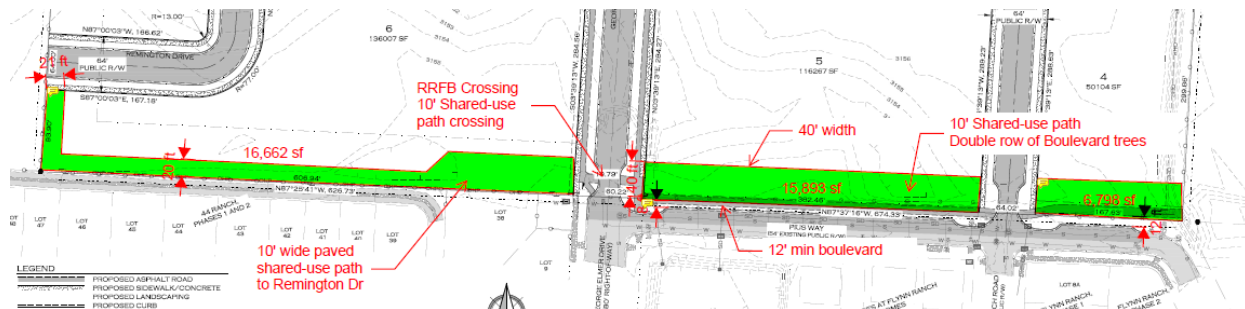
From: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Sent: Thursday, March 4, 2021 12:12 PM
To: Spencer Woith <spencer@woitheng.com>
Cc: Kody Swartz <kody@woitheng.com>
Subject: Mcnett Flats - draft replacement condition #22

Hi Spencer,

Below is a draft condition to replace condition #22. Please let me know if is acceptable at your earliest convenience.

Dave DeGrandpre

The applicant shall meet the parkland dedication requirement by providing a 20-foot wide multi-use trail easement extending south from Remington Drive to the southwest corner of the subdivision, then east along the south boundary of Lot 6 until adjacent to the southern bend in the alley west of Lot 38 of 44 Ranch Subdivision Phases 1 and 2, where it shall transition into a 40-foot wide multi-user trail easement extending to the east boundary of the subdivision (see attached sketch). Within the easement the developer shall construct a 10-foot wide multi-use trail meeting the requirements of the Parks and Recreation Department, including a minimum 12-foot wide landscaped boulevard along Pius Way. The remainder of required parkland dedication shall be provided with cash in-lieu of parkland. As proposed by the applicant, if multi-dwelling or mixed-use development that includes 10 or more dwelling units occurs on Lot 2, 3, 4, or 5, the activity area shall be provided meeting the requirements of Title 20 Section 20.65.020(C). However, if activity area is required on either Lot 4 or 5, the 40-foot wide easement shall be counted toward the activity area requirement. The applicant shall submit a letter of approval from Parks and Recreation addressing common area requirements for design, vegetation, construction, and maintenance prior to final plat application submittal.



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