



MEMO No. 2

TO: City Council

DATE: December 7th, 2021

FROM: Emily Gluckin, Associate Planner
Development Services

RE: **Amended Conditions of Approval – Annexation Request for 3719, 3721, and 3723 Grant Creek Road**

Staff proposes an amendment to Condition #1, in addition to the two proposed amendments previously described in Memo No. 1, for the annexation request for 3719, 3721, and 3723 Grant Creek Road.

The proposed amendment reflects discussions with the project applicant and City agencies to allow the placement of the required fire hydrant to be flexible so as not to conflict with future City plans for the intersection of Grant Creek Road and Howard Raser Drive.

1. The petitioner shall install a fire hydrant ~~adjacent to the northeast corner of the subject property as shown in the Water Systems Map Exhibit~~ prior to new combustible construction or included in an improvements agreement guaranteed with financial security and installed within twelve (12) months of annexation, whichever occurs first, subject to the review and approval of City Fire and City Public Works and Mobility.
2. The petitioner shall connect to ~~city water and city sewer, and~~ abandon the existing ~~private well and~~ septic system, ~~and if the petitioner chooses to connect to city water, install backflow prevention per City of Missoula standards~~ prior to occupancy of the new addition or included in an improvements agreement guaranteed with financial security and installed within twelve (12) months of annexation, whichever occurs first, subject to the review and approval of City Public Works and Mobility.
3. The petitioner shall install ~~and~~ curb and gutter improvements and an ADA compliant crosswalk and curb ramp on Howard Raser Drive at the point of curvature of the new southwest curb radius to connect with the existing curb ramp across Grant Creek Road prior to occupancy of the new addition or included in an improvements agreement guaranteed with financial security and installed within twelve (12) months of annexation, whichever occurs first, subject to the review and approval of City Public Works and Mobility.
4. The petitioner shall install half street improvements on Grant Creek Road to include sidewalk, boulevard, curb and gutter, and asphalt bike lane and drive lane, prior to occupancy of the new addition or included in an improvements agreement guaranteed with financial security and installed within twelve (12) months of annexation, whichever occurs first, subject to the review and approval of City Public Works and Mobility and City Parks and Recreation.
5. The petitioner shall construct the driveway entrance to the property on Grant Creek Road as a commercial entrance prior to occupancy of the new addition or included in an improvements agreement guaranteed with financial security and installed within twelve (12) months of annexation, whichever occurs first, subject to the review and approval of City Public Works and Mobility.
6. The petitioner shall execute a waiver of SID for future improvements and maintenance to Howard Raser Drive and Grant Creek Road, including but not limited to the installation of paving, drainage facilities, curbs and gutters, traffic control devices, motorized and nonmotorized facilities, and street widening, subject to the review and approval of the City Attorney and City Public Works and Mobility, prior to the effective date of the annexation, to be filed with the Missoula County clerk and recorder.