

From: [Troy Monroe](#)
To: [Dave DeGrandpre](#)
Subject: RE: Request for comments - Rezoning of Grant Creek Village, 2920 Expo Parkway
Date: Monday, March 21, 2022 9:27:59 AM
Attachments: [image001.png](#)
[image001.png](#)
[image003.png](#)
[image003.png](#)

Dave –

Please see Public Works & Mobility Department comments related to the Rezoning of Grant Creek Village.

1. whether the zoning is designed to promote public health, public safety, and the general welfare;
 - a. Public Works & Mobility recommends that the developer investigate the irrigation ditch and mitigate the effects of leakage on nearby residences if needed.
2. whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
 - a. Grant Creek Village has submitted a traffic impact study. Based on the TIS the development will have impacts to the immediate streets and to Grant Creek Road. The signalized intersections of Grant Creek Road and I-90 have recently been upgraded. Engineering has asked for additional TIS items which might show a need for improvements to Grant Creek Road at Expo Parkway and/or Stonebridge Road. If improvements are warranted, they would be installed by the development.
6. whether the zoning considers the effect on motorized and non-motorized transportation systems;
 - a. Grant Creek Village has shown adequate motorized and non-motorized infrastructure within the development. However, Public Works & Mobility would recommend additional non-motorized connections, especially across the center of the development and to continue those facilities across the parking areas connecting to Stonebridge and widen the eastern sidewalk to allow for both bicycle and pedestrian use.

Troy Monroe PE

City Engineer for Development Review
Department of Public Works & Mobility
Infrastructure & Mobility Division

From: Dave DeGrandpre

Sent: Friday, March 4, 2022 4:24 PM

To: Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Gordy Hughes <HughesG@ci.missoula.mt.us>; Grp. Fire Bureau <firebureau@ci.missoula.mt.us>; Jaeson White <WhiteJ@ci.missoula.mt.us>; Grp. PD Administration <pdadmin@ci.missoula.mt.us>; Steve Reichert <ReichertS@ci.missoula.mt.us>; Ryan Kamura <KamuraR@ci.missoula.mt.us>; envhealth@missoulacounty.us; Ben Schmidt <bschmidt@missoulacounty.us>; Elena Evans <eevans@missoulacounty.us>; waterquality@missoulacounty.us; Walter Banziger <BanzigerW@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Laval Means <meansl@ci.missoula.mt.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Grant Carlton <CarltonG@ci.missoula.mt.us>; Marie Anderson <AndersonM@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Logan McInnis <McInnisL@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Steve Reichert <ReichertS@ci.missoula.mt.us>; Aaron Wilson <wilsona@ci.missoula.mt.us>; Ben Weiss <WeissB@ci.missoula.mt.us>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Nate Gordon <GordonN@ci.missoula.mt.us>; 'Corey Aldridge (caldridge@mountainline.com)' <caldridge@mountainline.com>; Jennifer Sweten <jsweten@mountainline.com>; cwoodrow@mountainline.com; Dan Stone <dstone@mountainline.com>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Tod Gass <GassT@ci.missoula.mt.us>; Bryce Christiaens <bchristiaens@missoulacounty.us>; Adriane Beck <abeck@missoulacounty.us>; nholloway@missoulacounty.us; Cameron, Glen <gcameron@mt.gov>; cstover@mt.gov; Cris Jensen <cjensen@flymissoula.com>; jnave@mt.gov; dschiele@mt.gov; jodi_bush@fws.gov; Eran Pehan <PehanE@ci.missoula.mt.us>; Lori Davidson <ldavidson@missoulahousing.org>; ray@tippandbuley.com; vetbluemountain@gmail.com; cbauer2@republicservices.com; paul.dallapiazza@northwestern.com; John.Olson@CenturyLink.com; Larry.E.Ostwald@p66.com; erikl@meccoop.com; jjohnson@blackfoot.com; kathryn.mcdonald@cskt.org; Doug Reisig <dreisig@hellgate.k12.mt.us>; rwatson@mcps.k12.mt.us; bmcwilliams@mcps.k12.mt.us; Nate Gordon <GordonN@ci.missoula.mt.us>; Kelly Elam <ElamK@ci.missoula.mt.us>; Kalina Wickham <WickhamK@ci.missoula.mt.us>

Cc: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Jordan Hess <HessJ@ci.missoula.mt.us>; Mirtha Becerra <BecerraM@ci.missoula.mt.us>

Subject: Request for comments - Rezoning of Grant Creek Village, 2920 Expo Parkway

Hello,

City of Missoula Development Services has received an application to rezone approximately 44 acres at 2920 Expo Parkway located north of Interstate 90 and west of Grant Creek Road. Attached is a memo, vicinity map, and master site plan for your review. The full application materials can be found here: <https://www.ci.missoula.mt.us/2878/Grant-Creek-Village-2920-Expo-Parkway>

If you have any comments, please send them to me by March 18, 2022. If you do not have any comments, it would be helpful if you would please reply and let me know your agency does not have

any comments.

If you have any questions, please let me know.

Thank you.

Dave DeGrandpre, AICP | Land Use Supervisor
Community Planning, Development & Innovation
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Promoting equitable growth and a resilient, sustainable community.