

**From:** [Grant Carlton](#)  
**To:** [Dave DeGrandpre](#)  
**Subject:** RE: Request for comments - Rezoning of Grant Creek Village, 2920 Expo Parkway  
**Date:** Friday, March 18, 2022 2:42:45 PM  
**Attachments:** [image001.png](#)

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Hi Dave,

Please see below for the Parks Department's comments with respect to the proposed Grant Creek Village rezone.

The proposed rezone and development agreement will add new residents and thus increase demand for parks, trails, open spaces, and community forestry improvements and services.

At present there are no developed public parks within a ½ mile of the property to serve it. The proposed private active recreation improvements are appropriate and necessary, as such. The development will be served by Grant Creek Trail; however, there are no existing sidewalks or trails that connect to the development parcel. In addition, there is a missing gap in the Grant Creek Trail that is located between Stonebridge Dr and Expo Parkway. The City owns several open space parcels in the general area that will benefit proposed new residential development. Grant Creek is nearby and is likely to be affected by sediment and erosion from the project and residential uses. Downstream segments of Grant Creek are already water quality limited. In addition, the Grant Creek area is known to contain clay soils that can inhibit infiltration. As such, this development should provide for higher level of stormwater treatment that will help remove sediment and minimize water temperatures. Use of treed swales and boulevards is recommended to mitigate the development's water quality impacts. The bioswale area should be designed with appropriate soil volume for a class 2 tree.

Recommended conditions to add to the Development Agreement:

- A. Build a 10' wide paved public trail and grant a 14' wide easement over it to provide for a future public trail connection from the development to the Grant Creek Trail spur (located NE of the property, north of Rocky Mountain Elk Foundation)).
- B. Extend new sidewalks from the development property, east and off-site, to connect to existing sidewalks on both Expo Parkway and Stonebridge Dr.
- C. Provide for higher level of stormwater treatment by using "green" stormwater infrastructure to remove sediment and minimize increased temperature of stormwater runoff. The project shall incorporate and use well sized treed boulevards and swales to mitigate the development's water quality impacts as well as provide for snow storage on adjoining public streets.

As the project advances, it will be important to review activity areas in phase 2 to ensure they were not built or modified with future phases or counted twice. The whole project will still need to meet activity area requirements.

Missoula's open space ordinance dictates that any hillside with a slope greater than 25% does not meet open space/parkland dedication requirements. There are portions of the proposed open space dedication on the hillside that exceed this 25% limit.

Please reach out if further clarification is needed or if you have questions.

Best,

Grant

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**From:** Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>

**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 <l davidson@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.***