

**From:** [Anna M. Vickers](#)  
**To:** [Dave DeGrandpre](#)  
**Subject:** RE: Diversified Plastics extension request calendar  
**Date:** Friday, November 4, 2022 1:47:22 PM  
**Attachments:** [image001.png](#)

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Hi Dave,

I have the conditions below and the status I was told from Grant Creek Construction in **green** under each one. If you have questions or need clarifications, please let me know.

1. The petitioner shall install 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.

**These will not be completed within the deadline of December 2022. Right now, Grant Creek is solely focused on onsite improvements.**

2. 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.

**This has not been completed.**

3. 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.

**I believe that the entrance will be in but to a minimal level until the Grant Creek road improvements can be built. I don't think that any curbing or sidewalk has been installed along Grant Creek.**

4. 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.

**Submitted with request**

#### **Utilities**

5. The petitioner shall connect to city sewer, abandon the existing 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.

Connection to city water and city sewer has been completed. The building is set to come in next week according to russ and the Back flow will be done with the internal MEP work and will be done by December 13<sup>th</sup>. All the old septic system has been completely removed.

#### Fire

6. The petitioner shall install a fire hydrant prior to new combustible construction or included in an improvements agreement guaranteed with a 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.

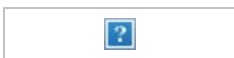
Fire hydrant has been installed and testing should be completed by the end of this week or next.

Hope this helps!

Thanks,

**Anna M. Vickers**

Billings Lead Land Use Planner



**IMEG Corp.**

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

**Sent:** Thursday, November 3, 2022 10:41 AM

**To:** Anna M. Vickers <Anna.M.Vickers@imegcorp.com>

**Subject:** RE: Diversified Plastics extension request calendar

**External Email:** Treat links and attachments with caution.

Hi Anna,

Do you have an update I can include in the staff report on connection to city water with backflow prevention and septic system abandonment?

Thanks,

Dave DeGrandpre

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**From:** Anna M. Vickers <[Anna.M.Vickers@imegcorp.com](mailto:Anna.M.Vickers@imegcorp.com)>

**Sent:** Friday, October 28, 2022 4:13 PM

**To:** Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>

**Subject:** RE: Diversified Plastics extension request calendar

Hi Dave,

Thanks for the voicemail, sorry that I missed your call. I reached out to the appropriate parties regarding status of items. I'll get back to you as soon as I have more information. I've set a calendar reminder for myself.

Have a great weekend!

**Anna M. Vickers**

Billings Lead Land Use Planner



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**From:** Dave DeGrandpre <[DeGrandpreD@ci.missoula.mt.us](mailto:DeGrandpreD@ci.missoula.mt.us)>

**Sent:** Wednesday, October 26, 2022 4:06 PM

**To:** Anna M. Vickers <[Anna.M.Vickers@imegcorp.com](mailto:Anna.M.Vickers@imegcorp.com)>

**Subject:** FW: Diversified Plastics extension request calendar

**External Email:** Treat links and attachments with caution.

Hi Anna,

I noticed I made a mistake on the City Council public hearing date below: it is November 28<sup>th</sup>, not the 27<sup>th</sup>.

Dave DeGrandpre

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**From:** Dave DeGrandpre

**Sent:** Wednesday, October 19, 2022 11:01 AM

**To:** Anna M. Vickers <[Anna.M.Vickers@imegcorp.com](mailto:Anna.M.Vickers@imegcorp.com)>

**Cc:** Annie Gorski <[GorskiA@ci.missoula.mt.us](mailto:GorskiA@ci.missoula.mt.us)>; Tod Gass <[GassT@ci.missoula.mt.us](mailto:GassT@ci.missoula.mt.us)>

**Subject:** Diversified Plastics extension request calendar

Hi Anna,

I am getting started on the review process for the extension request of the Diversified Plastics annexation conditions. Key dates are as follows:

November 9: I plan to send you the staff report.

November 14: City Council consent agenda, motion to set the public hearing and refer the item to the City's Land Use and Planning Committee. (This is a formality / process step, attendance should not be needed.)

November 27: City Council public hearing. The meeting should start at 6:00 pm.

November 30: LUP Committee. Meeting time to be determined.

December 5: City Council final consideration.

Follow up: After I get the signed resolution back from the City Clerk, I will send it to you and MRA.

If anything changes I will let you know.

**Dave DeGrandpre, AICP** | Land Use Supervisor  
Community Planning, Development & Innovation  
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