

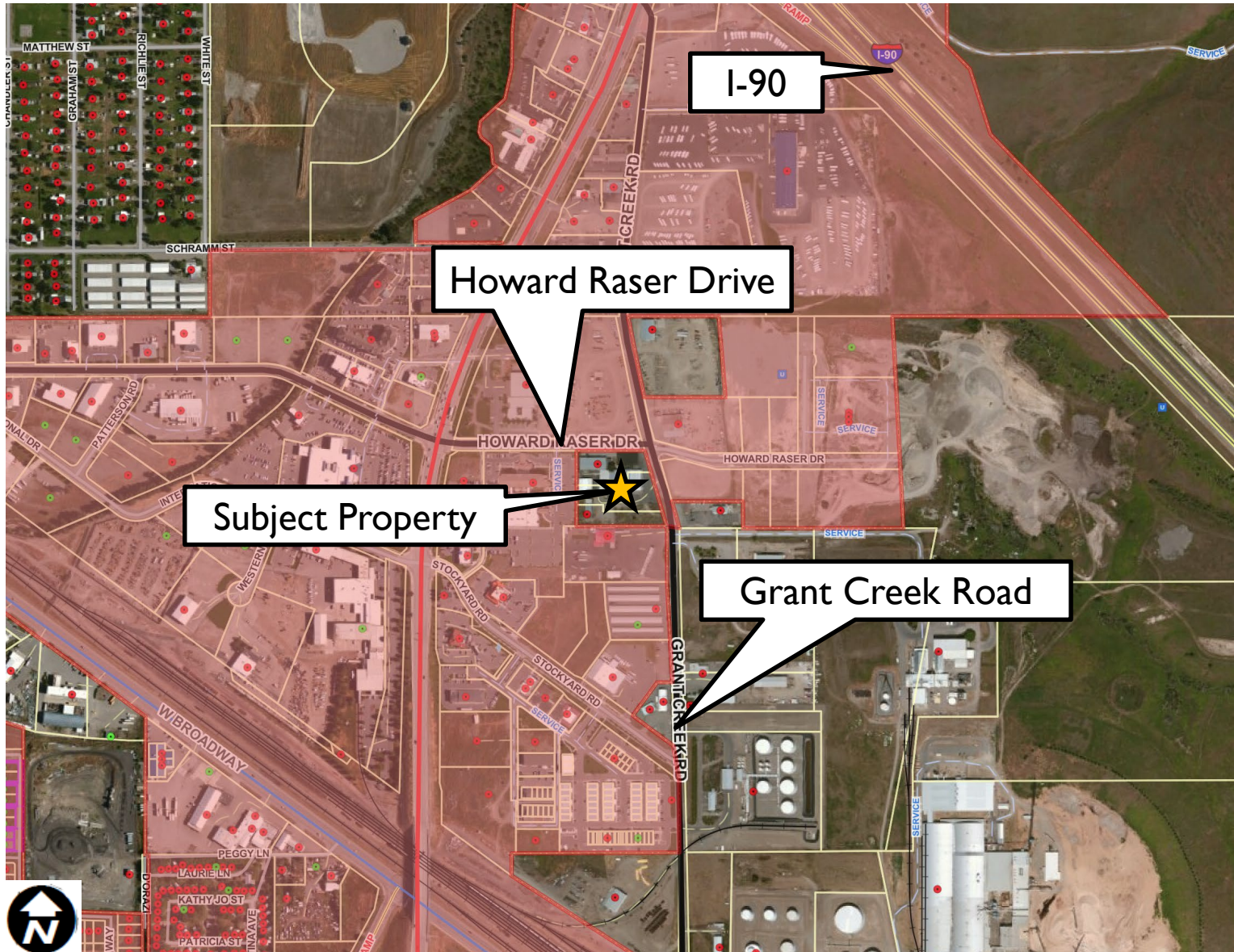
# **Annexation Conditions Extension Request 3719, 3721, and 3723 Grant Creek Road**

**Dave DeGrandpre, Planning Supervisor  
Development Services  
*November 28, 2022***





# Location

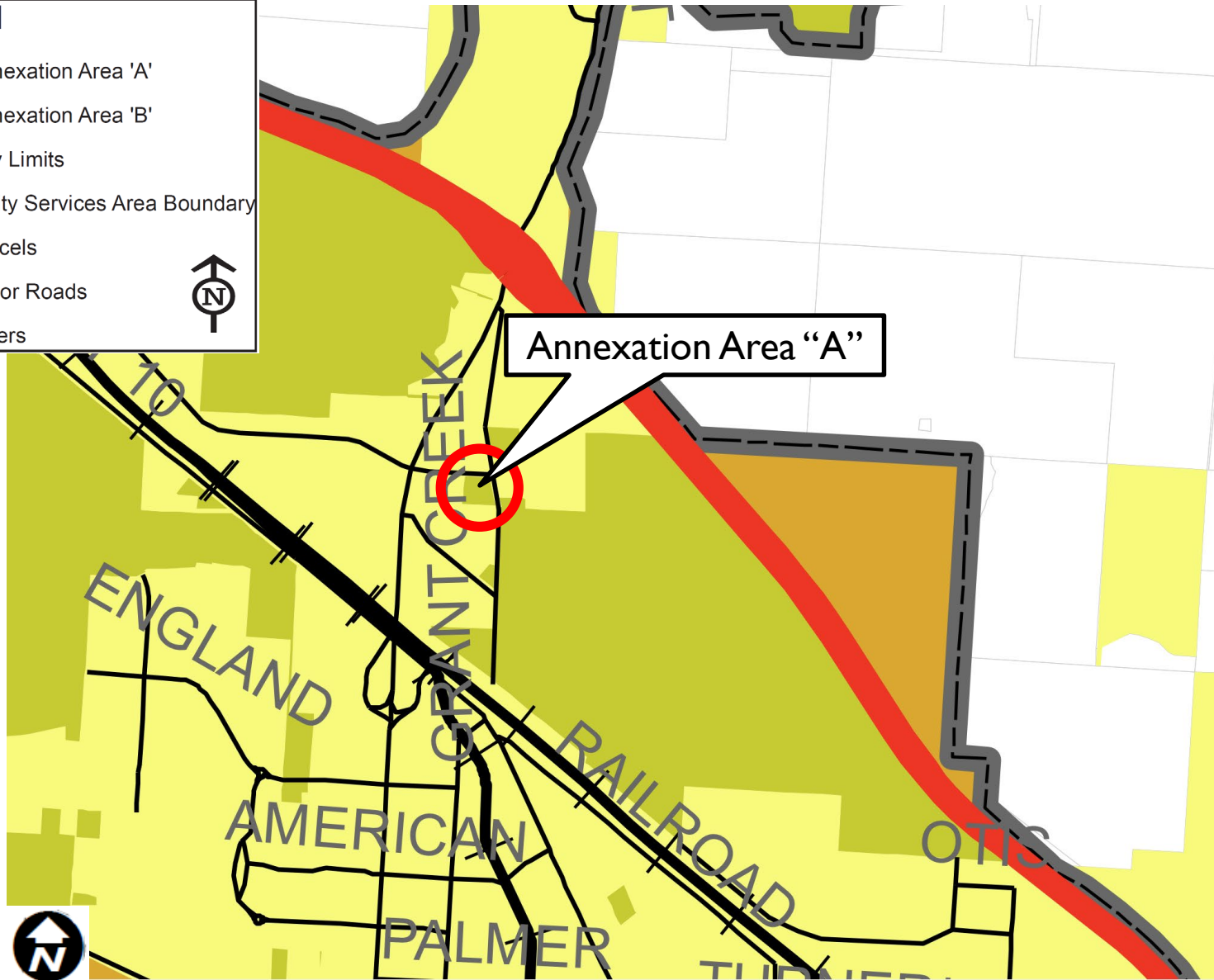


# Annexation Policy Map



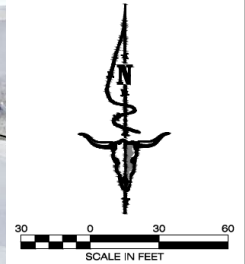
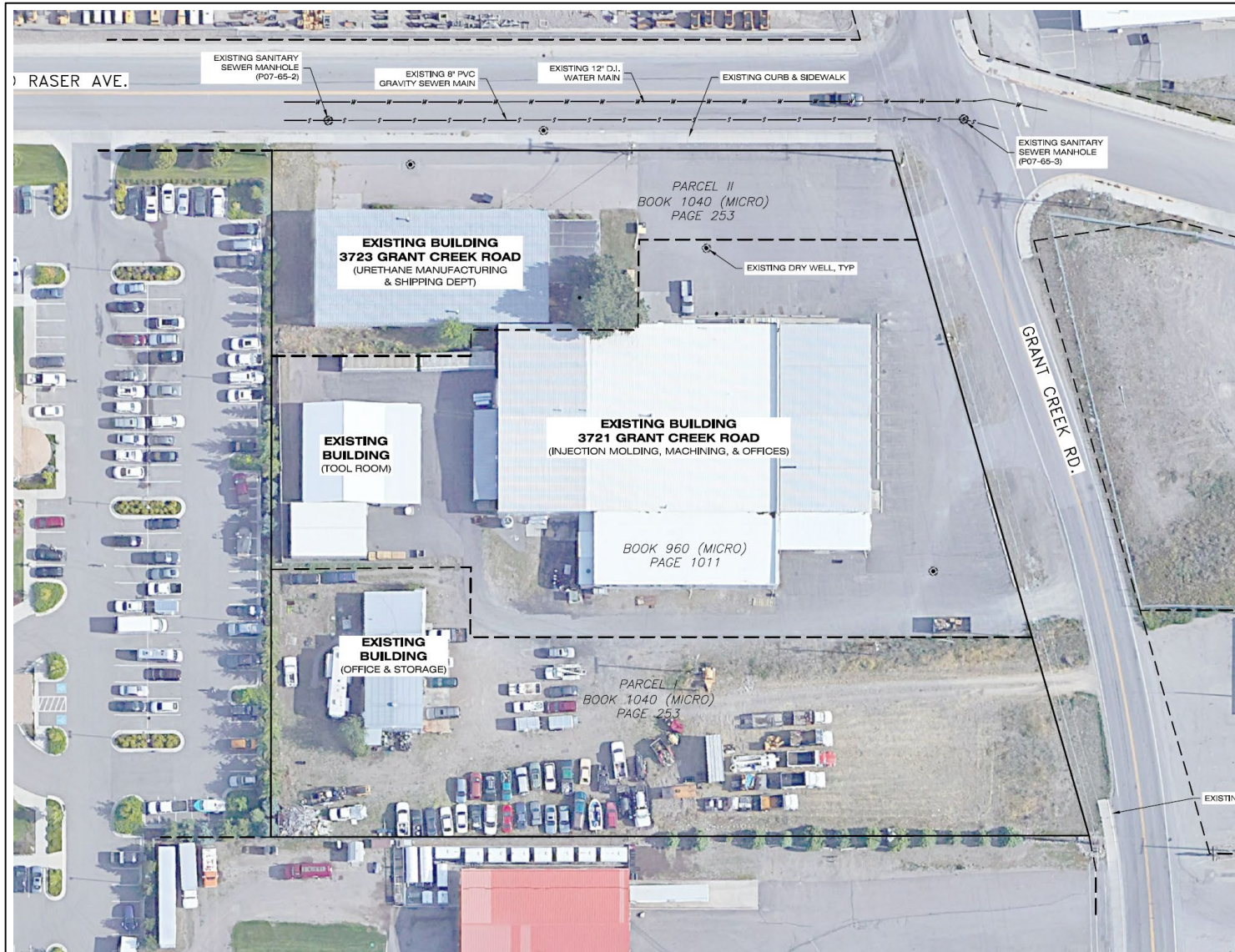
## Legend

- Annexation Area 'A'
- Annexation Area 'B'
- City Limits
- Utility Services Area Boundary
- Parcels
- Major Roads
- Rivers



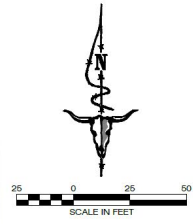


# Pre-Annexation Conditions





# Planned Development







# North Reserve Scott Street Master Plan

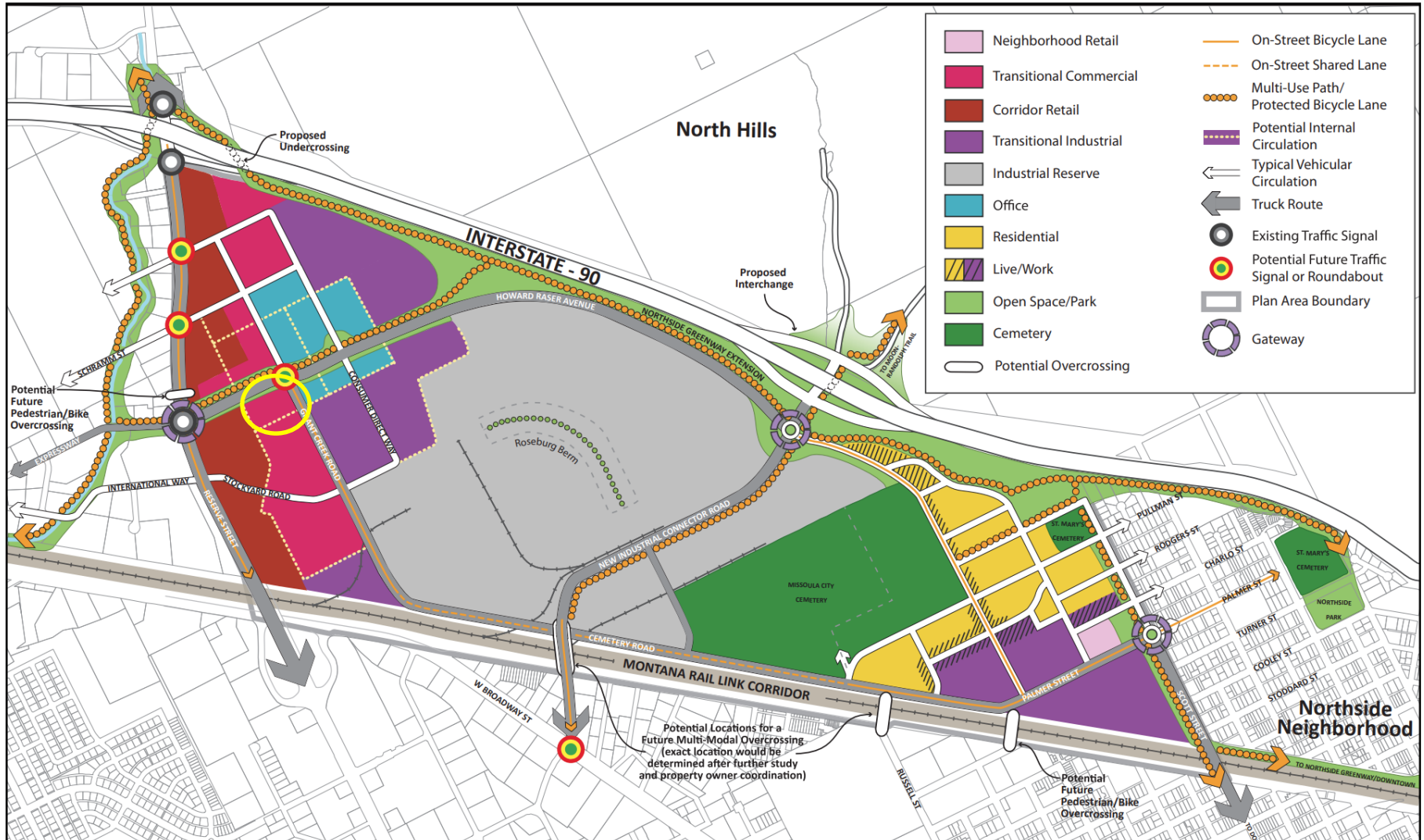


Figure 4-1: Plan Concept Map

# Conditions of Approval



1. The petitioner ~~shall~~ is responsible for the installation of 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~~ and the improvements shall be included in an improvements agreement guaranteed with financial security prior to March 31, 2023, and installed within twelve (12) months of annexation, whichever occurs first, subject to the review and approval of City Public Works and Mobility.  
Installation of the improvements shall occur on or before December 13, 2024.
2. The petitioner ~~shall~~ is responsible for installation of 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~~ and the improvements shall be included in an improvements agreement guaranteed with financial security prior to March 31, 2023, 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.  
Installation of the improvements shall occur on or before December 13, 2024.



# Conditions of Approval



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.

# Conditions of Approval



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.

**Status:** The petitioner submitted an executed waiver of SID to Development Services.



# Conditions of Approval



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.

**Status:** The petitioner connected to City water and sewer, abandoned the private septic system, and is installing backflow prevention from the onsite well to protect City water supplies.

# Conditions of Approval



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.

**Status:** The hydrant has been installed.



**Adopt a resolution** to amend conditions of annexation #1 and #2 as shown in the “Recommended Conditions” section of the staff report for property located at 3719, 3721, and 3723 Grant Creek Road.