

From: [Matt Hammerstein](#)
To: [Dave DeGrandpre](#)
Cc: [Kody Swartz](#); [Ken Ault](#); [Spencer Woith](#); [Mike Morgan](#)
Subject: RE: Grant Creek Village Rezone
Date: Wednesday, December 22, 2021 2:08:27 PM
Attachments: [image002.png](#)
[image004.png](#)
[Grant Creek Village - Draft Development Agreement 12-22-21.docx](#)

Dave, please find below a link to the updated submittal materials (containing all documentation and exhibits, not just those that have been updated). I will mail or drop off the hard copy to City Hall this week. Also, below are responses to the questions that remained, and a summary of revisions made to each document.

[21-1222 REZONE SUBMITTAL UPDATE](#)

Engineering Comments

- Sewer and water main extensions are installed to serve all buildings south of Stonebridge Road. Additional extensions will be designed and installed to serve buildings to the north at the same time the final building and parking designs are submitted for permit.
- Similarly, addenda to the stormwater report will need to be issued and reviewed with each upcoming building permit submittal, verifying that the system has capacity for each building. The system was designed, and detention was built to accommodate the entire development.
- The irrigation ditch will be lined when the multi-dwelling buildings along the hillside are constructed.

Master Site Plan

- Added additional visual crosswalks at all sidewalk locations.
- Depicted paved Expo Parkway extension.
- Depicted pedestrian connections to upper road and trail along eastern boundary.
- Depicted No Build Zone above irrigation ditch on hillside.
- Depicted proposed parking spaces for rideshare vans.

Development Agreement

- See attached with the team's responses to Ryan Sudbury's comments and tracked changes.

Rezone Criteria Narrative

- Corrected discrepancy in unit counts on Page 8.
- Corrected discrepancy in density between 22/23 DU/acre.
- Attached exhibit containing fire department correspondence.
- Removed "townhome" wording from all documents.

Please let me know if you have any issues accessing the folder or require any clarifications.
And enjoy your holiday weekend!

Thank you,

MATT HAMMERSTEIN
LAND DEVELOPMENT ENGINEER



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

Sent: Tuesday, December 14, 2021 6:35 PM

To: Ken Ault <ken_aultco@hotmail.com>; Spencer Woith <spencer@woitheng.com>

Cc: Matt Hammerstein <matt@woitheng.com>; Kody Swartz <kody@woitheng.com>

Subject: FW: Grant Creek Village Rezone

Hi Ken and Spencer,

Attached please find two copies of the development agreement with comments from the Missoula Public Works and Mobility Department and the City Attorney's Office. Also attached please find brief notes from a city Design Review Team meeting on 12/2 with a few comments and the master site plan with some comments from PW&M. Also please see the message below. Also note that I recently provided Spencer with comments on the narrative and other elements of the submittal materials. Please let me know if you have any questions. If you would like to schedule one final DRT meeting to clarify or iron out some issues please let me know. We can usually call a meeting within one week, although with the holidays schedules might be a bit more constrained.

I understand you are anxious to move this project forward. Please provide one hard copy and a link to one complete package with all of the submittal materials including the application form, development agreement, TIS, fire protection plan, maps, narrative, comparison with the 2020 submittal, etc. Then I will schedule it for review. Please note that during the last two weeks the City's Current Planning team has lost three planners so we are moving permits and projects along as quickly as we can.

Thank you for your patience.

Dave DeGrandpre, AICP | Land Use Supervisor

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Promoting equitable growth and a resilient, sustainable community.

From: Steve Reichert <ReichertS@ci.missoula.mt.us>
Sent: Wednesday, December 8, 2021 1:50 PM
To: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Cc: Troy Monroe <MonroeT@ci.missoula.mt.us>
Subject: Grant Creek Village Rezone

Hi Dave,

Below and attached are some thoughts from Engineering regarding the Grant Creek Village re-zone and development agreement.

I have reviewed most of the documents in the project folder and it seems unlikely to me that the applicant would be receptive of a phasing plan. They seem to want to control the phasing of construction based on the market. A potential issue we see with this approach is a building permit could come in for review that we would require substantial infrastructure improvements – main extensions, hydrants, or fire lane connectivity, delaying the building permit approval. If the Consultant Engineer is proactive with this and works with City Engineering in advance then any issues could potentially be avoided.

With the lack of a phasing plan we added language to the development agreement to capture a few key items regarding the trail connection, Stonebridge extension, and Expo Parkway extension. The timing of improvements couldn't be easily applied to a unit count like the other amenities so please wordsmith as you see fit. Since the master site plan is an exhibit to the agreement we also added a few markups to ensure it is as close as possible at this point.

A few additional comments that may/may not be part of the re-zoning discussion:

- TIS - It looks like Abelin used multi-family trip gen rates for all dwelling units, even though a significant proportion of the proposed units are townhouses. Townhouses (aka single-family attached units) have significantly higher trip gen rates as compared to multi-family units; so differentiating between the two would result in forecasting additional development-driven delay at the study intersections, thereby potentially warranting off-site system improvements.
- Utilities - Will need to update the sewer and water main overall plan to reflect the new site plan.
- Stormwater - Revise their stormwater report to reflect the changed conditions and add increased detention if needed.
- Irrigation ditch – Proximity of townhouses to the existing irrigation ditch that runs along the hill on the west side of the project. It appears that they will be cutting into the existing hillside pretty substantially. It seems likely that the ditch leaks so I'd have concern with groundwater from the ditch impacting the townhomes constructed along the hillside.

Steve

Steve Reichert, EI

Development Review EIT

Department of Public Works & Mobility
Infrastructure & Mobility Division