From: Dave DeGrandpre
To: Grp. City Council and City Web Site
Subject: FW: Rezoning proposal - 2920 Expo Parkway
Date: Friday, September 4, 2020 10:09:51 AM

Dear Councilors,

Below please find agency comment from the Montana Department of Natural Resources and Conservation Fire Division regarding wildfire response related to the 2920 Expo Parkway rezoning proposal.

Dave DeGrandpre

From: Hansen, Jonathan <jehansen@mt.gov>
Sent: Friday, September 4, 2020 9:47 AM
To: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Cc: O'Herron, Mike <moherron@mt.gov>
Subject: RE: Rezoning proposal - 2920 Expo Parkway

Dave;

Sorry for the delay in getting back to you. At this time, we don't foresee additional impacts from the development related to our response to wildfire in the Grant Creek drainage. Thank you for the opportunity to provide comments.

Jonathan E. Hansen
Montana DNRC-Missoula Unit Manager
(406) 542-4309 Office
(406) 544-0350 Cell
jehansen@mt.gov

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From: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Sent: Wednesday, September 2, 2020 1:13 PM
To: Hansen, Jonathan <jehansen@mt.gov>
Cc: Jordan Hess <JHess@ci.missoula.mt.us>
Subject: [EXTERNAL] FW: Rezoning proposal - 2920 Expo Parkway

Hi John,

I am sure you have been busy with fire season but I thought I would check in to see if DNRC Fire would be willing to provide comments on the proposed zone change at 2920 Expo Parkway in

Missoula. Any response, even if 'no comment,' would be helpful.

Thank you.

Dave DeGrandpre

From: Dave DeGrandpre
Sent: Wednesday, August 19, 2020 4:45 PM
To: jehansen@mt.gov
Cc: Dave DeGrandpre, AICP (DeGrandpred@ci.missoula.mt.us) <DeGrandpred@ci.missoula.mt.us>
Subject: Rezoning proposal - 2920 Expo Parkway

Hi John,

As we discussed over the phone, a landowner is seeking to change the zoning on 44 acres near the mouth of Grant Creek to RM1-45, a residential multi-dwelling zoning, so he can develop roughly 950 apartments in multiple buildings. The zoning on the property today allows for roughly 500 homes.

The property is an historic gravel pit with fairly steep hillside to the west. To the south is highway commercial development (hotels, restaurant), to the east are low-rise condos along Grant Creek, and to the north is a single-family residential subdivision. The development would be served by city water and sewer, with structural fire protection by Missoula City Fire.

As I mentioned, MDT is currently adding a west bound turn lane onto I-90 and a second through lane travelling south onto Reserve Street. However, many Grant Creek residents have expressed concern with there being a bottleneck at the I-90 intersection in the event of a wildland fire, leading to additional threats to life and property. Currently there is only one ingress-egress from the Grant Creek drainage.

Today during a Land Use & Planning Committee meeting of the City Council, council members asked me to inquire about the wildland fire danger and whether changing the zoning could result in additional public safety threats, which is why I am reaching out to you. Any comments you have would be appreciated.

Thank you.

Dave DeGrandpre, AICP
Planning Supervisor
Missoula Development Services
435 Ryman
Missoula, MT 59802
406-529-0709

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