

City of Missoula
Land Use and Planning Committee Agenda

Date: October 9, 2019, 1:40 pm - 2:55 pm
Location: City Council Chambers
140 W. Pine Street, Missoula , MT
Members: Stacie Anderson, Julie Armstrong, Mirtha Becerra, Michelle Cares, John DiBari, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Bryan von Lossberg, Heidi West

Pages

1. ADMINISTRATIVE BUSINESS

1.1 Roll Call

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

3. COMMITTEE BUSINESS

- 3.1 Amend the growth policy and consider rezoning 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadow**

Jenny Baker

1

Recommended motion:

Approve and authorize the Mayor to sign the Development Agreement between HEH, LLC, Resource Research LTD, Flynn Family Limited Partnership and City of Missoula regarding the Hellgate Meadows West development proposal and related Growth Policy Amendment and Rezone request, currently pending City Council decision. The Development Agreement shall be executed prior to City council action on the requested Growth Policy Amendment and Rezone of the Subject Property to B2-1 Community Business.

4. ADJOURNMENT

EXECUTIVE SUMMARY

Growth Policy Amendment and Rezoning Staff Report and Referral

CASE PLANNER: Jenny Baker, Planner III

**REVIEWED AND
APPROVED BY:** Mary McCrea
Planning Supervisor

**PUBLIC MEETINGS
AND HEARINGS:** City Council (CC) 1st reading: August 19, 2019
Land Use and Planning (LUP): August 21, 2019
Planning Board (PB) hearing: September 3, 2019
City Council hearing: September 16, 2019

AGENDA ITEM: Amend the growth policy land use designation from Residential Medium to Neighborhood Mixed Use and rezone from Hellgate Special District to B2-1 Community Business on 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadow

APPLICANT: Resource Research Ltd
5612 Mohawk Dr
Spokane, WA 99206

FEE OWNERS: HEH LLC and Flynn Family Limited Partnership
c/o Hoyt Homes c/o Maryfrancis McKinley
P.O. Box 2727 4110 E 6th Avenue Parkway
Missoula, MT 59808 Denver, CO 80220

REPRESENTATIVE: Jeff Smith, P.E. LEED AP
WGM Group
1111 W Broadway
Missoula, MT 59802

LOCATION OF REQUEST:	The subject property is three parcels located north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows
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LEGAL DESCRIPTION: Parcel 1: Tract 2 of COS 4490; and Parcel 2 and 3, portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

LEGAL AD: The legal ad was published in the *Missoulian* on August 18 and 25, 2019. The site was posted on August 9, 2019. Adjacent property owners within 150 feet of the site were notified by first class mail on August 6, 2019.

ZONING: Hellgate Special District Neighborhood General, Neighborhood Edge, Neighborhood Center, and Commons Village Green

GROWTH POLICY: The applicable regional plan is *Our Missoula: City Growth Policy 2035*, which recommends a land use designation of “Residential Medium,” with a density of 8 to 11 dwelling units per acre.

Surrounding Land Uses	Surrounding Zoning
North: Residential	RT10 (City)
South: Residential	C-RR1 (County)
East: Residential	Hellgate Special District (City) and B2-2 (City)
West: Residential	C-RR1 (County) and C-RR3 (County)

RECOMMENDATIONS

CC first

**Reading:
8/19/19**

[Resolution] Set a public hearing on September 16th, 2019 and adopt a resolution of intent to amend the 2035 Our Missoula City Growth Policy land use designation from Residential Medium to Neighborhood Mixed Use on 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, as shown in Exhibit A, based on the findings of fact in the staff report, and refer this item to the Land Use and Planning Committee for presentation on August 21, 2019.

[First reading and preliminary adoption] Set a public hearing on September 16, 2019 and preliminarily adopt an ordinance to rezone 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, as shown in Exhibit A, from Hellgate Special Zoning District to B2-1 Community Business and refer this item to the Land Use and Planning Committee for presentation on August 21, 2019.

**LUP:
8/21/19**

[Resolution] Action: Adopt a Resolution of Intent to amend the 2035 Our Missoula City Growth Policy land use designation from Residential Medium to Neighborhood Mixed Use on 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, as shown in Exhibit A, based on the findings of fact in the staff report.

[Ordinance] Action:– [First reading and preliminary adoption] Set a public hearing on September 16, 2019 and preliminarily adopt an ordinance to rezone 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, as shown in Exhibit A, from Hellgate Special Zoning District to B2-1 Community Business.

**PB p/h:
9/3/19**

Recommend City Council adopt a resolution to amend the 2035 Our Missoula City Growth Policy land use designation from Residential Medium to Neighborhood Mixed Use on 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, as shown in Exhibit A, based on the findings of fact in the staff report.

Recommend City Council adopt an ordinance to rezone 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, as shown in Exhibit A, from Hellgate Special Zoning District to B2-1 Community Business, based on the findings of fact in the staff report.

**CC p/h:
9/16/19**

Adopt a resolution to amend the 2035 Our Missoula City Growth Policy land use designation from Residential Medium to Neighborhood Mixed Use on 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, as shown in Exhibit A, based on the findings of fact in the staff report.

[Second and final reading] (Adopt/Deny) an ordinance to rezone 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, as shown in Exhibit A, from Hellgate Special Zoning District to B2-1 Community Business, based on the findings of fact in the staff report.

MISSOULA CONSOLIDATED PLANNING BOARD

**Amend the 2035 Our Missoula City Growth Policy Land Use Designation for 57.5 acres of land as shown in Exhibit A from Residential Medium to Neighborhood Mixed Use;
Rezone the same from Hellgate Special Zoning District to B2-1 Community Business
September 3, 2019**

Agenda Item # 6A

I. INTRODUCTION

Development Services has received a request from WGM Group on behalf of HEH LLC and Resource Research Ltd to amend the growth policy in order to facilitate a rezone to B2-1 Community Business on 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows Subdivision.

The purpose of the growth policy amendment and rezone is to increase the permissible density and building types for residential development in the area, while also allowing the possibility to intersperse some limited commercial development as well.

A growth policy amendment to Neighborhood Mixed Use changes the relatable zoning districts to B1-1 Neighborhood Business, B2-1 Community Business, B2-2 Community Business, and M1R-2 Limited Industrial-Residential.

The rezone to B2-1 will eliminate the Hellgate Special District on the subject property, along with some split-zoning on the subject property. The Hellgate Special District includes six (6) sub-districts with varying standards. The subject property includes the following four sub-districts: Neighborhood Center, Neighborhood General, Neighborhood Edge and Commons – Village Green. The Neighborhood Center sub-district permits detached and attached single dwelling, multi-dwelling and limited commercial uses. The Neighborhood General sub-district permits detached and attached single dwellings on small to medium sized lots with a limited amount of multi-dwelling. The Neighborhood Edge sub-district permits detached single dwelling residential on large lots. The Commons – Village Green permits parks, common areas and open space.

The rezone to B2-1 Community Business allows more diverse building types, from detached dwellings to multi-dwelling buildings, and greater density. It also permits a greater variety of neighborhood-serving commercial uses, including offices, restaurants and retail.

The rezoning is contingent upon City Council approval of the Growth Policy amendment, since zoning must comply with the Growth Policy as required by state law.

Staff has reviewed the applicant's submittal packet and bases the recommendation of approval for the Growth Policy Amendment and Rezone on the following findings of fact:

II. GROWTH POLICY AMENDMENT REVIEW CRITERIA

Findings of Fact:

General

1. The subject property is comprised of three parcels, totaling 57.5 acres, with no addresses assigned. The subject property parcels are currently vacant.
2. The parcels, shown in Exhibit A, are bounded by Mullan Road to the south, Flynn Lane to the west, the Pleasant View Homes Subdivision to the north, and 4100 Mullan Condominiums and Hellgate Meadows Subdivision to the east.

3. The surrounding area includes residential development, primarily single detached dwellings, as well as one multi-dwelling development in the 4100 Mullan Condo complex. There is also a construction and paving company to the southwest across Mullan Road.
4. The subject property is inside the Urban Growth Area, the Wastewater Facilities Service Area, the Air Stagnation Zone, and can be served by City water and sewer when development occurs.
5. The subject property is located within an established service area for Missoula hospitals and the City Fire and Police Departments.

III. TARGETED AMENDMENT CRITERIA

6. The Our Missoula: City Growth Policy 2035 currently recommends a land use designation of Residential Medium for the subject properties. This designation is for residential building types ranging in density from 3 dwelling units per acre to 11 dwelling units per acre. It is intended to fit with many already established residential neighborhoods and acknowledge the single dwelling residential building type as the primary use with the potential for accessory dwellings as well.
7. Zoning districts which correspond to this land use designation are: RT10, R8, R5.4, and RT5.4. The R8 and R5.4 zoning districts permit only detached single dwellings, while RT10 and RT5.4 also permit two-unit or townhouse buildings. Commercial uses are prohibited in these districts.
8. The applicant requests to amend the Growth Policy land use designation on the subject properties to Neighborhood Mixed Use. This designation allows a mix of neighborhood-serving commercial uses and high residential density.
9. Zoning districts which correspond to this land use designation are: B1-1, B2-1, B2-2, M1R-2. These zoning districts permit a greater diversity of building types for residential buildings, as well as a wider variety of commercial uses, including small retail, restaurants and offices. The M1R-2 also permits limited industrial uses.
10. The *Housing* section of the City Growth Policy outlines a goal to “meet the needs of a growing and diverse population in regard to age, income, physical abilities and household size by having a sufficient supply of housing and developing a variety of housing types.” The requested amendment supports that goal by allowing a greater diversity of housing types, which in turn can serve varying household sizes and a more diverse range of incomes.
11. The *Community Design* section of the City Growth Policy outlines a goal to “strive for a more compact development pattern.” The requested amendment supports this goal in two ways. First, allowing smaller lot sizes creates more compact development and fosters more efficient land use. Second, by allowing intermixed residential and commercial uses, sprawl is reduced by not physically segregating land uses into different locations, which also permits more compact development and more efficient land use.
12. The *Economic Health* section of the City Growth Policy outlines a goal to “support and provide resources for business retention, expansion, and relocations to the Missoula area.” The requested amendment supports this goal by expanding the amount of land available for commercial development, creating this availability in an area that already has significant residential development.
13. In explaining the reasons for considering a Growth Policy amendment, the City Growth Policy cites “the plan lacks significant guidance or relevant policy statements to meet emerging public needs.” One emerging public need is creation of more housing, and the amendment supports meeting that need by permitting more density and greater diversity of permitted housing types.

14. In explaining the reasons for considering a Growth Policy amendment, the City Growth Policy cites where “goals and objectives or land use recommendations do not support or accommodate development proposals.” The current land use designation does not support the landowners’ development proposals, which offer greater public benefit in terms of more density, a mix of housing types, and immediate proximity to commercial enterprises, than development under the current land use recommendation would allow.
15. In explaining the reasons for considering a Growth Policy amendment, the City Growth Policy cites “changing conditions or new information result[ing] in the need to establish more relevant policies and implementation tools.” The changing conditions and new information are related to the provision of housing, the need for which is strongly emphasized in the recent report from the Office of Housing & Community Development. This change allows the provision of more housing than would be permitted under the current land use designation.

Growth Policy Amendment Conclusions of Law:

1. Whether there is a public need for the change;

1. The growth policy amendment facilitates the provision of more housing and more diverse building types, for which there is a public need.

2. Whether the change proposed is the best means for meeting that need;

1. This growth policy amendment and subsequent rezoning of these parcels is the only means to allow more dense development on this site.

3. Whether there is a public benefit that will result from the change;

1. The growth policy amendment promotes greater density and a mix of housing types, which can benefit the public by lowering the cost of development through more efficient land use.
2. The growth policy amendment supports compact development and mixed-use developments to reduce costly expansion of infrastructure.
3. The growth policy amendment facilitates expansion of businesses in a location that currently has very limited commercial potential. Closer proximity to commercial activity may allow residents to rely less on car trips to meet their daily needs.

IV. REZONING REVIEW CRITERIA

Growth Policy

1. The rezoning is contingent upon City Council approval of the Growth Policy amendment, since zoning must comply with the Growth Policy as required by state law.
2. Upon City Council approval of the Growth Policy Amendment, the land use designation for the subject properties requesting rezoning is Neighborhood Mixed Use, per the applicable regional plan, *Our Missoula: City Growth Policy 2035*.
3. Areas designated Neighborhood Mixed Use contain a mix of neighborhood-serving commercial uses and high residential density.
4. The requested zoning of B2-1 Community Business is one of the zoning districts that the Growth Policy recommends for lands with the land use designation of Neighborhood Mixed Use. The B2-1 zoning district allows neighborhood-serving commercial uses, including small retail, restaurants and offices, and all residential building types from single detached dwellings to multi-dwelling buildings.
5. For single purpose residential development, the requested zoning of B2-1 Community Business requires a minimum parcel size of 3,000 square feet, and a minimum parcel area per

dwelling unit of 1,000 square feet. Thus, the permitted density is forty-three (43) dwelling units per acre, which aligns with the Growth Policy's recommended density for areas designated Neighborhood Mixed Use.

6. The City Growth Policy promotes mixed-use, increased density, and enhanced connectivity while limiting sprawl and promoting efficient use of infrastructure. This rezone facilitates those objectives.
7. The *Economic Health* section of the City Growth Policy encourages compact development and mixed-use developments to reduce costly expansion of infrastructure.
8. The *Housing* section of the City Growth Policy outlines a goal to "meet the needs of a growing and diverse population in regard to age, income, physical abilities and household size by having a sufficient supply of housing and developing a variety of housing types." The requested rezone supports that goal by allowing a greater diversity of housing types, which in turn can serve varying household sizes and a more diverse range of incomes.

Zoning

9. The current zoning on the subject parcels, Hellgate Special District, includes six (6) sub-districts with varying standards. The subject property includes the following four sub-districts: Neighborhood Center, Neighborhood General, Neighborhood Edge and Commons – Village Green. The Neighborhood Center sub-district permits detached and attached single dwelling, multi-dwelling and limited commercial uses. The Neighborhood General sub-district permits detached and attached single dwellings on small to medium sized lots with a limited amount of multi-dwelling. The Neighborhood Edge sub-district permits detached single dwelling residential on large lots. The Commons – Village Green permits parks, common areas and open space.
10. All of the Hellgate Special District zoning designations are primarily residential, and allow varying lot sizes, from 2,200 square feet for rowhouses, up to 10,000 square feet for homestead parcels. Density within the district presumed a subdivision of the land creating lots meeting the percentages allowed in each sub-district.
11. The Neighborhood General sub-district portion of the subject property could be developed at a density between 9 and 13 dwelling units per acre. The Neighborhood Edge sub-district portion of the subject property could be developed at a density of 4 dwelling units per acre. The Neighborhood Center sub-district portion of the subject property could be developed at a density between 8 and 19 dwelling units per acre. A small portion of the site is within the Commons – Village Green sub-district providing parks, common areas and open space.
12. The requested zoning of B2-1 permits single purpose residential development on a minimum parcel area of 3,000 square feet, and a minimum parcel area per unit of 1,000 square feet. The B2-1 zoning district permits all residential building types including detached house, two-unit house and multi-dwelling, along with some commercial uses. The residential density permitted by the B2-1 zoning district is 43 dwelling units per acre.
13. There are no required setbacks in a B2-1 zoning district unless the site abuts a residential R-zoned district on the same street. In such cases, the B2-1 zoned parcel must match the actual front or street side setback of the building that exists on the abutting R-zoned parcel, up to the maximum distance of the required setback for the abutting R-zoned parcel. There are very limited instances where the subject parcels, if rezoned, would need to meet abutting residential setbacks.
14. The maximum building height limit permitted by the B2-1 zoning district is 40 feet.

15. Any new development on the subject properties will be required to meet all applicable portions of Title 12 & Title 20, as required by the Missoula Municipal Code.

Transportation

16. The subject parcels are vacant, and there is no existing infrastructure.

17. Mullan Road, to the south, is classified as a minor arterial. Flynn Lane to the west is currently classified as a major collector road. Once Mary Jane Blvd. is constructed between Mullan Road and W. Broadway, Flynn Lane will revert to a local road classification.

18. New development on these parcels will be required to connect to the existing road network in the Hellgate Meadows and Pleasant View Homes Subdivisions.

19. The subject parcels will petition into the Missoula Urban Transportation District. The closest access point to Mountain Line's Route 11 is within one tenth of a mile east of the subject properties, running along Connery Way.

20. There is an existing sidewalk network in the adjacent Hellgate Meadows and Pleasant View Homes Subdivisions. New development on the subject parcels will require connections to these existing sidewalks.

21. New development on the subject properties will be required to meet all applicable portions of Title 12 & Title 20, as required by the Missoula Municipal Code, including installation of sidewalks and bicycle lanes.

Rezoning Conclusions of Law:

1. Whether the zoning is made in accordance with a growth policy:

1. The applicable regional plan is the *Our Missoula: City Growth Policy 2035*. If the City Council approves the Targeted Growth Policy Amendment, this rezoning complies with the Growth Policy's recommended land use designation of Neighborhood Mixed Use, described as a mix of neighborhood-serving commercial uses and high residential density.

2a. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements:

2b. Whether the zoning considers the effect on motorized and non-motorized transportation systems:

1. The rezoning facilitates the adequate provision of public services, including transportation, water, schools, parks, and other public requirements. When developed, the parcels will be served by City water and sewer. They are less than one mile from Hellgate Elementary school, with its playing fields and playgrounds. Transportation infrastructure does not exist within these parcels. Transportation facilities will be required with development on the parcels.
2. The rezoning gives reasonable consideration to the effect on motorized and non-motorized transportation systems. The property is within one mile of bus Route 11, and upon development will petition into Missoula Urban Transportation District. Transportation facilities will be installed with development on the parcels.

3. Whether the zoning considers the promotion of compatible urban growth:

1. The rezoning reflects compatible urban growth because it permits residential development in an area that is primarily residential. It will also permit limited commercial activity, allowing residents to access services without the need to rely on automobile travel.
2. The rezoning promotes compatible urban growth by implementing City Growth Policy goals such as increasing density, mixing residential and commercial uses, and promoting efficient land use.

4a. Whether the zoning is designed to promote public health, public safety, and the general welfare;

4b. Whether the zoning is designed to secure safety from fire and other dangers;

4c. Whether the zoning considers the reasonable provision of adequate light and air;

4d. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area;

1. Emergency services are available to the site. Fire and law enforcement are available to address potential problems of noise, property damage, or personal injury. The site is within proximity to Missoula hospitals.
2. The rezoning promotes the general welfare through the provision of more housing, designed to attract a mix of income levels and household sizes.
3. This rezoning will not adversely impact the provision of adequate light and air as all future development will be required to meet internal and external building separation standards.
4. This rezoning encourages an appropriate use of the land by complying with City Growth Policy goals and objectives, and adopting a zoning designation that aligns with the land use recommendation.

5. Whether the zoning considers the character of the district and its peculiar suitability for particular uses;

1. The rezoning is suitable for the subject property and gives reasonable consideration to the character of the district. Some limited commercial development here is similar to that permitted in the adjacent Hellgate Meadows Subdivision, as is further residential development.

V. AGENCY COMMENT

MISSOULA VALLEY –
WATER QUALITY DISTRICT:

No comment received.

HEALTH DEPARTMENT –
AIR QUALITY DIVISION:

The Air Program at the Missoula City-County Health Department supports the proposed city growth policy amendment and rezone request. This type of development with increased density and nearby services will reduce the driving distances required for the people who live here with will help Missoula's air quality as the population in the valley continues to grow. - Benjamin Schmidt

HEALTH DEPARTMENT –
ENVIRONMENTAL HEALTH:

No comment received.

MISSOULA COUNTY –
EMERGENCY MANAGEMENT:

OEM has no comment. - Adriane Beck

MISSOULA URBAN
TRANSPORTATION DISTRICT:

No concerns. – Dan Stone

CITY PARKS & RECREATION:

No comment received.

OFFICE OF HOUSING &
COMMUNITY DEVELOPMENT:

No comment received.

CITY ATTORNEY:

No comment received.

MISSOULA REDEVELOPMENT

No comment received.

AGENCY:

CITY POLICE:

No comment received.

CITY FIRE:

No comment received.

STORMWATER:

No comment. – Bob Hayes

MISSOULA WATER:

[No] immediate concerns about the rezone and growth policy amendment. At some later date, we will need to see lots of details regarding domestic and fire flow demands, main sizes and routing, etc. but I believe the system should have adequate capacity to accommodate the developments that will results from these modifications. – Logan McInnis

VI. ATTACHMENTS:

1. Exhibit A

Return to:
Missoula City Clerk
435 Ryman
Missoula, MT 59802

DEVELOPMENT AGREEMENT

[HEH, LLC, Resource Research LTD, Flynn Family Limited Partnership and City of Missoula]

THIS DEVELOPMENT AGREEMENT (the “Agreement”) made effective this _____ day of _____, 2019, is entered into by and between HEH, LLC, whose address is C/O Hoyt Homes, PO Box 2727, Missoula, MT 59806-2727, Resource Research LTD, whose address is 5612 S Mohawk Dr., Spokane, WA 99206, and Flynn Family Limited Partnership C/O Colleen McKinley, whose address is 4110 E 6th Avenue Parkway, Denver, CO 80220 together known as the “Developers” and the City of Missoula, a municipal corporation, organized and existing under and by virtue of the laws of the State of Montana, having an address of 435 Ryman, Missoula, MT 59802 (the “City”). Each is called a “Party” in this Agreement, and collectively are called “Parties.”

WHEREAS, the Developers are owner and/or purchasers of certain real property located in Missoula, Montana attached hereto as Exhibit A (the Subject Property); and

WHEREAS, the Developers request a Growth Policy Amendment on the “Subject Property” revising the land use designation from Residential Medium, 3 – 11 dwelling units per acre to Neighborhood Mixed Use in combination with a Rezone on the Subject Property from Hellgate Special District to B2-1 Community Business, a standard Title 20 zoning district; and

WHEREAS, the Developers have a Master Site Development Plan (the “Master Plan”) for the Subject Property attached hereto as Exhibit B, and the Master Plan is a conceptual diagram of the road grid network and parkland/common area proposed on the subject property, with the final development plan established by City Council approval of subdivisions or other appropriate land divisions on the Subject Property; and

WHEREAS, the conceptual Master Plan includes dedication of the road rights-of-way to the public by subdividing the land through subdivisions or other appropriate processes that will be reviewed and approved by the Missoula City Council; and

WHEREAS, the Master Plan includes the construction of Mary Jane Boulevard and O’Leary Street, classified as Collector roads, through the Subject Property meeting City Subdivision standards for road improvements for Urban Collector roadways; and whose construction may be funded through a BUILD Grant or a combination of City and Developer funds, and

WHEREAS, the Master Plan includes the construction of a road grid network of local streets through the Subject Property and connecting to existing streets to the north and east meeting City Subdivision standards for road improvements for Local Residential roadways; and

WHEREAS, the Master Plan limits commercial uses to Neighborhood Business Uses only, in conformance with B1 District standards, and further limits the location of Neighborhood Business Uses to a location either side of Mary Jane Boulevard within five hundred (500) feet of Mullan Road; and

WHEREAS, the density of the residential development is limited in the Master Plan by distinct area classifications:

- a. Area A: fourteen (14) dwelling units per acre with a maximum building height of 35 feet; and,
- b. Area B: twenty-one (21) dwelling units per acre or density calculated as 2,000 square feet of parcel area per dwelling unit on the Subject Property, and with a maximum building height of 40 feet, which is the maximum allowed in the B2-1 Community Business zoning district.

The total density on the Subject Property is less than half the density allowed for lands zoned B2-1 Community Business (43 dwelling units per acre or 1,000 square feet per dwelling unit); and

WHEREAS, the Master Plan limits the multi-dwelling buildings to a maximum of sixteen (16) units per multi-dwelling structure, and limits attached townhouses to no more than eight (8) attached dwelling units per structure on the Subject Property; and

WHEREAS, the realization of the Master Plan requires the Growth Policy Amendment and Rezone to B2-1 in order for the Subject Property to include a mix of neighborhood business and varying residential densities and all residential building types; and

WHEREAS, the City has adopted policies that promote compact development with mixed-use and greater density along major transportation/transit corridors provided the development enhances connectivity and extends a multi-modal transportation system accessible for all citizens; and

WHEREAS, the City acknowledges that Mary Jane Boulevard and O'Leary Street have been planned as Urban Collector roadways appropriate to serve the mixed-use and dense compact development supported by the Neighborhood Mixed Use land use designation in the Our Missoula City Growth Policy 2035 and the B2-1 Community Business Title 20 zoning district; and

WHEREAS, the City, through adopted policies and goals desires to ensure the orderly development of the Subject Property and adopted the Title 20 zoning ordinance with the express purpose to protect and promote the public health, safety and general welfare of the community; and

WHEREAS, the Developers own or propose to own all the Subject Property and state that they have the right to obligate themselves and any associated entity purchasing parcels of the Subject Property shown in Exhibit A attached hereto, to the requirements, standards and restrictions in this Agreement;

NOW, THEREFORE, in consideration of the foregoing recitals contained herein, the Developers and the City agree and declare that the Subject Property shall be subject to the following covenants, standards and restrictions:

1. Development shall occur on the Subject Property in substantialgeneral compliance with the conceptual Master Plan shown in Exhibit B, attached hereto, through subdivision(s) or other appropriate processes, subject to the review and approval of the Missoula City Council. General compliance, as determined by the Development Services Director, shall be defined as meeting the intent and purpose of the roads, block lengths, connectivity, common areas, parklands, land use, height, and density described in this Agreement and shown in Exhibit B. The Developers

~~shall apply for subdivision(s) in compliance with the roadways and lots shown on the Master plan and the subdivision(s) shall be subject to review and approval of the Missoula City Council.~~

In the event the ~~Developer's~~ proposed development does not ~~substantially~~generally comply with the Master Plan, the Developers may seek an amendment to this Agreement and the Master Plan pursuant to Section 11 below.

2. Unless changes are required pursuant to the City's subdivision regulations or City Council direction during subdivision review, the Developers shall construct the road grid network ~~as shown on in~~ general compliance with the conceptual Master Plan and connecting to existing streets to the north and east. All roads shall be right-of-way dedicated to the public, meeting City Subdivision standards for road improvements based on the functional classification and daily traffic volumes per Table 3-020.2A in the City Subdivision regulations unless variances are otherwise granted~~granted through the subdivision review process~~.
3. The Developers shall construct Mary Jane Boulevard and O'Leary Street through the Subject Property meeting City Subdivision standards for road improvements for Urban Collector roadways. The City may contribute funding for the construction of Mary Jane Boulevard and O'Leary Street if it receives BUILD Grant funds, and may also contribute Impact Fees to the construction, but does not commit to any particular funding level as part of this Agreement.
4. Non-residential uses are limited to Neighborhood Business Uses only, in conformance with Title 20, B1 zoning district standards and further limits the location on the Subject Property to parcels adjacent to Mary Jane Boulevard and within five hundred (500) feet of Mullan Road.
5. The density of the residential development is limited in the Master Plan by distinct area classifications:
 - a. Area A: fourteen (14) dwelling units per acre with a maximum building height of 35 feet; and
 - b. Area B: twenty-on (21) dwelling units per acre or density calculated as 2,000 square feet of parcel area per dwelling unit on the Subject Property, and with a maximum building height of 40 feet, which is the maximum allowed in the B2-1 Community Business zoning district.
6. Multi-dwelling buildings, as defined in Title 20 Section 20.100.010, with more than six (6) units per structure are limited to locations classified as Area B on the Master Plan and each multi-dwelling building shall have no more than sixteen (16) dwelling units.
7. Multi-dwelling buildings, as defined in Title 20 Section 20.100.010, are limited to no more than six (6) units per structure in locations classified as Area A on the Master Plan.
8. Townhouse structures, as defined in Title 20 Section 20.100.010, shall have no more than eight (8) dwelling units attached per structure on the Subject Property.
9. Developers shall comply with all applicable subdivision regulations, construction standards and specifications, and state and local laws that govern the development of the Subject Property.
10. Effective Date: This Agreement will be in force and effect on the date signed by the Mayor of the City and by the Developers.
11. Amendment: No part of this Agreement may be amended or deleted without prior written consent of the Missoula City Council and the Developers, or their successors and assigns. A grant of a deed or ownership interest in and to a particular subsequently developed parcel or TED ownership unit with a dwelling, unit, or building/structure built in compliance with the Master Plan and having received a temporary or final occupancy permit shall not be deemed a transfer or assignment of Developers rights and responsibilities under this Agreement.

12. Attorneys' Fees. In the event suit is brought for the enforcement of this Agreement or as a result of an alleged default, each Party shall pay their own attorney fees.
13. Governing Law. The law governing the interpretation or enforcement of the terms and conditions of the Agreement shall be the laws of the State of Montana.
14. Severability. If a part of this Agreement is invalid, all valid parts that are severable from the invalid part remain in effect. If a part of this Agreement is invalid in one or more of its applications, the part remains in effect in all valid applications that are severable from the invalid applications.
15. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter of this Agreement and supersedes all prior agreements and understandings, both oral and written, between the Parties with respect to the subject matter of this Agreement.
16. Drafting of Agreement. Both Parties have participated in the drafting of this Agreement and have been represented by their own counsel.
17. Counterparts. This Agreement may be executed and delivered in counterparts, each of which shall be deemed to be a duplicate original hereof, but all of which shall constitute one and the same document. Signatures transmitted electronically shall be treated and accepted as original signatures. The parties agree to communicate regarding this Agreement by electronic means as allowed by the Montana Uniform Electronic Transactions Act, Mont. Code Ann. § 30-18-101, et seq. After this Agreement is executed, any written document made under this Agreement may be created in original or may be an electronic record; any signature may be in original, or by electronic signature.
18. Runs with the Land. The benefits and burdens of this Agreement touch and concern the use and enjoyment of the Subject Property and the obligations and benefits stated herein shall bind and inure to the benefit of all successors and assigns to any portion of the Subject Property.
19. Agreement Contingent Upon Zoning Action by City Council. The Parties to this Agreement acknowledge that this Agreement is being entered into in conjunction with a request by the Developers to the Missoula City Council for a Growth Policy Amendment and a rezoning of the Subject Property to a B2-1 zoning district. This Agreement is expressly contingent upon the City Council approving the requested Growth Policy Amendment and rezoning request made by the Developers, and in the event City Council does not approve the Growth Policy Amendment or the Rezone request within ninety days of this Agreement being fully executed, the Agreement shall be null and void and have no further effect.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals on the day and year in this certificate written below.

[Signature pages follow.]

HEH, LLC:

By: Wade Hoyt

STATE OF MONTANA)
 : ss.
County of Missoula)

This instrument was acknowledged before me on_____, 2019 by
Wade Hoyt.

Notary Signature: _____
Notary Public for the State of Montana

(NOTARIAL SEAL)

Resource Research, LTD:

By: Rod Hoover

STATE OF MONTANA)
 : ss.
County of Missoula)

This instrument was acknowledged before me on _____, 2019 by
Rod Hoover.

Notary Signature: _____
Notary Public for the State of Montana

(NOTARIAL SEAL)

Flynn Family Limited Partnership:

By: Colleen McKinley

STATE OF MONTANA)

: ss.

County of Missoula)

This instrument was acknowledged before me on _____, 2019 by
Colleen McKinley.

Notary Signature: _____
Notary Public for the State of Montana

(NOTARIAL SEAL)

FOR the City

City of Missoula

APPROVED:

John Engen, Mayor

Date: _____

ATTEST:

Mary Rehbein, City Clerk

Date: _____

Approved as to form:

Jim Nugent, City Attorney

Date: _____

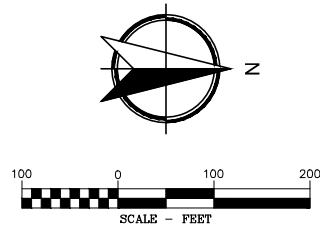


EXHIBIT A
SUBJECT PROPERTY
FLYNN FAMILY LIMITED PARTNERSHIP

REVISIONS:		
NO.	DESCRIPTION	DATE
PROJECT:	18-05-15	
LAYOUT:	Layout1	
SURVEYED:	---	
DESIGN:	---	
DRAFT:	CEG	
APPROVE:	NPK	
DATE:	SEPTEMBER 2019	

FILE: W:\Projects\180515\CAD Data\Exhibits\180515_Subject_Property.dwg

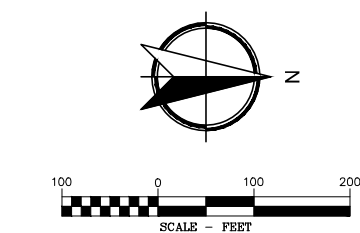


EXHIBIT B
MASTER SITE DEVELOPEMTN PLAN
FLYNN FAMILY LIMITED PARTNERSHIP

PROJECT: 18-05-15
LAYOUT: Layout1
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: NPK
DATE:

DATE: SEPTEMBER 2019

SHEET 1 OF 1



RESOLUTION NUMBER _____

A RESOLUTION OF INTENTION TO ADOPT THE AMENDMENT TO THE “OUR MISSOULA 2035 CITY GROWTH POLICY” LAND USE DESIGNATION MAP FROM RESIDENTIAL MEDIUM TO NEIGHBORHOOD MIXED USE FOR PROPERTY LEGALLY DESCRIBED AS FOLLOWS AND SHOWN IN EXHIBIT A:

Parcel 1: Tract 2 of COS 4490; and Parcel 2 and 3, portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

WHEREAS, the Our Missoula: City Growth Policy 2035 serves as the official public document to guide current and future growth and development as it relates to land uses, population, housing needs, economic conditions, local services, public facilities, natural resources and gravel resources; and

WHEREAS, the governing body must be guided by and give consideration to the general policy and pattern of development set out in this growth policy in decisions pertaining to public facilities, public ways, public places, public structures, public utilities and zoning ordinances as described in MCA 76-1-605; and

WHEREAS, MCA 76-1-604 authorizes the City Council to adopt or revise a growth policy, or any of its parts; and

WHEREAS, the Our Missoula: City Growth Policy 2035 amendment was reviewed by the City of Missoula Development Services to meet state law requirements; and

WHEREAS, the Our Missoula 2035 City Growth Policy Future Land Use Designation Map amendment was proposed by WGM Group on behalf of property owners Flynn Family Limited Partnership, HEH LLC, and Resource Research Ltd.; and

WHEREAS, prior to submission of the proposed Our Missoula 2035 Growth Policy Future Land Use Designation Map amendments, the public notice of the time and location of the public hearing before the City-County Planning Board and the Missoula City Council appeared in the Missoulain, a newspaper of general circulation in the area, on August 18 and August 25, 2019, a notice was posted on-site, and letters were sent to adjoining property owners; and

WHEREAS, the Our Missoula 2035 City Growth Policy Future Land Use Designation Map amendment, was reviewed by the Missoula City-County Planning Board at one public hearing on September 3, 2019; and

NOW, THEREFORE, BE IT RESOLVED that the Missoula City Council hereby adopts this Resolution of Intent to adopt the amendment to the Our Missoula: City Growth Policy 2035 Future Land Use Designation Map, from Residential Medium to Neighborhood Mixed Use for the property legally described above and shown in Exhibit A and hereby sets a public hearing for September 16, 2019.

PASSED this ____ day of _____, 2019.

ATTEST:

APPROVED:

/s/
Martha L. Rehbein, CMC
City Clerk
(SEAL)

/s/
John Engen
Mayor

Return to:
Missoula City Clerk
435 Ryman
Missoula, MT 59802

DEVELOPMENT AGREEMENT

[HEH, LLC, Resource Research LTD, Flynn Family Limited Partnership and City of Missoula]

THIS DEVELOPMENT AGREEMENT (the “Agreement”) made effective this _____ day of _____, 2019, is entered into by and between HEH, LLC, whose address is C/O Hoyt Homes, PO Box 2727, Missoula, MT 59806-2727, Resource Research LTD, whose address is 5612 S Mohawk Dr., Spokane, WA 99206, and Flynn Family Limited Partnership C/O Colleen McKinley, whose address is 4110 E 6th Avenue Parkway, Denver, CO 80220 together known as the “Developers” and the City of Missoula, a municipal corporation, organized and existing under and by virtue of the laws of the State of Montana, having an address of 435 Ryman, Missoula, MT 59802 (the “City”). Each is called a “Party” in this Agreement, and collectively are called “Parties.”

WHEREAS, the Developers are owner and/or purchasers of certain real property located in Missoula, Montana attached hereto as Exhibit A (the Subject Property); and

WHEREAS, the Developers request a Growth Policy Amendment on the “Subject Property” revising the land use designation from Residential Medium, 3 – 11 dwelling units per acre to Neighborhood Mixed Use in combination with a Rezone on the Subject Property from Hellgate Special District to B2-1 Community Business, a standard Title 20 zoning district; and

WHEREAS, the Developers have a Master Site Development Plan (the “Master Plan”) for the Subject Property attached hereto as Exhibit B, and the Master Plan is a conceptual diagram of the road grid network and parkland/common area proposed on the subject property, with the final development plan established by City Council approval of subdivisions on the Subject Property; and

WHEREAS, the Master Plan includes dedication of the road right-of-way to the public by subdividing the land through subdivisions that will be reviewed and approved by the Missoula City Council; and

WHEREAS, the Master Plan includes the construction of Mary Jane Boulevard and O’Leary Street, classified as Collector roads, through the Subject Property meeting City Subdivision standards for road improvements for Urban Collector roadways; and whose construction may be funded through a BUILD Grant or a combination of City and Developer funds, and

WHEREAS, the Master Plan includes the construction of a road grid network of local streets through the Subject Property and connecting to existing streets to the north and east meeting City Subdivision standards for road improvements for Local Residential roadways; and

WHEREAS, the Master Plan limits commercial uses to Neighborhood Business Uses only, in conformance with B1 District standards, and further limits the location of Neighborhood Business Uses to a location either side of Mary Jane Boulevard within five hundred (500) feet of Mullan Road; and WHEREAS, the density of the residential development is limited in the Master Plan by distinct area classifications:

- a. Area A: fourteen (14) dwelling units per acre with a maximum building height of 35 feet; and,
- b. Area B: twenty-one (21) dwelling units per acre or density calculated as 2,000 square feet of parcel area per dwelling unit on the Subject Property, and with a maximum building height of 40 feet, which is the maximum allowed in the B2-1 Community Business zoning district.

The total density on the Subject Property is less than half the density allowed for lands zoned B2-1 Community Business (43 dwelling units per acre or 1,000 square feet per dwelling unit); and

WHEREAS, the Master Plan limits the multi-dwelling buildings to a maximum of sixteen (16) units per multi-dwelling structure, and limits attached townhouses to no more than eight (8) attached dwelling units per structure on the Subject Property; and

WHEREAS, the realization of the Master Plan requires the Growth Policy Amendment and Rezone to B2-1 in order for the Subject Property to include a mix of neighborhood business and varying residential densities and all residential building types; and

WHEREAS, the City has adopted policies that promote compact development with mixed-use and greater density along major transportation/transit corridors provided the development enhances connectivity and extends a multi-modal transportation system accessible for all citizens; and

WHEREAS, the City acknowledges that Mary Jane Boulevard and O'Leary Street have been planned as Urban Collector roadways appropriate to serve the mixed-use and dense compact development supported by the Neighborhood Mixed Use land use designation in the Our Missoula City Growth Policy 2035 and the B2-1 Community Business Title 20 zoning district; and

WHEREAS, the City, through adopted policies and goals desires to ensure the orderly development of the Subject Property and adopted the Title 20 zoning ordinance with the express purpose to protect and promote the public health, safety and general welfare of the community; and

WHEREAS, the Developers own or propose to own all the Subject Property and state that they have the right to obligate themselves and any associated entity purchasing parcels of the Subject Property shown in Exhibit A attached hereto, to the requirements, standards and restrictions in this Agreement;

NOW, THEREFORE, in consideration of the foregoing recitals contained herein, the Developers and the City agree and declare that the Subject Property shall be subject to the following standards and restrictions and this Agreement shall be binding upon all parties having or acquiring any right, title or interest in the Subject Property and shall be binding upon each successor in interest of all portions of the Subject Property:

1. Development shall occur on the Subject Property in substantial compliance with the Master Plan shown in Exhibit B, attached hereto. The Developers shall apply for subdivision(s) in compliance with the roadways and lots shown on the Master Plan and the subdivision(s) shall be subject to review and approval of the Missoula City Council. In the event the Developers proposed

development does not substantially comply with the Master Plan, as determined by the City Development Services Director, the Developers shall seek an amendment to this Agreement and the Master Plan pursuant to section 11 below.

2. Unless changes are required pursuant to the City's subdivision regulations or City Council direction during subdivision review, the Developers shall construct the road grid network shown on the Master Plan and connecting to existing streets to the north and east. All roads shall be right-of-way dedicated to the public, meeting City Subdivision standards for road improvements based on the functional classification and daily traffic volumes per Table 3-020.2A in the City Subdivision regulations unless variances are granted through the subdivision review process.
3. The Developers shall construct Mary Jane Boulevard and O'Leary Street through the Subject Property meeting City Subdivision standards for road improvements for Urban Collector roadways. The City may contribute funding for the construction of Mary Jane Boulevard and O'Leary Street if it receives BUILD Grant funds, and may also contribute Impact Fees to the construction, but does not commit to any particular funding level as part of this Agreement.
4. Non-residential uses are limited to Neighborhood Business Uses only, in conformance with Title 20, B1 zoning district standards and further limits the location on the Subject Property to parcels adjacent to Mary Jane Boulevard and within five hundred (500) feet of Mullan Road.
5. The density of the residential development is limited in the Master Plan by distinct area classifications:
 - a. Area A: fourteen (14) dwelling units per acre with a maximum building height of 35 feet; and
 - b. Area B: twenty-one (21) dwelling units per acre or density calculated as 2,000 square feet of parcel area per dwelling unit on the Subject Property, and with a maximum building height of 40 feet, which is the maximum allowed in the B2-1 Community Business zoning district.
6. Multi-dwelling buildings, as defined in Title 20 Section 20.100.010, with more than six (6) units per structure are limited to locations classified as Area B on the Master Plan and each multi-dwelling building shall have no more than sixteen (16) dwelling units.
7. Multi-dwelling buildings, as defined in Title 20 Section 20.100.010, are limited to no more than six (6) units per structure in locations classified as Area A on the Master Plan.
8. Townhouse structures, as defined in Title 20 Section 20.100.010, shall have no more than eight (8) dwelling units attached per structure on the Subject Property.
9. Developers shall comply with all applicable subdivision regulations, construction standards and specifications, and state and local laws that govern the development of the Subject Property.
10. Effective Date: This Agreement will be in force and effect on the date signed by the Mayor of the City and by the Developers.
11. Amendment: No part of this Agreement may be amended or deleted without prior written consent of the Missoula City Council and the Developers, or their successors and assigns.
12. Attorneys' Fees. In the event suit is brought for the enforcement of this Agreement or as a result of an alleged default, each Party shall pay their own attorney fees.
13. Governing Law. The law governing the interpretation or enforcement of the terms and conditions of the Agreement shall be the laws of the State of Montana.

14. Severability. If a part of this Agreement is invalid, all valid parts that are severable from the invalid part remain in effect. If a part of this Agreement is invalid in one or more of its applications, the part remains in effect in all valid applications that are severable from the invalid applications.
15. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter of this Agreement and supersedes all prior agreements and understandings, both oral and written, between the Parties with respect to the subject matter of this Agreement.
16. Drafting of Agreement. Both Parties have participated in the drafting of this Agreement and have been represented by their own counsel.
17. Counterparts. This Agreement may be executed and delivered in counterparts, each of which shall be deemed to be a duplicate original hereof, but all of which shall constitute one and the same document. Signatures transmitted electronically shall be treated and accepted as original signatures. The parties agree to communicate regarding this Agreement by electronic means as allowed by the Montana Uniform Electronic Transactions Act, Mont. Code Ann. § 30-18-101, et seq. After this Agreement is executed, any written document made under this Agreement may be created in original or may be an electronic record; any signature may be in original, or by electronic signature.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals on the day and year in this certificate written below.

[Signature pages follow.]

HEH, LLC:

By: Wade Hoyt

STATE OF MONTANA)
 : ss.
County of Missoula)

This instrument was acknowledged before me on _____, 2019 by
Wade Hoyt.

Notary Signature: _____
Notary Public for the State of Montana

(NOTARIAL SEAL)

Resource Research, LTD:

By: Rod Hoover

STATE OF MONTANA)
 : ss.
County of Missoula)

This instrument was acknowledged before me on _____, 2019 by
Rod Hoover.

Notary Signature: _____
Notary Public for the State of Montana

(NOTARIAL SEAL)

Flynn Family Limited Partnership:

By: Colleen McKinley

STATE OF MONTANA)
 : ss.
County of Missoula)

This instrument was acknowledged before me on _____, 2019 by
Colleen McKinley.

Notary Signature: _____
Notary Public for the State of Montana

(NOTARIAL SEAL)

FOR the City

City of Missoula

APPROVED:

_____ Date: _____
John Engen, Mayor

ATTEST:

_____ Date: _____
Marty Rehbein, City Clerk

Approved as to form:

_____ Date: _____
Jim Nugent, City Attorney

Exhibit A

[End of Exhibit A]

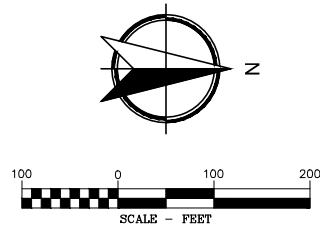


EXHIBIT A
SUBJECT PROPERTY
FLYNN FAMILY LIMITED PARTNERSHIP

REVISIONS:		
NO.	DESCRIPTION	DATE
PROJECT:	18-05-15	
LAYOUT:	Layout1	
SURVEYED:	---	
DESIGN:	---	
DRAFT:	CEG	
APPROVE:	NPK	
DATE:	SEPTEMBER 2019	

FILE: W:\Projects\180515\CAD Data\Exhibits\180515_Subject_Property.dwg

Exhibit B

[End of Exhibit B]



EXHIBIT B
MASTER SITE DEVELOPEMTN PLAN
FLYNN FAMILY LIMITED PARTNERSHIP

PROJECT: 18-05-15
LAYOUT: Layout1
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: NPK
DATE:

DATE: SEPTEMBER 2019

SHEET 1 OF 1



ORDINANCE NUMBER _____

An ordinance to rezone property legally described as Parcel 1: Tract 2 of COS 4490; and Parcel 2 and 3, portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M., containing 57.5 acres more or less, from Hellgate Special District Neighborhood General, Neighborhood Edge, Neighborhood Center, and Commons Village Green to B2-1 Community Business.

Be it ordained by the City Council of the City of Missoula:

That the above described property is hereby withdrawn from the Hellgate Special District Neighborhood General, Neighborhood Edge, Neighborhood Center, and Commons Village Green zoning classifications and replaced with the classification of B2-1 Community Business.

Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase and words thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or words have been declared invalid or unconstitutional, and if for any reason this ordinance should be declared invalid or unconstitutional, then the remaining ordinance provisions will be in full force and effect.

First reading and preliminary adoption on the 19th day of August, 2019 by a vote of ___ ayes; ___ nays; ___ abstentions; and ___ absent.

Second and final reading and adoption on the 16th day of September, 2019 by a vote of ___ ayes; ___ nays; ___ abstentions; and ___ absent.

ATTEST:

APPROVED:

Martha L. Rehbein
City Clerk

John Engen
Mayor

(SEAL)

Growth Policy Amendment & Rezone

Hellgate Meadows West

Residential Medium to Neighborhood
Mixed Use

Hellgate Special District to B2-1

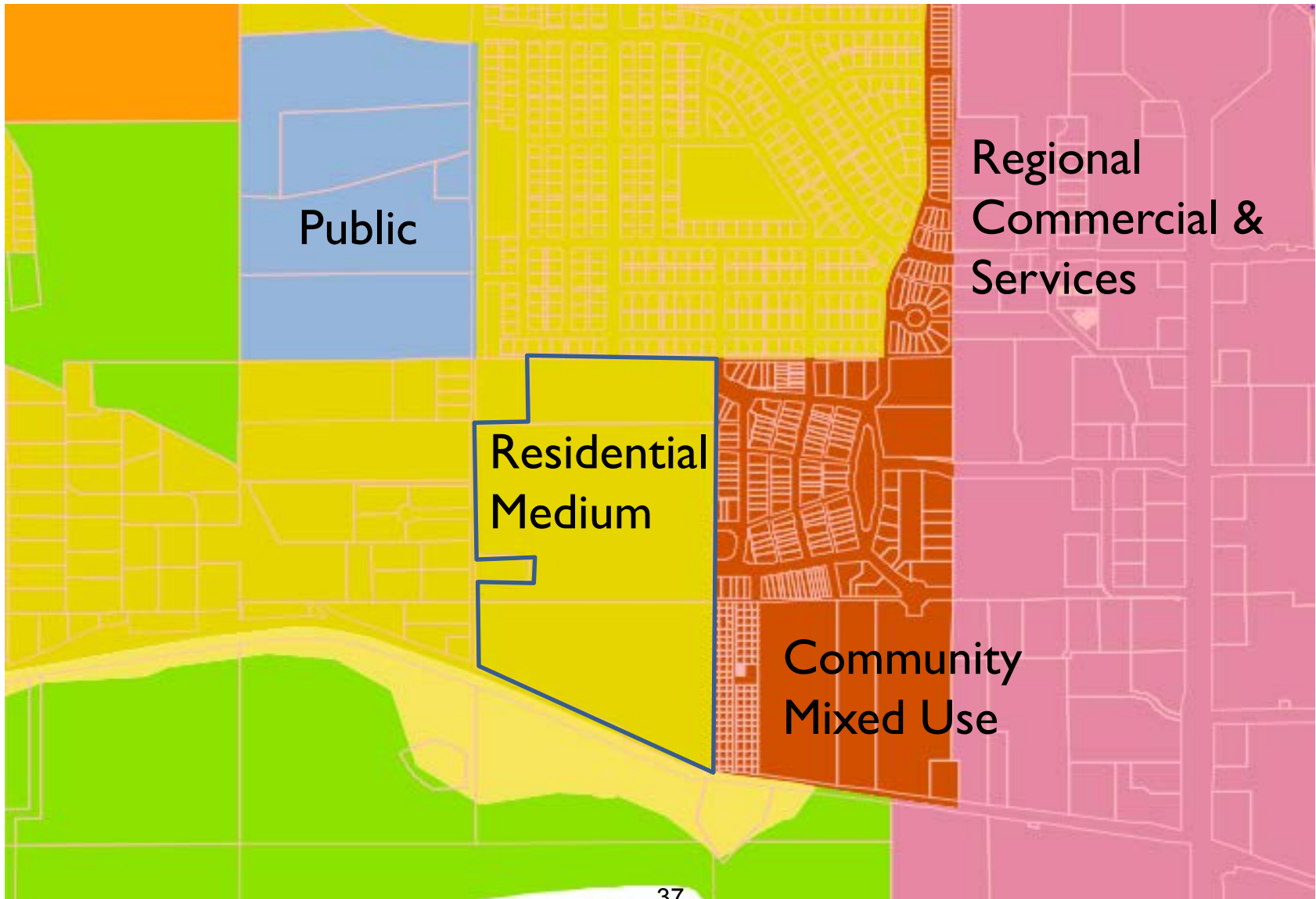
Jenny Baker
Development Services
35
August 21, 2019



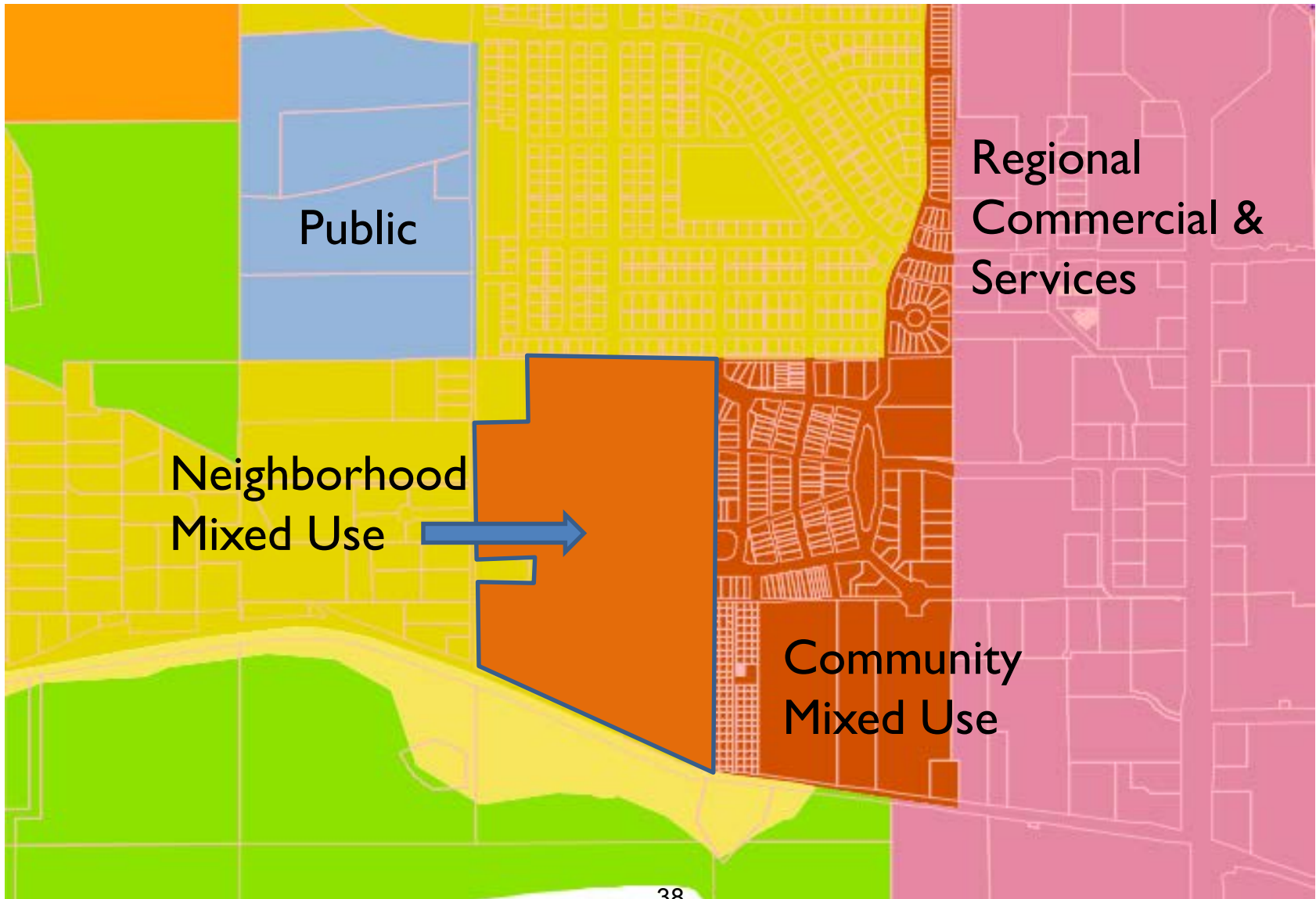
Property Aerial



Current Growth Policy Designation



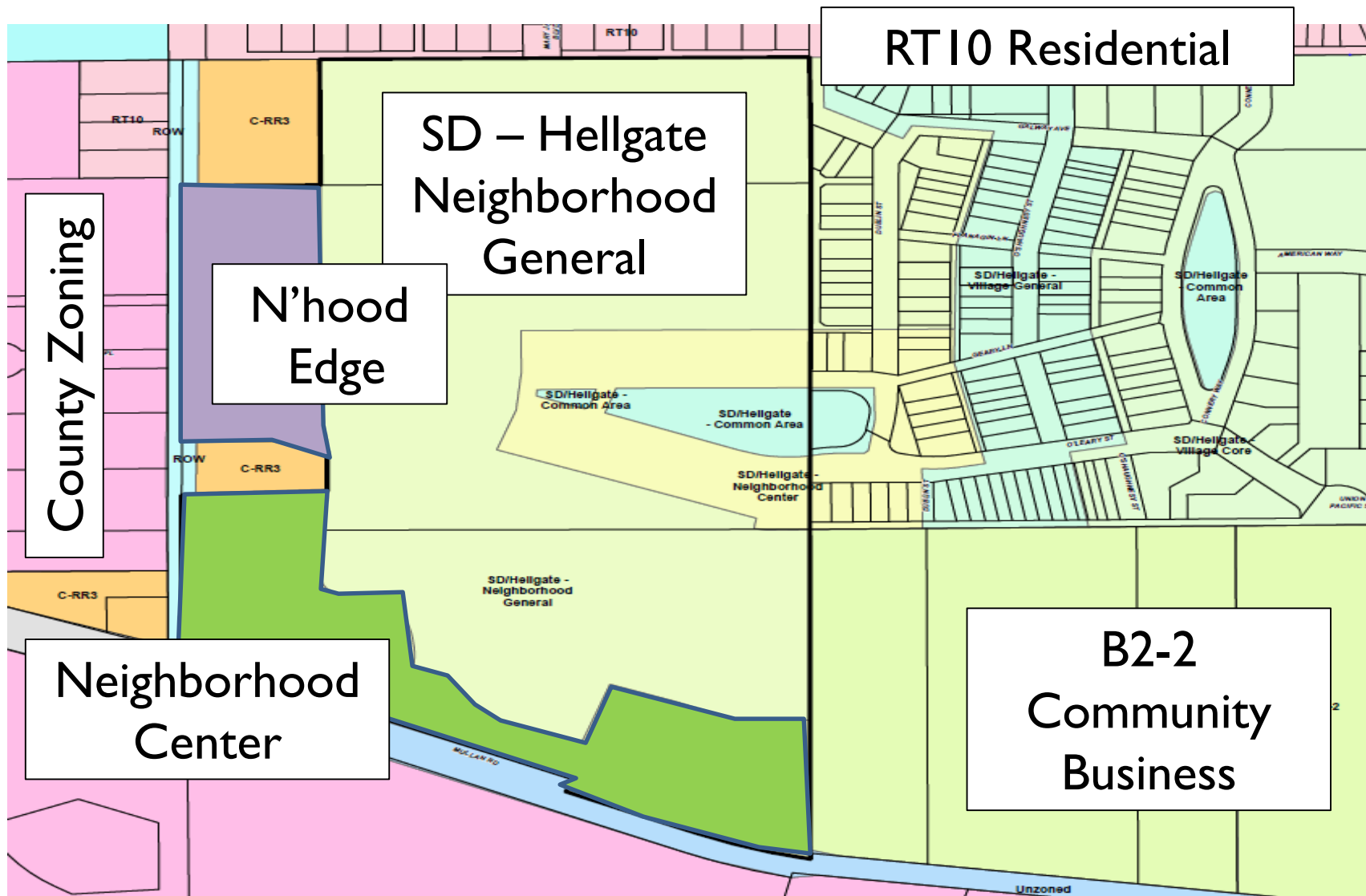
Proposed Growth Policy Designation



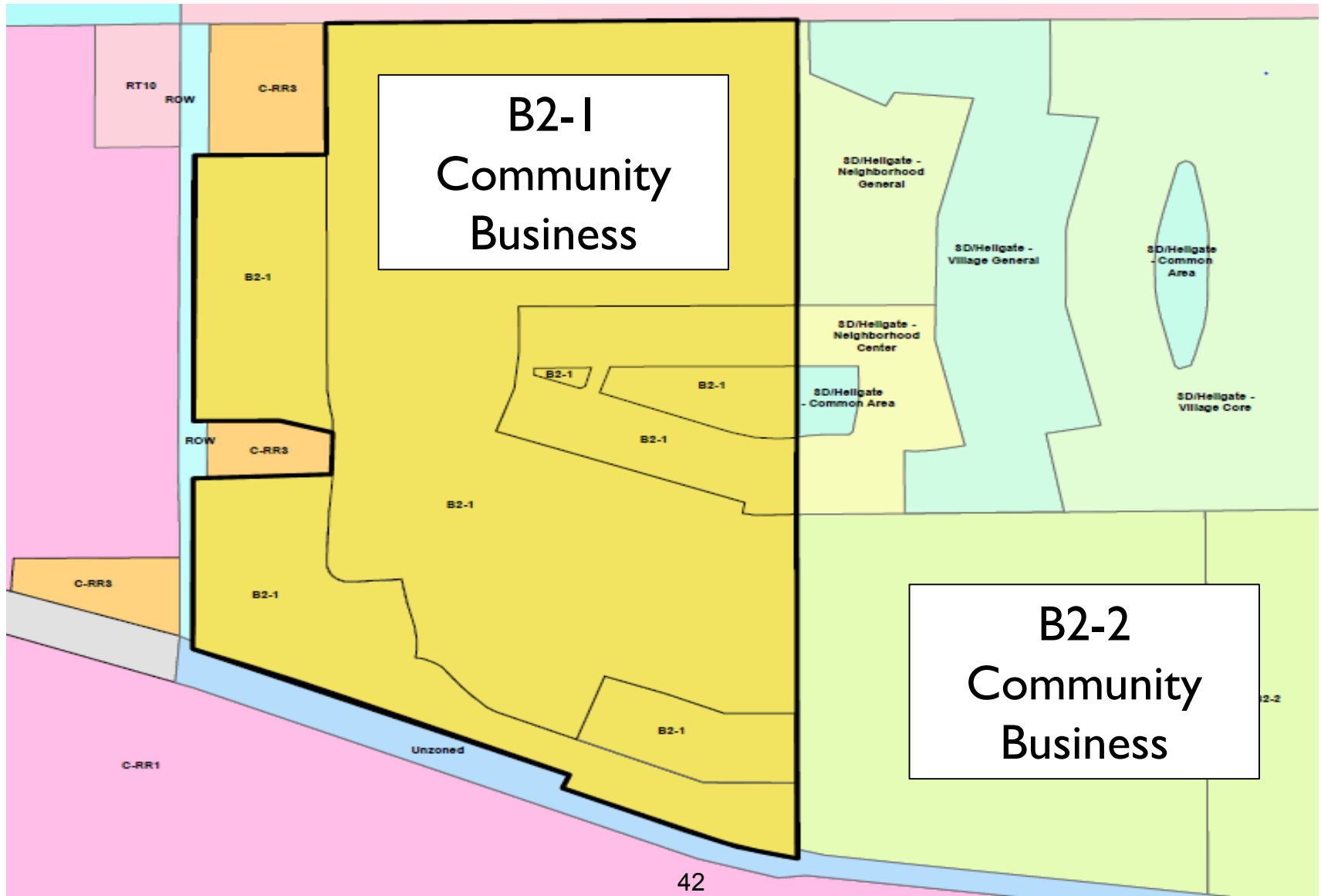
- Lacks sufficient guidance to meet emerging public needs
- Land use designations do not support development proposals
- Changing conditions warrant more relevant policies, implementation tools

- I. Whether there is a public need for the change;
- II. Whether the change proposed is the best means for meeting that need; and
- III. Whether there is a public benefit that will result from the change.

Current Zoning Map



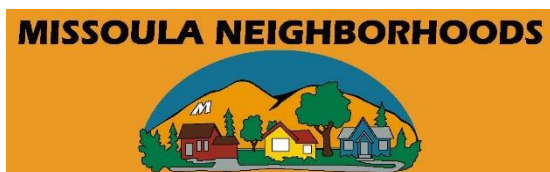
Proposed Zoning Map



- I. Growth Policy**
- II. Public Services/Transportation**
- III. Compatible Urban Growth**
- IV. Promotes Public Health and Safety**
- V. District Character & Suitability of Uses**

APPROVE the adoption of a resolution of intention to amend the 2035 Our Missoula City Growth Policy land use designation from Residential Medium to Neighborhood Mixed Use on three parcels of land (57.5 acres) north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, and set a public hearing for September 16, 2019.

APPROVE the adoption of an ordinance to rezone three parcels of land (57.5 acres) north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, from Hellgate Special Zoning District to B2-1 Community Business based on the findings of fact in the staff report.



Captain John Mullan Neighborhood Council

435 Ryman Street
Missoula, MT 59802
August 19, 2019

Mayor John Engen
435 Ryman Street
Missoula, MT 59802

Ward 2 Alderman Jordan Hess
834 Sherwood Street
Missoula, MT 59802

Ward 2 Alderwoman Mirtha Becerra
435 Ryman Street
Missoula, MT 59802

Dear Mayor Engen / Alderwoman Becerra / Alderman Hess:

The members of the John Mullan Neighborhood Council are concerned about transportation interconnectivity and park development lagging behind housing development, and are hoping you can prevail on the full City Council to address current problems and change policies to avoid these problems throughout the city in the future. If these problems are not addressed City-wide, Missoula will soon lack the qualities that make it so special. We understand the City is focusing on providing lower cost housing, but housing alone without the outdoor opportunities and transportation interconnectivity enjoyed in more established neighborhoods means a poor quality of life.

- **Please connect Clark Fork Lane to Union Pacific Street as soon as possible.** The planned O'Shaughnessy Street and Dublin Street connections were not made to Mullan Road when the Mullan Reserve and 4100 Condominiums were developed, nor were street connections made when the Brooklyn West and Tollefson apartments were developed (see attachment 1). Due to heavy traffic on Mullan Road, it is not possible to make left turns from any of the apartment or condo access drives onto Mullan road. The occupants of those 832 dwellings can only access downtown Missoula by using the intersection of Reserve and Union Pacific streets, along with the residents of Hellgate Meadows, the Shamrock Apartments, and the Tyson Vance Apartments. The congestion at that intersection is incredible, especially during morning and afternoon rush hours. People often have to idle through two traffic light rotations before finally crossing the intersection on the third light.
 - Some of this work is planned to be accomplished with the Missoula BUILD grant, if it is funded.

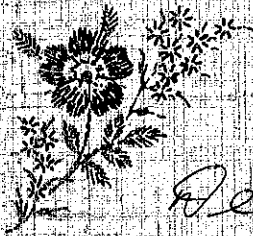
- Regardless of whether the Missoula BUILD grant is funded, please see that regulations are changed so that the infrastructure is in place to handle traffic *before* development occurs or concurrent with development so that residents don't have to wait 10 years for the infrastructure they need.
 - Please complete an updated coherent plan for development and infrastructure for the area west of Reserve, between the Clark Fork River and I-80, and then work to get the infrastructure in place before the development occurs. That area is going to be developed, and without a solid plan, it could end up being a real mess.
 - Please complete the preliminary designs for and continue to pursue funding to complete connector roads such as Mary Jane and George Elmer. If there is a comprehensive plan and designs are "on the shelf", agencies such as Montana Department of Transportation are more likely to look favorably on future grant applications.
- **Please reduce the traffic speed on Mullan Road from the Clark Fork Lane intersection to Flynn Lane.** There have been numerous accidents along this stretch of road, and it's not just motorists trying to enter Mullan from the apartment and condo developments. Motorists attempting to turn right into the condominium and apartment complexes have been rear-ended because those following them are going too fast to react to a blinker in time.
 - We realize speed is determined by the State of Montana, so please work with the State to establish procedures for adjusting speed limits when extensive new development occurs. It is not reasonable or ethical to wait for a fatality to adjust speed limits in developing areas.
- **Please work with developers who have upcoming projects in the area to include park space to serve the 947 recently constructed units and the upcoming developments.** There are many children and dogs in these apartments and condos – *two* grade school/middle school busses and a high school bus are filled each school day morning and afternoon – but there is no park or substantial green space within walking distance of these homes (see attachments 1 and 2). Consequently, the common areas in Hellgate Meadows are overused by those in the apartments and condos. None of these common spaces are big enough to meet the City's standards for a park, and their upkeep is paid for by the homeowners of Hellgate Meadows, who are essentially paying for parks not provided during apartment and condo development. Mr. Payne has plans to develop the property adjacent to Clark Fork Lane between Union Pacific and Mullan, probably mostly for commercial uses. Mr. Hoyt and Mr. Edgell have plans to develop the area bounded by Mullan Road, Flynn Lane, Pleasant View, Hellgate Meadows, and the 4100 Condos, mainly for single family homes. Neither development has been finalized yet, so there are opportunities to provide a park in either location. In fact, a large common area is already identified in the current zoning for the Hoyt and Edgell development area.
 - Please adjust City practices to assure that City parks are provided within walking distance for residents of all new developments, not just single-family home developments.

- **Please work to complete trail and sidewalk connections from new developments to schools and parks.** Currently, there are sidewalks in all the new developments in the area, but they don't all connect to the school so that kids who are nearby can walk or ride their bikes to school. For instance, the bike path along Mullan Road extends west from Flynn Road to Cote Lane, but there's no path along the 1,200 feet east of Flynn that would connect to the existing sidewalk from the 4100 Condos to Reserve Street. This connection should be made soon, even though the property isn't yet developed. Another example is that the 44 Ranch development is only 1,000 feet from the school, but there is no path through or around the fenced fields between the development and the school. Without a connecting path, children must travel a mile and a half more to get to the school. We suggest you work with property owners to obtain a path right of way extending from 44 Ranch to the school via either Pius Way or Tipperary Way/Siren's Road. Making these connections would make it possible for a lot more kids to walk or ride their bikes to school.
 - Please change regulations so that trails and sidewalks are in place to connect residences to schools and parks when development occurs and that development is not finalized until the infrastructure is in place.
 - Some of this work is planned to be accomplished with the Missoula BUILD grant, if it is funded.
- **Please make sure emergency vehicle access routes are used only as intended.** There is an access route from the alley south of Hellgate Meadows into the Mullan Reserve apartment complex that is clearly marked "Fire Department Access Only" (see attachment 1), but it is used as a road by residents. This creates unsafe traffic (too fast) in the alley, and because apartment residents often park in or adjacent to the alley, it blocks garbage truck and emergency vehicle access from Dublin street to the alley and on into the apartment complex. Please have the appropriate City departments work with the Mullan Reserve complex owners to correct this situation.
 - Please change regulations so that property owners are not allowed to change emergency vehicle access into general access roads.

Thank you for your attention to these issues.

Antony Jo
on behalf of the Captain John Mullan Neighborhood Council

Lianna Waller
Janie Cook
John Hancock
Gary Wanberg
Kathie Snodgrass
Steve Schmidt



Sunday 25th

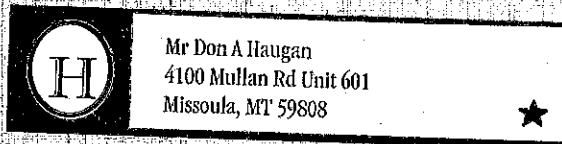
Dear Sirs,

We are writing to complain
about the rezoning B2-1 on Mullan
road.

It is dangerous trying to get on ^{Mullan}
with over a thousand units in one area
Not counting all the traffic from the
new sub-divisions above 4100 Mullan

We do not need any more dense
3 story Condos.

Don and Donna Haugan



City of Missoula, Montana
City Clerk's Office

RECEIVED

AUG 27 2019

11:30 AM
PM

KE Initial



City of Missoula, Montana
City Clerk's Office
RECEIVED

AUG 29 2019

David Small
4100 Mullan Road, Unit 712
Missoula, MT 59808

11:30 AM
PM KE Initial

Missoula City Council
435 Ryman
Missoula, MT 59802

Dear Councilmembers:

Thank you for accepting feedback from those of us who live next to the three parcels north of Mullan Road that are being rezoned.

I co-own and live in Unit 712 of the 4100 Condominiums. I moved here in August 2017, just as construction began on the two apartment complexes east of us on Mullan Road. I have a strong basis for comparing the traffic flow on Mullan before and after those complexes went up. I can honestly say it went from moderate to heavy in a hurry. I'm certain if you zone the parcels west of us to allow more apartment complexes -- or high-traffic businesses for that matter -- it will become a nightmare to live here, not just for us, but for residents in the neighborhoods north and west of us.

All of us condominium owners knew those parcels would be rezoned eventually. But I share everyone else's concern about the gridlock, crime, and noise that will inevitably follow if more apartments go in. We're not speculating; we've seen it happen.

I urge the city council to limit the zoning of these parcels to allow for individual homes or low-profile office buildings only. I hope you will place the long-term good of the community ahead of the profit motives of developers.

Thank you,



David Small

Leslie Clayborn
4100 Mullan Road, Unit 907
Missoula, MT 59808

Missoula City Council
435 Ryman
Missoula, MT 59802

August 29, 2019

Dear Council Member,

I am writing this letter regarding the rezoning of Hellgate Special Zoning District to B2-1 Community Business.

It is with much passion that I write in opposition to rezoning Hellgate Meadows to an area where, as you describe, multi-dwelling buildings and greater density will be created.

I have attended several meetings and my feel is that if the city were to develop that land to match Pleasant View and Hellgate Meadows you would find very little opposition.

I heard it stated that we need more places for people to live so they don't have to commute from the surrounding areas and that Missoula is missing out on economic opportunities because of that. There has not been a study that proves the people who are commuting are doing so because of lack of housing or lack of affordable housing. It is possible they choose to live outside Missoula for many reasons. I also question that by the time these homes are built they will qualify as affordable.

This area already is home to over 1100 apartment units. That number is from the apartments along Mullan and several small buildings behind them. Do the math ... when you think the majority of those units possibly have TWO cars. Now add new apartment complexes and it can get pretty alarming.

Please don't add to the mess that already exists by adding more apartment/condos dwellings. Duplexes and 4-plexes at least become part of a neighborhood. **Apartment complexes don't belong on that land.** We already have a huge group of them on Mullan.

I have attached a map of the area I'm referring to. I drive through these streets every day where only one car can pass. All the pink roads are basically one lane streets because if cars are parked on both sides of the streets, two cars can not pass. One car must stop and hopefully pull over if there is a spot or back up. I urge you to see for yourself and take a drive over to that neighborhood. The yellow curbs that are painted to allow for better flow of traffic are never monitored making some corners impossible to pass through with parking on both sides of the street. I'm guessing those roads will

continue into the new neighborhood and your plans may be to widen the new roads BUT, and this is a big BUT...if a person wants to go east through Hellgate Meadows the traffic will be squeezed down to one lane. Yes, we know Mary Jane will go all the way from Mullan to Broadway, but you don't have any control over the number of people that will choose to go directly east through Hellgate to get to Reserve. The impact on Hellgate Meadows will be tremendous. Safety will be compromised. The issue with the growth of traffic will be compounded by the building of apartments/condos and any type of dwellings that stack people on top of each other. One of the reasons the street is so congested with parked cars in that neighborhood is that the city did not require the necessary parking spots. The blue line is an example. That is a row of apartments with very limited parking in back. The street in front is FULL of parked cars on both sides of the street all the time, creating only one lane of traffic.

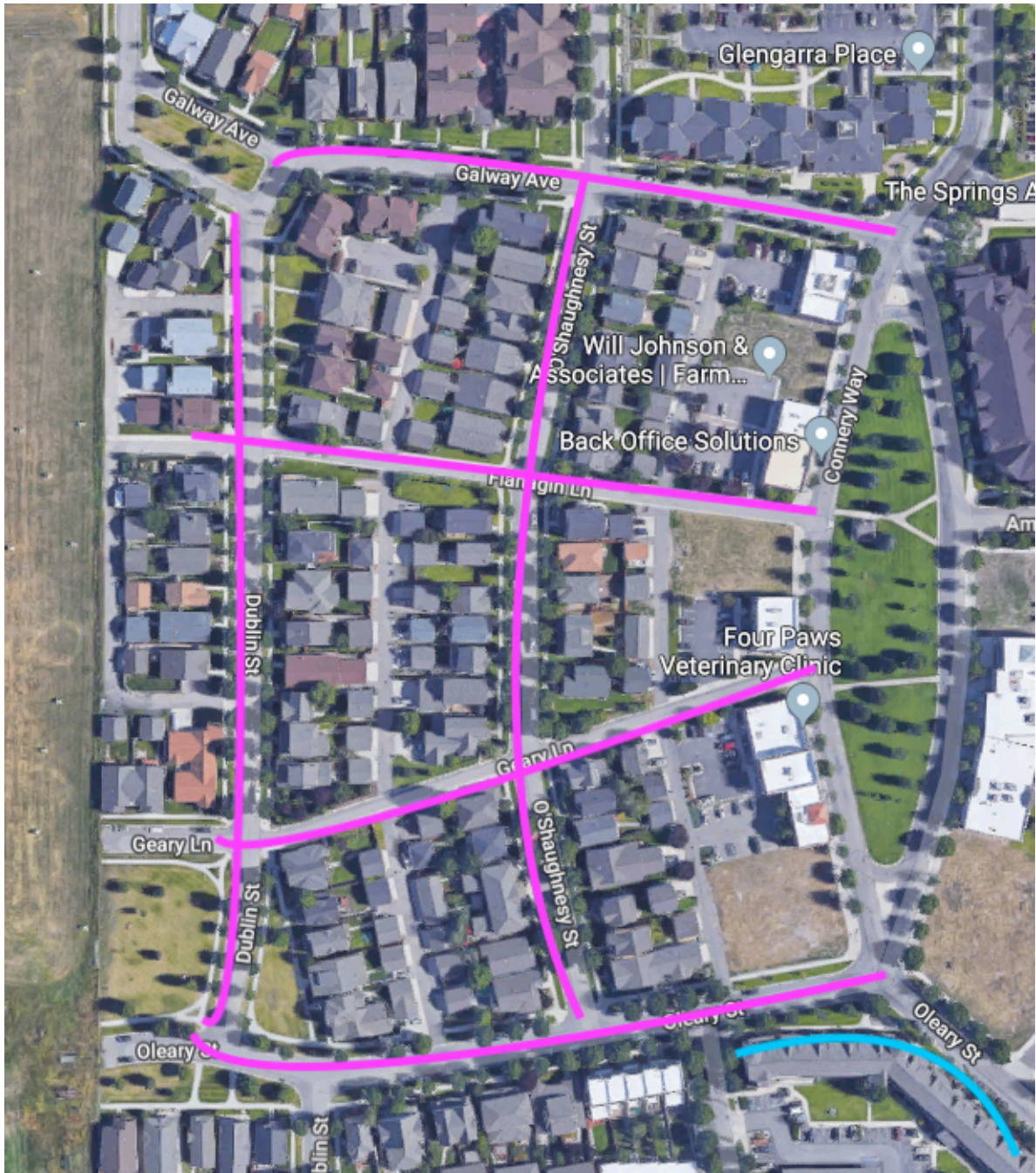
From meetings I have attended, I have heard the thought behind limited and narrow streets was to have more people take buses. That is not happening. Let's be realistic, many homes have 2-3 cars. There needs to be space for those vehicles. If your plans are similar to the houses in Hellgate Neighborhood that is a step in the right direction **IF** you take into consideration practical traffic flow. At what point are the city planners going to take responsibility for the quality of life in Missoula's neighborhoods. By allowing apartment buildings you are taking away any possibility for a neighborhood to exist.

I realize that with this development will come increased infrastructure, but I am very skeptical that it will relieve anything, especially if the property contains apartment structures. There's no way we will come out ahead with traffic improving. When you start stacking people on top of each other, the new infrastructure will not be sufficient.

Please don't allow money to be the bottom line when it comes time to develop this piece of property. Hopefully it can be done tastefully. Mixing commercial into a neighborhood can be helpful when it compliments and adds to the sense of community. Coffee shops, bakeries, small restaurants can add to a community if done right. B2-1 zoning allows for much larger businesses and that again does not add to the feeling of community for a neighborhood.

In closing, I want to voice strong objection to the building of any apartment/condo complexes on this piece of property. I know many others in this neighborhood are also voicing their objection to the possibility of apartment complexes and high density living. I hope you stand with us and hear our concerns and vote against this rezoning. We all know that land will be developed... we are just asking for an area that is a neighborhood, one where you can travel through with ease, and have pride and a sense of well-being. Tall buildings surrounded by asphalt does nothing to add to quality of life.

Leslie Clayborn
4100 Mullan Rd. #907
Missoula, MT 59808



From: [JANIE COOK](#)
To: [Jenny Baker](#)
Cc: [Antony Jo](#); [Jane Kelly](#)
Subject: Rezone: Hellgate Rezone
Date: Monday, September 2, 2019 2:09:57 PM

9-02-2019

Dear Mayor Engen , Alderwoman Mirtha Becerra, and Alderman Jordan Hess

In the near future, you will have the opportunity to consider the rezone of the 30 acres near Hellgate Meadows off of Mullan and Flynn Lane. It is my understanding that this rezone, if adopted, will include multi-family dwellings and commercial businesses.

I am a member of the Captain John Mullan leadership team and a resident of Pleasantview.. I am a former substitute teacher at Hellgate Elementary. Also, my entire family (grown children) and Grandchild reside in the Hellgate Elementary School district.

My reason for writing is to beg you to consider the effect of a high density development on traffic flow and safety for school children traversing either by foot or by auto to school. There will be need for connectivity, traffic lights, and sidewalks. My secondary reason for writing is the need for green space to be incorporated within this development.

I have spoken with friends residing in the 4100 Condos, Hellgate Meadows and those using Mullan Road and Flynn Lane en route to and from work. There are many citizens who are directly involved with this development and the effects of high density traffic. Large business suppliers in the area who use Flynn Lane are Knife River and SuperWalmart. It is wise to question if these companies will continue to use the same route after the construction is completed.

Respectfully, Janie S. Cook

From: [Marty Rehbein](#)
To: [Jenny Baker](#)
Subject: Fwd: Oppose commercial zoning on Mullen
Date: Tuesday, September 3, 2019 8:42:58 AM

Marty
Sent from my iPad

Begin forwarded message:

From: Greg McQueen <5280greg@gmail.com>
Date: September 3, 2019 at 8:35:44 AM MDT
To: council@ci.missoula.mt.us
Subject: Oppose commercial zoning on Mullen

Hello-

I would like to express my concern over zoning Mullen for more commercial buildings. The infrastructure is already taxed and I don't see how another apartment district can be placed without causing more car cashes, more traffic, and an overflowing sewage plant.

Thanks,
Greg

PROTEST PETITION – REZONING REQUEST

I, BARBARA M. KING, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	BARBARA M. KING
Property owner address	4100 MULLAN #807 MISSOULA, MT
Date	SEPTEMBER 2, 2019
Signature(s)	Barbara M. King

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

September 2, 2019

BY EMAIL:
council@ci.missoula.mt.us

Subject: In re: Request for Rezoning

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

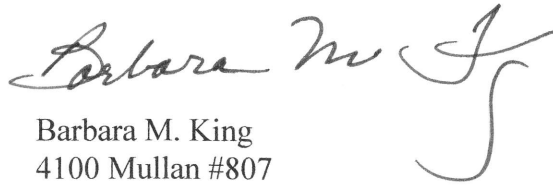
Dear Sir/Madam,

1. I am a homeowner at the 4100 Mullan condominium development.
2. I have owned Unit 807 since on or about December, 2017.
3. As such, I have enjoyed many positive attributes of this development, including, but not limited to, peace, solitude, unparalleled views, and a relative dearth of traffic during the hours on which I am traveling to/from this unit.
4. Recently, I learned that the Missoula City Council (Council) will soon be considering the possible rezoning of the property, specifically listed above, to the immediate west and northwest of our development.
5. I understand that such consideration may involve both a change in use/purpose and density to be imposed upon this area.
6. Specifically, such additional development may involve multi-family dwellings and commercial enterprises.
7. As a homeowner immediately affected by the possible zoning change, I oppose the proposed rezoning for the following non-inclusive reasons:
 - a. It will dramatically and negatively alter the historical residential use and purpose in this area.
 - b. It will impair the property values of the preexisting residences in this area.
 - c. The combination of residential and commercial ventures in this area will result in a disharmonious and incongruous “patchwork” of property uses in this area.
 - d. It will cause additional population density and related high traffic in this area.
 - e. The increased traffic will unduly burden the neighboring roads (Mullan, Flynn, and Reserve, among others).
 - f. The increased traffic will pose an ongoing and unremitting hazard to the children attending the Hellgate Middle School (2385 Flynn Lane) adjacent to the area under consideration.

For the foregoing reasons, the Council should deny the requested rezoning. If, in the alternative, you determine that the area warrants a rezoning falling short of the original request, then the Council should limit such rezoning to single-family homes only.

Thank you in advance for your assistance with this matter.

Sincerely,

A handwritten signature in cursive script, reading "Barbara M. King". The signature is written in dark ink and is positioned above the printed contact information.

Barbara M. King
4100 Mullan #807
Missoula, MT 59808
email: komododragonfly@gmail.com

(this area intentionally left blank)

From: [LARRY ALTENBRUN](#)
To: [Grp. City Council and City Web Site](#); [Jenny Baker](#); [Mirtha Becerra](#); [Jordan Hess](#)
Subject: Protest to Proposed Hellgate Village Rezoning
Date: Saturday, September 7, 2019 2:37:26 PM

My name is Larry Altenbrun! My wife, Margaret, and I reside at 4100 Mullan Road, #903, Missoula, MT 59808 (406-360-0462). We have lived in Missoula since 1968 and moved to the 4100 Condos about a year ago. When we moved here we were aware that the alfalfa field to the west would probably be developed and were aware that there would be some housing built there. That being said, we both vehemently oppose the radical change to the existing zoning! We moved here from the southside of Missoula with the idea that this would be our permanent home—however, if there are more three-story, or taller, apartment dwellings, that threatens our quality of lifestyle we will have to look for someplace else to reside! There are over 900 apartments directly east of 4100 Condos and ingress and egress issues from and to Mullan Road are numerous and more of the same to the west would exacerbate an already bad situation. I propose that the rezoning be denied and use the existing zoning laws. I know Hoyt and Edgel do quality work and are a part of this community. If they can build with existing zoning laws and be profitable, then, any other company, such as Edgel & Hoyt, can do the same on the southern edge of the proposed development—and be profitable!

Dear Members of the Planning Board,

I am writing this letter regarding the rezoning of Hellgate Special Zoning District to B2-1 Community/Business. It is with much passion that I write in opposition to rezoning Hellgate Meadows to an area where, as it's described, multi-dwelling buildings and greater density will be created. I attended the meeting on the 3rd and didn't speak.

Argument for people having to commute and the need for more homes:

I heard it stated that we need more places for people to live so they don't have to commute from the surrounding areas and that Missoula is missing out on economic opportunities because of that. There has not been a study that proves the people who are commuting are doing so because of lack of housing or lack of affordable housing. It is possible they choose to live outside Missoula for many reasons. I also question that by the time these homes are built they will qualify as affordable.

I believe the original plan for the Hellgate property did not include any multi-family dwellings thus making the big difference in the two planning maps. What Nick showed on the first 8.5 acres that is being developed was pleasing, even tho very tight. (80 units on 8.5 acres). Do the math...if the entire property was developed in that fashion there would be 541 new units and that's without apartments. You could easily be adding over 1000 cars to this congested area.

One handout from Nick on the 3rd stated his latest revision on his plans dropped the density to 50%. IMAGINE 50%. That should tell you what they had in mind as far as apartment dwellings. In one of his earlier meetings he stated that some buildings could be 5 stories. He now says that the largest apartment complex won't be greater than 16 units which in most cases actually sounds reasonable, but he's not clear on how many of those will be built. I think at the very least he should be forced to be more specific about the real number that is being planned. A bunch of circles on a planning map doesn't give a true picture.

This area already is home to over 1100 apartment units. That number is from the apartments along Mullan and several small buildings behind them. Again do the math ... when you think the majority of those units possibly have TWO cars. I know we have some college students living in our complex with 4 cars to one unit. Now add new apartment complexes to the mix and it can get pretty alarming. Please don't add to the mess that already exists by adding more apartment/condos dwellings. Duplexes and 4-plexes at least become part of a neighborhood. The surrounding infrastructure can't accommodate apartment complexes.

From meetings I have attended, I have heard the thought behind limited and narrow streets in Hellgate Meadows was in hope that more people would take buses. Let's be realistic ... that's not happening. Because the developers chose to make such narrow streets and the city approved it, the city now has to live with the fact that there is no way the streets can accommodate the added burden of high density building to the west. At what point is the city going to take responsibility for the quality of life in Missoula's neighborhoods. By allowing apartment buildings you are taking away any possibility for a neighborhood to exist.

I realize that with this development will come increased infrastructure, but I am very skeptical that it will relieve anything, especially if the property contains apartment structures. There's no way we will end up with traffic improving. When you start stacking people on top of each other, the new infrastructure will not be sufficient. I believe just by building single family homes the increased traffic will create gridlock. People should not have to stop, back up or pull off to the side just to get down a street.

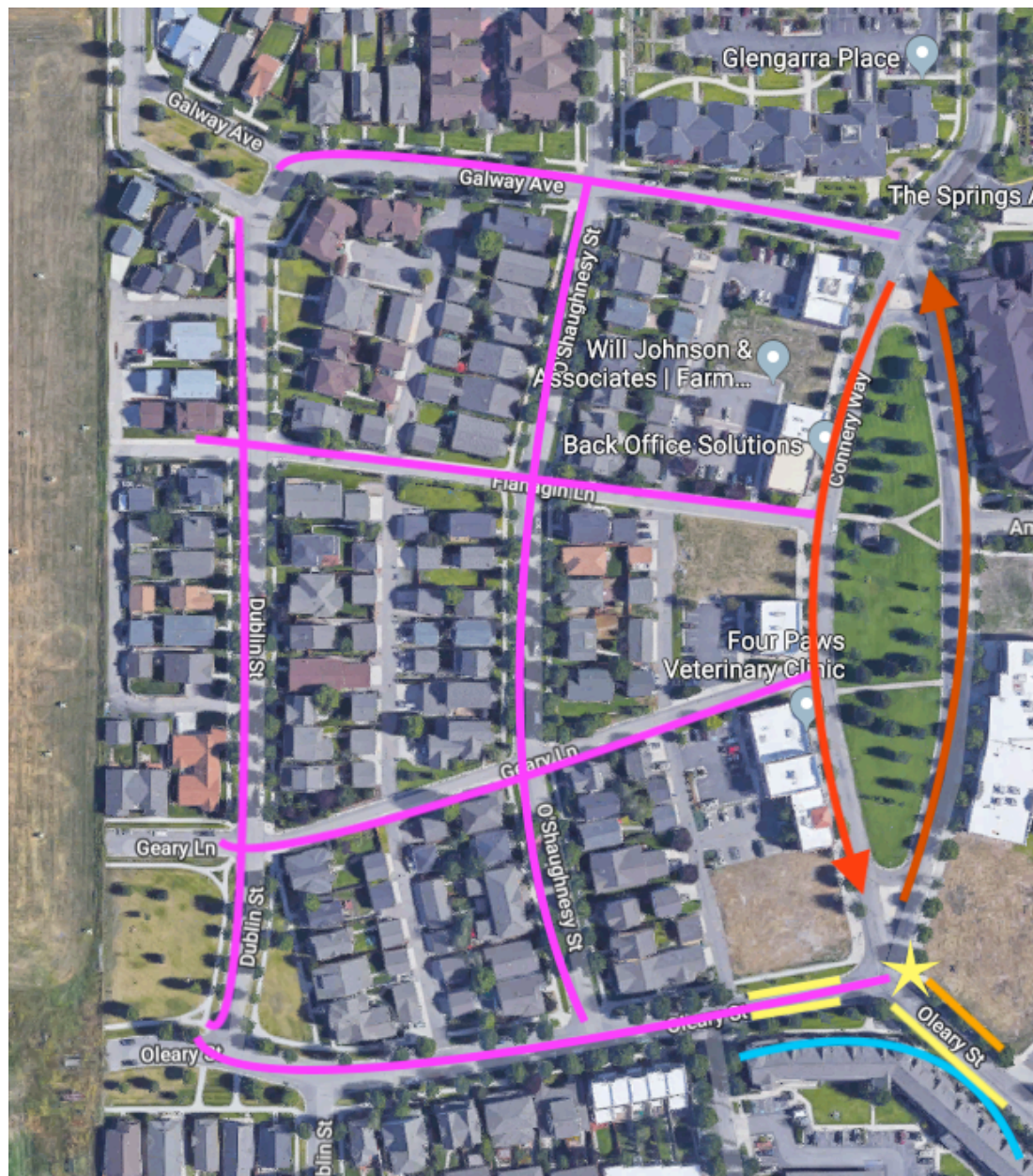
I have attached a map of the area I'm referring to. I drive through these streets every day where only one car can pass. All the pink roads are basically one lane streets because if cars are parked on both sides of the streets, two cars can not pass. One car must stop and hopefully pull over if there is a spot or back up. I'm guessing those roads will continue into the new neighborhood and your plans may be to widen the new roads BUT, and this is a big BUT...if a person wants to go east through Hellgate Meadows the traffic will be squeezed down to one lane. On the map note the yellow star. If you are driving west on O'leary from Home Depot and want to veer left to continue down O'leary many times you are forced to hang out in the middle of the intersection because of traffic coming from the west on O'leary. Because traffic is allowed to park on both sides of the street you can't go through unless you have a clear shot. The orange line shows where that part of O'leary doesn't allow parking on both sides so at least when you are going east on O'leary and making that right hand swing, two cars fit. If the city stops allowing two sided street parking in this area it would help with the flow of traffic, but the over flow of cars will then go on to O'Shaughnessy and down Dublin, which is problematic because those streets are already FULL. The Multi-family dwellings that exist now do not have enough parking designated for its residents, hence the over flow. The blue line is just one example of an apartment building that does not have the appropriate number of parking stalls for its residents so many people park on the streets. Parking is not allowed on Flanagan or Geary Lanes because these are even narrower than the other roads and one parked car would block the road.

Yes, we know Mary Jane will go all the way from Mullan to Broadway, but you don't have any control over the number of people that will choose to go directly east through Hellgate to get to Reserve. The impact on Hellgate Meadows will be tremendous. Safety will be compromised. The issue with the growth of traffic will be compounded by the building of apartments/condos and any type of dwellings that stack people on top of each other. I urge you to look at the traffic flow as it exists right now and try to rectify it before adding to the problem. I would urge the city take a serious look at the roads that are being built in the new development and how they will impact the surrounding neighborhoods.

The increased cars on Mullan will impact homeowners in 44 Ranch and further down Mullan. During certain times in the morning cars are at a stand-still, bumper to bumper as far as 44 Ranch. Again... we have no way of knowing what path people will take for their commute, but I feel like frustration with traffic flow will be one of the biggest issues living in the new development. If this land is developed with high-density format there's no going back. All the chaos and gridlock that will certainly be created won't be able to be fixed. We need to be forward thinking and understand there is a limit to what roadways can handle.

In closing, I want to voice strong objection to the building of any apartment/condo complexes on this piece of property. I know many others in this neighborhood are also voicing their objection to the possibility of apartment complexes and high density living. I hope you hear our concerns and not recommend this rezoning. We all know that land will be developed... we are just asking for an area that is a neighborhood, one where you can travel through with ease, and have pride and a sense of well-being. Tall buildings surrounded by asphalt does nothing to add to quality of life.

Leslie Clayborn
4100 Mullan Rd. #907
Missoula, MT 59808



From: [Marty Rehbein](#)
To: [Jenny Baker](#)
Subject: FW: Protest Petition Rezoning Hellgate
Date: Monday, September 9, 2019 11:29:23 AM
Attachments: [ProtestMJohnson.pdf](#)

From: Marcus Johnson <mjohnson0351@yahoo.com>
Sent: Monday, September 9, 2019 11:14 AM
To: 4100condoshoa@gmail.com; Grp. City Council and City Web Site <Council@ci.missoula.mt.us>; Mirtha Becerra <MBecerra@ci.missoula.mt.us>; Jordan Hess <JHess@ci.missoula.mt.us>
Subject: Protest Petition Rezoning Hellgate

Hello,

My name is Marcus Johnson and I am a condo owner at the 4100 Mullan condos. I have been living in the condos for the last 3 years prior to the recent apartment additions along Mullan. I chose this area as it seemed an up and coming neighborhood. It was clean, friendly, safe, and had great access to local amenities. Buying a condo here seemed like a good investment. Since the development of apartment buildings in the area the neighborhood is no longer safe. There are police calls weekly and recently I observed a full scale drug raid on an apartment down the street. I know the details of the raid because I know one of the officers involved, who filled me in and it was a major raid. I was also the victim of the break-ins that occurred this past January, in which multiple units were broken into. I had over \$17,000 worth of goods stolen out of my garage, which I am still in the process of replacing. The fear of this happening again has cause me major anxiety and sleepless nights. As a disabled combat veteran of the war in Iraq, I no longer feel safe in my own neighborhood. After the break-ins I did not sleep for four days. Two nights after the break-in, I heard a sound out of my window at 3am. I went outside with my bat to investigate, as I was already on edge. I observed two young individuals running down the lines of parked cars trying door handles looking for an easy theft. I chased these individuals into the neighboring apartment complex where I lost track of them.

The reason I am telling you this story is to describe, what I believe is a growing trend of crime in our neighborhood due to the addition of cheap housing and the sort of crowd that has attracted. The neighborhood is no longer clean, it is no longer safe, it is no longer a good investment as home inflation rates are not keeping in pace with general Missoula growth. Crime rates have increased and the neighboring streets are now jam packed with overflow parking. It is no longer safe for children to play and for people to walk there dogs in the neighborhood due to cars zooming through, using the streets as a bypass for North Reserve to Mullan Rd. This is all due to over-development and increasing the neighborhood population to a level that is not sustainable. I do understand that the area to the west between Mullan Rd and Flynn Ln is going to be developed one way or another. My concern is that the addition of multi-family dwellings, apartments, and large scale buildings will only worsen the situation described above.

Attached is my petition for the re-zoning of this area. I look forward to hearing more from you about the future of our neighborhood and seeing you at the forthcoming counsel meetings.

Sincerely,

Marcus Johnson R.T.(R)
4100 Mullan Rd Unit 209
Missoula, MT 59808
(541)206-0806

From: [Randall Kadish](#)
To: [caps](#)
Subject: Too much density on Mullan Road
Date: Monday, September 9, 2019 5:03:08 PM

Folks,

Please enough is enough. Mullan Road is often a parking lot. This part of town is way over built.

Randy Kadish
4100 Mullan Road

From: [Rosemary Thurston](#)
To: [Jenny Baker](#)
Subject: Letter to Planning Board and City Council re Flynn Field
Date: Monday, September 9, 2019 1:44:24 PM

Thurston
4100 Mullan Road Unit 918
Missoula, MT 59808

Missoula City County Planning Board
Missoula City Council
435 Ryman
Missoula, MT 59802

Dear Planners and City Council Members:

This is my second letter to you regarding the rezoning of the Flynn Field of 57 acres to B2-1. I attended the Planning Meeting on September 3rd, and saw the adjusted planning presented by WGM. We were told by Nick that they had decreased the density by 50%. . . . how many people were supposed to be squashed into the first proposal??? I am guessing that the entire south end was originally supposed to be apartments similar to Brooklyn West and Tollefson, both of which are mostly occupied by buildings and parking with very little green space that you can find at the Mullan Reserve Apartments, a thoughtfully planned complex with green space and recreation. Those two complexes, built in the last 2.5 years, have 501 apartments squeezed into the a space about 125% the size of the Mullan Reserve which only has 200 units. As I said in my first letter, there are an additional 350 living units on the east and north side of Hellgate Meadows. It is my understanding that there are also about 200 low income rental units to be built near the Missoula County Detention Center. Put the apartments some place else, distant from this area; we already have our share.

The map that has been presented for the north 8.5 acres would be OK, but there is not much green space, or room for cars to park for those that won't fit in the garage or visitors, especially section 5. The zoning code stipulates that new building should mitigate cars spilling over into adjacent neighborhoods. That occurs on a regular basis from the apartments on Mullan spilling out onto O'Leary street. That traffic also uses O'Leary and Connery as main streets to exit the area as Mullan and Reserve are so crowded already and difficult to merge onto. And there are only two ways to get to, or east of Reserve where there are traffic control - traffic lights - Englund and Union Pacific - a continuation of O'Leary.

Are they affordable for the "lost middle," as Nick states? I don't think someone earning \$44,000 / year (I was told that was the median income for Missoula) can afford a \$300,000 home, the stated value of most of the homes being built.

Growth Plans in relation to **Livability** state:

"Missoula should continue to consider the long-term consequences of unharnessed growth." - I consider the density of the B2-1 Zoning to be **unharnessed growth**. At 43 units per acre as the zoning allows, there could potentially be 2472 living units, with 1.5 cars per unit - 3708 cars, and around 5,000 to 6,000 people. If it is developed at the same rate as the north end, with 10 units / acre, that would be 568 units for the whole area and possibly 850 new cars. Even that growth is a lot with 1 to 4 units/buildings at 2 stories. **We already have 871 living units in the 3 square blocks east of the field on Mullan and south of O'Leary. That averages 290 living units per square block.** With the 501 units, added in the last 2.5 years, plus the 332 to the west, and 276 to the east and north of Hellgate Meadows, I would say we have enough of large living complexes of that density now. And . . . not enough green space which helps the quality of living or Livability as the Growth Plan explains. That totals out to 1147 large building living units already in a very small area. And each of those individual buildings are smaller with 18 plus units - similar to proposed apartments.

Not mitigating traffic flow as part of the planning does not consider the long-term consequences of unharnessed growth. Mullan Road is a death waiting to happen with a steady stream of traffic morning and evening. And the poor people trying to turn left onto Mullan with no method of traffic control and no plans (except federal funding) in the future. Flynn Lane has traffic lined up past the school daily, morning and evening, and if you have a problem, there is no place to go, as it is a narrow 2 lane road with no place to pull over except the ditch or the trail on the side of the road. It makes me wonder if some of the money used for TIF should be used instead to update the infrastructure in our community for our needs now and for the future, so development can occur in a PLANNED way instead of just creating more conflict / **congestion**. That is where **Safety** is impacted, not just in terms of **accidents**, but **road rage** as well. You are supposed to: **"Facilitate adequate provisions for transportation, . . . "**

"Secure safety from fire, panic, and other dangers;" - It is my understanding that fire trucks have difficulty getting to locations in the Hellgate Meadows area as well as the areas north of Expressway because of the narrow streets. A fire personnel confirmed that for me. When I spoke to the Fire Chief, he was politically correct saying the streets met the city's requirements. He also said that the streets were only supposed to allow one side parking, but that it wasn't enforced. I do see some yellow curbing, but in very limited areas. Most residential streets allow parking on both sides. Health and fire emergencies require the ability to get there quickly by the shortest route.

"It is important that growth should be fiscally and environmentally sustainable and community character maintained while accommodating the needs of an expanding and diverse population. Residents value their existing residential neighborhoods and desire to preserve the integrity of neighborhoods from encroachment of incompatible development." - If we could limit apartments to 2 story, 4 to 6 unit apartments, to be interspersed with the residential units, not a whole complex down the center and side, as they already are in Hellgate Meadows, it would be acceptable. None of these exist in Pleasant View currently, it is more dense in the projected area than there. I think we would all be a lot happier with a plan like that. It more closely maintains the character of the community we already have in Hellgate Meadows and Pleasant View.

"Existing and new residential areas should be safe, walkable, and aesthetically pleasing, with clean air and water and access to natural areas. Development processes should be fair and should balance property rights with health, safety and wellness concerns." - The first sentence here, talks about safe, pleasing and clean. A residential area like Hellgate Meadows with a few small 2 story apartment units would provide a community who are mostly owners who are responsible for their property and decrease, among other things, the possibility of drug use and crime that goes with it. You are aware that there was a heroin bust in the Brooklyn West Apartments recently. Drug users have a need for money to buy drugs, and that leads to crime in the community. But you already know that. Clean air is important and with 10 units per acre and the possibility of 850 more cars; what does that do to the clean air?? Cars lined up and idling certainly adds to the pollution. The majority of people in Missoula aren't ready to relinquish their car and take the bus. I already spoke about potential crime with increased density of 16 unit, 3 story apartments. A number of those together is the equal of a big apartment complex. The 330 Tollefson Apartments, by the traffic round about, are not aesthetically pleasing, all jammed into a small area with buildings, parking and very little green area.

Property rights of the existing property owners - We are all fearful that if the developer's plan goes through, that our property values will decrease, our ability to see the mountains will be taken away with increased height of buildings and a lack of green space. Quality of life goes away as well as property values. That's two strikes against us as current tax payers. People are already talking about selling their homes.

You can pretty much summarize it with this goal:

Goal L4: Missoula will make thoughtful decisions about land use planning that support the needs and values of residents in regards to neighborhoods and community character, parks, trails, and natural resources.

In the growth plan, the **Assets and Values of Missoula** were listed in this order. Please keep them mind as you plan for the future of a very large neighborhood of Missoula.
The comments to the right are my thoughts.

"The list below is not comprehensive, but encapsulates the highest ranking assets. This list identifies the features of the community which should be enhanced and preserved as a part of this process.

- | | |
|------------------------------------------------------------------------|---------------------------------------|
| 1. Natural Areas and outdoor Recreation | - Green Spaces, view of the mountains |
| 2. Community Involvement. | - We are trying to let you know |
| 3. Sense of Place | - We love where we are, don't ruin it |
| 4. Bikeable, walkable, good Bike & Pedestrian trail systems | |
| 5. Family-Friendly-oriented | - not a lot of apartments |
| 6. Parks & Recreation" | - Green Spaces |

These are other considerations from the growth plan:

- **Promote the public health, safety, morals, and general welfare;**
- **Prevent overcrowding of land and undue concentrations of population;**
- **Provide open space for travel, light, air, and recreation;**
- **Stabilize and conserve the value of buildings and land;**

Please follow your growth plan as listed above. I could write more, but that pretty much summarizes it. I do have one more thought - the B2-1 Zoning is Business. We don't need business here. Connery business area still has 6 vacant lots plus part of one building that has been empty for the last 2 + years. We have business very close to us readily accessible very easily. I am thinking the business part of this was intended for large apartments. Again, we don't need that. We have our share already.

Thank you for taking the time to read and listen to my concerns and that of others in our community.

Sincerely,

Doug and Rosemary Thurston

August 28, 2019

Missoula City Council
435 Ryman
Missoula, MT 59802

City of Missoula, Montana
City Clerk's Office
RECEIVED

SEP 10 2019

9 AM
PM Ke Initial

Dear City Council Members,

I am writing concerning the proposed amendment to the growth policy in order to facilitate a rezone to B2-1 Community Business on 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Village. The purpose being to increase the permissible density and building type for residential development in the area.



When I purchased my condo at 4100 Mullan that overlooks the subject parcel and has views of the mountains in the distance, I was assured by the developer and real estate agent, Mike Priske, that the property was zoned for single family dwellings and I was provided with a map of the zoning plan. Had I known that the property was going to be used for dense apartment dwellings that would significantly degrade the views from my property, I wouldn't have purchased the property.

At this time, Mullan road is extremely congested and can barely handle the amount of traffic that is now on it. Increasing the density would only make that worse.

The area between Reserve and Flynn already has a plethora of multi-story apartment buildings and what the remaining acreage needs is a nice neighborhood of single-family dwellings and ideally some park space.

I strongly object to the building of any apartment buildings on the property, and it would be even more objectionable to have the rear of a strip mall facing our property. The city has already created a high-density area by approving the numerous apartment buildings along Mullan Road. Changing the zoning would reduce the value of our property and exacerbate the congestion on Mullan Road.

Sincerely,



Diane Alexander
Dan Chitty
4100 Mullan Road # 815
Missoula, MT 59808

From: [Marty Rehbein](#)
To: [Jenny Baker](#)
Subject: Fwd: Mullan Road Development
Date: Monday, September 9, 2019 9:51:01 PM

Marty
Sent from my iPad

Begin forwarded message:

From: Ken McVey <kcmcvey28@yahoo.com>
Date: September 9, 2019 at 9:39:00 PM MDT
To: council@ci.missoula.mt.us
Subject: Mullan Road Development

I would like to ask the council what has happened to the concept of open space and thoughtful development. There certainly has not been any foresight put into this proposal by the WGM Group. I believe there only consideration is to put as much dense construction in our area as they are allowed. I am asking the council to drive through my residential area and north to see all the cramped parking areas on the streets and surroundings. It has become unsafe at times and frustrating for my family who would like to visit but are unable as there many times are no available parking spots. Knife River is quite close to all this and I believe having an asphalt plant so close to our neighborhood is not healthy. Please reconsider what WGM is requesting. There only concern is making a very significant profit at the expense of me and my neighbors. For the record I have been a taxpayer of Missoula County as well as the city since the mid-1980's. Respectfully, Ken McVey, 4100 Mullan Road, # 915.
[Sent from Yahoo Mail for iPhone](#)



**HELLGATE
ELEMENTARY
SCHOOL**

DISTRICT NO. 4
2385 FLYNN LANE
MISSOULA, MONTANA 59808
(406)728-5626 FAX (406)728-5636

September 12, 2019

City Development Services
Attn: Ms. Jenny Baker
Missoula City Hall
435 Ryman Street
Missoula, Montana 59802

Dear Ms. Baker:

It has come to my attention that periodically comments are made about Hellgate Elementary and the school district's ability or lack of ability to accommodate more students that may enroll in the school district because of the proposed re-zoning of the 57.5 acres east of Flynn Lane.

As Superintendent of Hellgate Elementary, I believe the following to be true in terms of student enrollment and the school district's ability to accommodate more students. Currently, the school district enrollment stands at 1,545 students (Kindergarten through 8th Grade). The completion of the new middle school, that opened on August 28, 2019, has increased the school district's capacity to comfortably accommodate another 250 students which would push the student enrollment to approximately 1,800 students (Kindergarten through 8th Grade). If "push came to shove", the school district, on its 43 acre campus, could accommodate an additional 200 students which would push the school district's student enrollment to around 2,000 students.

Should student enrollment approach 2,000 students, thus placing approximately 500 students in each building, it would be crowded. No question about that. However, the school district has done this in the past, before the new middle school was built, with each of the three school buildings housing close to 500 students in each building. Ideally, I would like the school district to stay within the 1,800 student level but there is room to accommodate more students above that number, if necessary.

Should you need any further information from me, please do not hesitate to contact me at (406) 728-5626.

Sincerely,

Douglas Reisig, Ed.D.
Superintendent, Hellgate Elementary
2385 Flynn Lane
Missoula, Montana 59808

HELLGATE MEADOWS WEST

Targeted Growth Policy Amendment & Rezone Request

VALID PROTEST PETITIONS

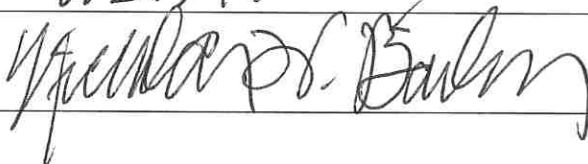
September 2019

PROTEST PETITION – REZONING REQUEST

I, Nicholas W. Bailey, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Nicholas W. Bailey
Property owner address	2914 Dublin St. Mpls 55408
Date	8/25/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

I, CHRISTINE HASTINGS, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	CHRISTINE HASTINGS
Property owner address	4112 B Geary Lane
Date	8/24/2019
Signature(s)	Christine Hastings

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

Adeline Jacobsen, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Adeline Jacobsen
Property owner address	2205 FLYNN Lane. Missoula, MT.
Date	August 30, 2019
Signature(s)	Adeline Jacobsen

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Mary L. Polinsky, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Mary L. Polinsky
Property owner address	2005 Flynn Lane Missoula, MT 59808
Date	9-4-19
Signature(s)	Mary L. Polinsky

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, MERRY BYRD, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	MERRY BYRD
Property owner address	2300 FLYNN LANE, MISSOULA, MT 59808
Date	9/7/19
Signature(s)	Merry Byrd

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Alta J. Channel, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	ALTA CHANNEL
Property owner address	2219 FLYNN LN
Date	SEPT. 4 2019
Signature(s)	<u>Alta J. Channel</u>

x Alta J. Channel

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

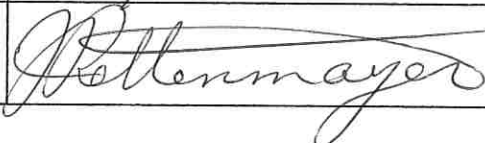
Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, John Rettenmayer, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	John Rettenmayer
Property owner address	4309 Melrose Place
Date	9/4/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.


Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Kris J. Kahle, Kimberley M. Kahle am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Kris J. Kahle Kimberley M. Kahle
Property owner address	4595 Zintek Place
Date	8-30-19
Signature(s)	 Kimberley M. Kahle

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Rennae Miller, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Rennae Miller
Property owner address	2711 Dublin St.
Date	8-24-19
Signature(s)	Rennae Miller

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, KARIA CAMPBELL, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	KARIA K. CAMPBELL
Property owner address	2801 DUBLIN STREET
Date	8-24-19
Signature(s)	Karia K. Campbell

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Nana Ruiz, Michael Ruiz, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Nana Ruiz, Michael Ruiz
Property owner address	2735 Dublin St. Mslay
Date	8-24-19
Signature(s)	Nana Ruiz, Michael Ruiz

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.


Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Nicole + Drew Rieker, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Nicole + Drew Rieker
Property owner address	2731 Dublin Street
Date	8/24/19
Signature(s)	Nicole Rieker 

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Teresa McCandless, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	TERESA McCandless
Property owner address	2907 Dublin St
Date	8/24/2019
Signature(s)	Teresa McCandless

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.


Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, MATTHEW & NICOLE GREEN, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	MATTHEW & NICOLE GREEN 59808
Property owner address	2717 DUBLIN ST, MISSOULA MT
Date	24 AUG 19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Leonora G. Crofts, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	LEONORA G. CROFTS
Property owner address	4115 - O'LEARY ST. MSLA MT.
Date	8/25/19
Signature(s)	Leonora G. Crofts

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, JILL ALLARD, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	JILL ALLARD
Property owner address	4119 O'LEARY ST
Date	8/22/2019
Signature(s)	Jill Allard

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.


Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

Shawn Urbanski
I, Rhonda Urbanski, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Shawn Urbanski Rhonda Urbanski
Property owner address	4043 Melrose Place Missoula MT 59808
Date	8/29/2019
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Kathi Marks, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Kathi Marks
Property owner address	4101 Melrose Pl Missoula MT 59808
Date	8.29.19
Signature(s)	Kathi Marks

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Eugenie Cubberley, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Eugenie Cubberley
Property owner address	2323 Mary Jane Blvd Missoula, MT 59808
Date	8-29-19
Signature(s)	Eugenie Cubberley

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Katrina + Shane Zenker, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Katrina Zenker Shane Zenker
Property owner address	4403 Melrose Place 59808
Date	8/29/19
Signature(s)	Katrina Zenker Shane Zenker

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.


Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, CHARENCE C. STERN, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	CHARENCE C. STERN
Property owner address	2920 DUBLIN STREET
Date	8/28/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, DAVID MEEK Whitney Meek, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	DAVID MEEK Whitney Meek
Property owner address	4109 O'Leary St.
Date	8/30/19
Signature(s)	<u>David Meek Whitney Meek</u>

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, John Bremer, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	John Bremer
Property owner address	2727 Dublin St.
Date	7/24/19
Signature(s)	John H. Bremer

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

Handwritten in red:
#12 TRUST

PROTEST PETITION – REZONING REQUEST

I, Phyllis I. Fite, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	PHYLLIS I. FITE
Property owner address	4112 A GEARY LANE
Date	08/25/2019
Signature(s)	Phyllis I. Fite

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.


WTRUST
154

PROTEST PETITION – REZONING REQUEST

I, Randall Kadish, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Randall Kadish.
Property owner address	4100 Mullan Rd #105
Date	9-8-2019
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

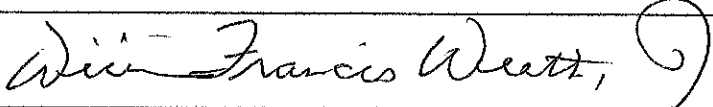
Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, William Francis Weott, Jr., am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	William Francis Weott, Jr.
Property owner address	4100 Mullan Rd. Unit 110 Missoula, MT 59808
Date	09/01/2019
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.


Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Rick Berrett, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Rick Berrett
Property owner address	4100 Mullan Rd 115
Date	9-2-19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P. 9983

I, Robert L. Cole JR., am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Robert L. Cole JR. Lorraine T. Cole
Property owner address	4100 MULLAN RD. #118 59808
Date	8-26-2019
Signature(s)	Robert L. Cole JR. Lorraine T. Cole

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.


PROTEST PETITION – REZONING REQUEST

P-9983

I, Peter Bantz, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Peter Bantz
Property owner address	4100 207 Mullan Rd #207
Date	8/24/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

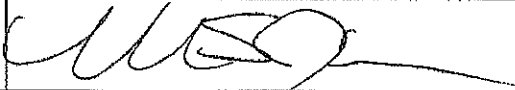


PROTEST PETITION – REZONING REQUEST

I, Marcus S Johnson, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Marcus S Johnson
Property owner address	4100 Mullan Rd Unit 209 Missoula, MT 59808
Date	9-9-19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

P-9983

PROTEST PETITION – REZONING REQUEST

I, LINDA GESSNER, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	LINDA GESSNER
Property owner address	4100 MULLAN RD, UNIT 211 MSLA
Date	8/29/19
Signature(s)	Linda Gessner

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



P-9983

PROTEST PETITION – REZONING REQUEST

I, Helen Eckelman, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Helen Eckelman
Property owner address	4100 Mullan Road - Unit 213 Missoula, MT 59808
Date	8/28/19
Signature(s)	Helen Eckelman

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.




P-9983

PROTEST PETITION – REZONING REQUEST

I, Toad Sommer, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Toad Sommer
Property owner address	4100 Mullan Rd Unit 506, 214
Date	August 29th, 2019
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

I, Monte Solberg, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Monte Solberg, President → Lewistown Insurance, INC.
Property owner address	4100 Mullen Unit 403
Date	9-7-19
Signature(s)	Monte Solberg

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, Lyle LaFRANCHI, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Lyle E. LaFRANCHI
Property owner address	4100 MULLAN Rd #408 59808
Date	8-22-2019
Signature(s)	Lyle E. Lafranchi

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P-9983

I, Denise Marie Nelson, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Denise Marie Nelson
Property owner address	4100 Mullan Rd - Unit 410
Date	August 25, 2019
Signature(s)	Denise Marie Nelson

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



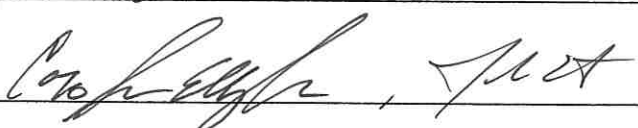
PROTEST PETITION – REZONING REQUEST

P-9983

I, John Esteves, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Carolyn Ellinghouse & John Esteves
Property owner address	4100 Mullan Rd #502, MSLA, MT 59808
Date	8-28-19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, DEBORAH A. STONE, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	DEBORAH A. STONE
Property owner address	4100 MULLAN RD., UNIT 507 MISSOULA, MT. 59808
Date	8-25-19
Signature(s)	Deborah A. Stone

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P-9983

I, Carol Range, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Carol Range
Property owner address	4100 mullan #508
Date	8/25/2019
Signature(s)	Carol Range

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.


PROTEST PETITION – REZONING REQUEST

P-9983

I, PAT KOSTER, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	PAT KOSTER
Property owner address	4100 MULLAN ROAD-UNIT 509 MISSOULA, MT 59808
Date	AUGUST 22, 2019
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, Kaila Warren, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Kaila Warren
Property owner address	4100 Mullan Rd #816
Date	8/26/19
Signature(s)	Kaila Warren

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, Donna May Haugan, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	DONALD A. HAUGAN Donna May Haugan
Property owner address H 00 Mullan 601	
Date	8 24 19
Signature(s)	Donna May Haugan Donald A Haugan

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P. 9983

I, Loretta Gann, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Loretta A Gann
Property owner address	4100 Mullan #602 Missoula 59808
Date	5-24-19
Signature(s)	Loretta A Gann

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

TRUSTEE ?
✓

PROTEST PETITION – REZONING REQUEST

P-9983

I, Michael Spurgeon, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Michael Spurgeon Yaxi Spurgeon
Property owner address	4100 Mullan Rd #603
Date	8-24-19
Signature(s)	Michael Spurgeon Yaxi Spurgeon

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, ^{Laurie} Tom Thompson & Swanson, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Tom Thompson Laurie Swanson
Property owner address	4100 Mullan #604 MSLA 59808
Date	08/28/19
Signature(s)	[Signature] / Laurie & Swanson

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, JEANIE HUGHES, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	JEANIE HUGHES
Property owner address	4100 MULLAN RD #605
Date	8-24-19
Signature(s)	Jeanie Hughes

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

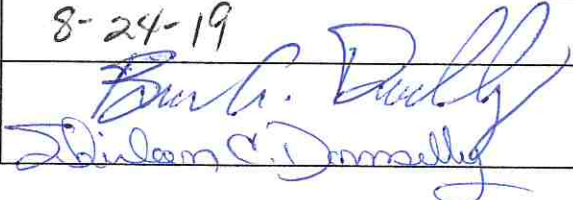
PROTEST PETITION – REZONING REQUEST

P-9983

I, BRUCE A. DONNELLY, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	BRUCE A. & SHIRLEEN C. DONNELLY
Property owner address	4100 MULLAN RD. # 606
Date	8-24-19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P-9983

I, Lori Wahrer + Joe Wahrer, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Lori Wahrer Joe Wahrer
Property owner address	4100 mullan Rd. Missoula Mt. 59820 #609
Date	8-24-19
Signature(s)	Lori Wahrer Joe Wahrer

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, James and Victoria Griffith, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	James and Victoria Griffith
Property owner address	4100 mullan Rd Unit 612 missoula, MT 59808
Date	Aug 30, 2019
Signature(s)	James D. Griffith Victoria Griffith

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P-9983

I, Alexette Henkel, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Alexette Henkel
Property owner address	4100 Mullan Rd Unit 616
Date	Aug 24, 2019
Signature(s)	Alexette Henkel

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P-9983

I, Lorna Hodges, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Lorna Hodges
Property owner address	4100 Mullan Rd #617 Missoula, MT 59808
Date	8/29/19
Signature(s)	Lorna Hodges

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



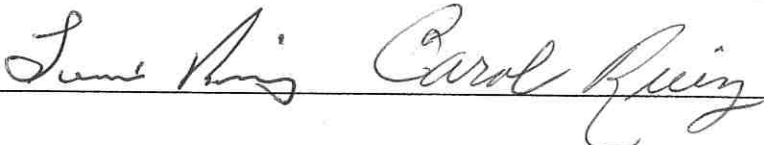
PROTEST PETITION – REZONING REQUEST

P-9983

I, LOUIS RUIZ & CAROL RUIZ, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	LOUIS RUIZ - CAROL RUIZ
Property owner address	4100 MULLAN ROAD UNIT 701
Date	8-24-19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P-9983

I, Leilani Hadd, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Leilani Hadd
Property owner address	4100 Mullan Road, Unit 703
Date	8/26/2019
Signature(s)	Leilani Hadd

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

I, Bonita Wilder, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Bonita Wilder
Property owner address	4100 Mullan Rd, Unit 704 Missoula, MT 59808
Date	August 29, 2019
Signature(s)	Bonita Wilder

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

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PROTEST PETITION – REZONING REQUEST

I, Jeanette Court, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Jeanette Court
Property owner address	4100 Mullan Rd. Unit 705 MSLA, MT 59808
Date	8-27-19
Signature(s)	Jeanette Court

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, PATRICK GRIMES & LORI GRIMES, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	PATRICK GRIMES LORI GRIMES
Property owner address	4100 Mullan Rd. Unit 706
Date	8-27-2019
Signature(s)	Patrick Grimes Lori Grimes

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, Jack G. Mortensen
Liselotte Mortensen, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed) <u>Jack G. Mortensen</u> <u>Liselotte Mortensen</u>	
Property owner address <u>4100 Mullan Rd</u> <u>Unit 707</u>	
Date <u>8/24/2019</u>	
Signature(s) <u>Jack G. Mortensen</u> <u>Liselotte Mortensen</u>	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, Karen Divietro, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	KAREN S. DIVIETRO
Property owner address	4100 MULLAN RD. UNIT #711
Date	8-24-19
Signature(s)	Karen S. Divietro

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

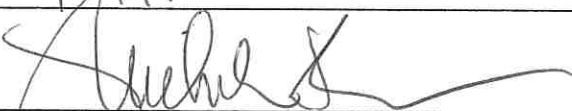
PROTEST PETITION – REZONING REQUEST

P. 9983

I, Michele Esser, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Michele Esser
Property owner address	4100 Mullan Rd #713
Date	8/24/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

We Anne T. Arrington + Daniel R. Schneider are, ~~am a~~ property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	ANNE T. ARRINGTON DANIEL R. SCHNEIDER
Property owner address	4100 Mullan Rd. #715 MISSOULA, MT 59808
Date	9/12/2019
Signature(s)	Anne T. Arrington Daniel Schneider

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, Gail Kruskovich, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	GAIL KRISKOVIK
Property owner address	4100 MULLAN RD. UNIT 716 7
Date	8-24-19
Signature(s)	Gail Kruskovich

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.


PROTEST PETITION – REZONING REQUEST

P-9983

We, LISA PARKS, JOHN HARLEY & MAUREEN E. MANN (for MARLEY-MANN ENTERPRISES, LLC), are a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	LISA PARKS, JOHN HARLEY, MAUREEN E. MANN (for MARLEY-MANN ENTERPRISES, LLC)
Property owner address	4100 MULLAN AVENUE, UNIT #717, MISSOULA, MT 59808
Date	27 AUGUST 2019
Signature(s)	 Maureen E. Mann for MARLEY-MANN ENTERPRISES, LLC

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P-9983

I, Patrice Hill, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Patrice Hill
Property owner address	4100 Mullan Road #803
Date	8/26/19
Signature(s)	Patrice Hill

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

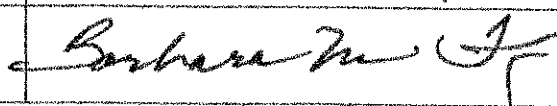
Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, BARBARA M. KING, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	BARBARA M. KING
Property owner address	4100 MULLAN #807 MISSOULA, MT
Date	SEPTEMBER 2, 2019
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, GLADYN CAMERON BRYARS, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	^{DOB} GLADYN CAMERON BRYARS
Property owner address	4100 MULLAN RD #808 MISSOULA, MT 59808
Date	8/26/19
Signature(s)	Gladyn C. Bryars

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, GARY & CARLY HILL, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	GARY RYAN HILL CARLY HILL
Property owner address	4100 MULLAN RD. UNIT 809
Date	8/24/19
Signature(s)	Gary Hill Carly Hill

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

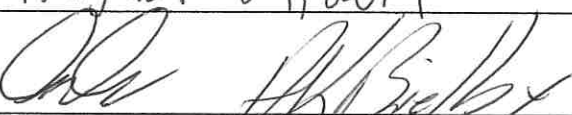
P-9983

PROTEST PETITION – REZONING REQUEST

I, Mark Sommer, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Mark Sommer and Amanda Bielby
Property owner address	4100 Mullan Rd Unit 812
Date	August 29, 2019
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

I, HAROLD R. STANLEY, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	HAROLD R. STANLEY
Property owner address	4100 MOLLAN RD #813
Date	9/3/2019
Signature(s)	HR Stanley

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.


Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Sandra E. Knudsen, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Sandra E. Knudsen
Property owner address	4100 MULLAN ROAD #813 MISSOULA, MT 59808
Date	September 2, 2019
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

P-9983

PROTEST PETITION -- REZONING REQUEST

I, Lois Grant, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	LOIS GRANT
Property owner address	4100 Condos # 818
Date	8/23/2019
Signature(s)	Lois Grant

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

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B

PROTEST PETITION – REZONING REQUEST

P-9983

I, Everett + Karyn Hawks, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Karyn Hawks Everett Hawks
Property owner address 4100 Mullan Rd.	Unit 901, Missoula MT 59808
Date 8-24-19	
Signature(s) Karyn S Hawks	Everett Hawks

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P-9983

I, Gayle Davis, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

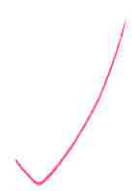
I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Gayle Davis
Property owner address	4100 Mullan Rd #902
Date	8-24-19
Signature(s)	Gayle Davis

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

I, LARRY O. & MARGARET ALTENBRUN, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Heligate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Heligate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

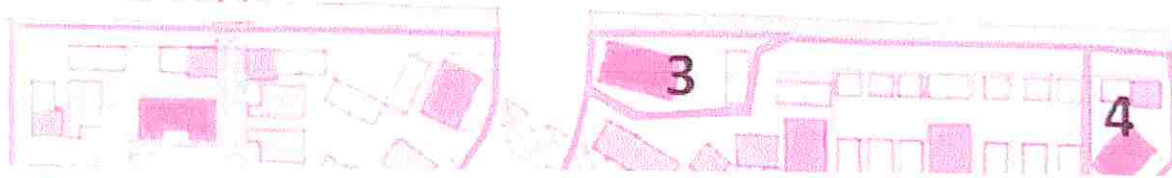
I am signing this petition to indicate my **opposition** to the requested rezoning from Heligate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	LARRY O. ALTENBRUN
Property owner address	MARGARET D. ALTENBRUN 4100 MULLAN ROAD #2903 MISSOULA, MT 59808
Date	9/7/19
Signature(s)	<i>Larry Altenbrun</i> <i>Margaret D. Altenbrun</i>

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490, in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Heligate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, Wilma Meacham, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Wilma M. Meacham
Property owner address	4100 mullan Rd #904
Date	8-24-2019
Signature(s)	Wilma M. Meacham

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, Gayle Carlson, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Gayle Carlson
Property owner address	4100 Mullan Rd #905
Date	8/24/19
Signature(s)	Gayle Carlson

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

P-9983

I, Leslie Clayborn & Jim Clayborn, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	LESLIE CLAYBORN JIM CLAYBORN
Property owner address	4100 Mullan Rd #907 Missoula, MT 59808
Date	8/24/2019
Signature(s)	Leslie A. Clayborn Jim Clayborn

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

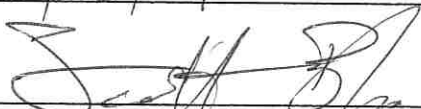
PROTEST PETITION – REZONING REQUEST

P-9983

I, Scott Blake, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Scott Blake
Property owner address	4100 Mullan Rd. Unit 910
Date	8/28/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

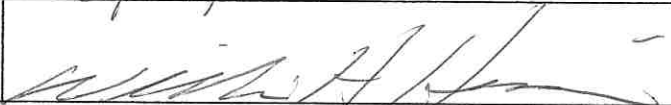
PROTEST PETITION – REZONING REQUEST

P-9983

I, William H Harris, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	William H. Harris
Property owner address	4100 MULLAN RD #912 MISSOULA, MT 59808
Date	8/28/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.


PROTEST PETITION – REZONING REQUEST

P-9983

I, Brent Rabe, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Brent Rabe
Property owner address	4100 Mullan # 913
Date	8/24/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Kenneth C. McVey, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Kenneth Charles McVey
Property owner address	4100 Mullan Road Suite 915
Date	9/9/19
Signature(s)	Kenneth C. McVey

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



PROTEST PETITION – REZONING REQUEST

I, Charlotte Morris, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Charlotte Morris
Property owner address	4100 Mullan Rd #916
Date	9-24-19
Signature(s)	Charlotte R. Morris

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.



8-9983

PROTEST PETITION – REZONING REQUEST

I, Thurston Trust, Rosemary Thurston, Trustee, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	THURSTON TRUST Rosemary Thurston, TRUSTEE
Property owner address	4100 Mullan #918
Date	8/24/19
Signature(s)	Rosemary Thurston

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

TRUST
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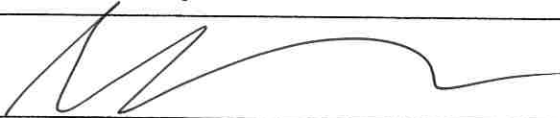
PROTEST PETITION – REZONING REQUEST

P-9983

I, Noël Lindquist, ^{renter}~~property owner~~ am a ~~property owner~~ within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Noël Lindquist
Property owner address	4100 Mullan Rd #112
Date	28 August 2019
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P-9983

I, Coleen Martell, ^{renter} am a ~~property owner~~ within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Coleen Martell
Property owner address	4100 Mullan Road # 201
Date	8-25-19
Signature(s)	Coleen Martell

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P.9983

I, Sherry Persicke, ^{renter} am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Sherry Persicke
Property owner address	4108 MULLAN #204
Date	8/25/19
Signature(s)	Sherry Persicke

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Frieda Lowrey, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	<u>Frieda Lowrey</u>
Property owner address	<u>4100 Mullan Rd #206</u>
Date	<u>9-5-19</u>
Signature(s)	<u>Frieda Lowrey</u>

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

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PROTEST PETITION – REZONING REQUEST

P-9983

I, Rion Marricle, ^{Renter}~~am a property owner~~ within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Rion Marricle
Property owner address	4100 Mullan Road #614
Date	8/25/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

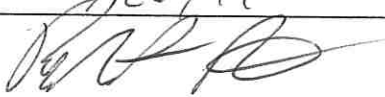
PROTEST PETITION – REZONING REQUEST

P-9983

I, Robert Falcon, ^{Renter}~~property owner~~, am a ~~property owner~~ within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Robert Falcon
Property owner address	4100 Mullan Rd Apt 615
Date	8/26/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P-9983

I, Annie Alger, ^{Renter}~~am a property owner~~ within 150 feet of the three (3) parcels (57.6 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Annie Alger
Property owner address	4100 Mullan #702
Date	8/26/19
Signature(s)	A Alger

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P-9983

I, Carol M. Jimenez, ^{Renter} am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	<u>Carol M. Jimenez</u>
Property owner address	<u>4100 Mullan Rd #410</u>
Date <u>8-26-2019</u>	<u>8-26-2019</u>
Signature(s)	<u>Carol M. Jimenez</u>

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

P-9983

PROTEST PETITION – REZONING REQUEST

I, David Small and Jamie Small, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	David Small Jamie Small
Property owner address	4100 Mullan Road, Unit 712 Missoula, MT 59808
Date	Aug. 27, 2019
Signature(s)	David Small Jamie Small

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P-9983

I, Cody Callison, ^{Renter} am a ~~property owner~~ within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	^{Renter} Cody Callison
Property owner address	4100 mullan rd 802
Date	8-24
Signature(s)	Cody Callison

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

P.9983

I, Doug Martin, ^{renters} am a ~~property owner~~ within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed) <u>Doug Martin</u>	
Property owner address <u>4100 Mullan Rd #804</u>	
Date <u>8/24/19</u>	
Signature(s) <u>Doug Martin</u>	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

P-9983

PROTEST PETITION – REZONING REQUEST

I, Karen Sommer, ^{renter} am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Karen Sommer
Property owner address	4100 Mullan Rd # 812
Date	8-29-2019
Signature(s)	Karen Sommer

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Amy Leary, am a renter, ~~am a property owner within 150 feet~~ of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed) <u>Renter</u>	<u>Amy Leary</u>
Property owner address <u>Renter</u>	<u>4100 Mullan Rd #917</u> <u>MSD, MT. 59808</u>
Date	<u>9/3/19</u>
Signature(s)	<u>Amy</u>

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

HELLGATE MEADOWS WEST

Targeted Growth Policy Amendment & rezone Request

ADDITIONAL PROTEST PETITIONS

**(Petitions not valid due to
signatures or distance)**


September 2019

PROTEST PETITION – REZONING REQUEST

I, Tyler + Maggie Kirk, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Tyler + Maggie Kirk
Property owner address	2403 Fleet St Missoula MT 59808
Date	8/29/2019
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

NV
D

PROTEST PETITION – REZONING REQUEST

I, Linda Hahn, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Lynda Hahn
Property owner address	2417 Fleet Street
Date	9-4-19
Signature(s)	Lynda Hahn

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.


PROTEST PETITION – REZONING REQUEST

P-9983

I, Patrick Small ^{owner} ~~am a property owner~~ within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Patrick Small
Property owner address	2075 COOPER ST #908
Date	8/28/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

NW
D

PROTEST PETITION – REZONING REQUEST

I, Maggie Lough, am a renter ~~am a property owner within 150 feet~~ of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed) Renter	Maggie Lough
Property owner address Renter	3900 Galway Ave #100 59808
Date	8/25/2019
Signature(s)	Maggie Lough

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.


Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Lynn Majors, ^{am a renter} ~~am a property owner within 150 feet~~ of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed) Renter	Lynn Majors
Property owner address Renter	3900 Galway Ave # 111
Date	8-24-19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Joyce Larson, am a renter, ~~am a property owner within 150 feet~~ of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed) <u>Renter</u>	<u>Joyce A. Larson</u>
Property owner address <u>Renter</u>	<u>3900 Malway Ave. # 206</u>
Date <u>9-2-19</u>	
Signature(s)	<u>Joyce A. Larson</u>

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Lela Mae Colver, am a renter ~~am a property owner within 150 feet~~ of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner (s) name(s) (printed) <u>Renter</u>	<u>Lela M/Lela Mae Colver</u>
Property owner address <u>Renter</u>	<u>3900 Galway Ave #209</u>
Date <u>8-24-18</u>	
Signature(s)	<u>Lela Mae Colver</u>

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

NV
D

PROTEST PETITION – REZONING REQUEST

I, Anna Watson, am a renter ~~am a property owner within 150 feet~~ of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed) Renter	Anna Watson
Property owner address Renter	3900 Galway [#] 301 Msha
Date	8-25-19
Signature(s)	Anna Watson

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

NO

PROTEST PETITION – REZONING REQUEST

I, Emma Joan Harold, am a renter ~~am a property owner within 150 feet~~ of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed) Renter	EMMA JOAN HAROLD
Property owner address Renter	3900 GALWAY AVE. #302
Date	AUG 27th 2019
Signature(s)	Emma Joan Harold

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, LADonna Rusk, am a renter ~~am a property owner within 150 feet~~ of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed) Renter	LADonna Rusk
Property owner address Renter	3900 Galway Ave #311
Date	08-25-2019
Signature(s)	LADonna Rusk

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Nonda Gaylord, am a renter ~~am a property owner within 150 feet~~ of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) (printed) <u>Renter</u>	<u>NONDA GAYLORD</u>
Property owner <u>Renter</u> address	<u>3900 galway #314</u>
Date	<u>8-27-19</u>
Signature(s)	<u>nonda gaylord</u>

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Candi Fantozzi, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Candi Fantozzi
Property owner address	4417 Melrose Pl.
Date	8-29-19
Signature(s)	Candi Fantozzi

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

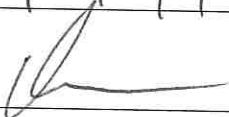
Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Darrel Hellman, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Darrel Hellman
Property owner address	4576 ZINKE PL
Date	9-4-19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

owner:
Diane
NW
S

PROTEST PETITION – REZONING REQUEST

P-9983

I, Karen Bailey, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Karen Bailey Martin
Property owner address	4100 Mullan Rd., #101 Msls, MT 59808
Date	8/27/19
Signature(s)	Karen Bailey

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

X

PROTEST PETITION – REZONING REQUEST

P-9983

I, Linda Walters, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Linda Walters
Property owner address	2100 mullan Rd #103
Date	8/26
Signature(s)	Linda Walters

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.


NS

PROTEST PETITION – REZONING REQUEST

I, Zackary Rambo, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Zackary Rambo
Property owner address	4100 Mullan Rd. Unit #404
Date	Sept 9, 2019
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.




PROTEST PETITION – REZONING REQUEST

I, BRAD HART, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	BRAD & CASEY HART
Property owner address	4100 Mullan Rd UNIT 611 P.O. Box 16621 MISSOULA, MT 59808
Date	8/29/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

MS

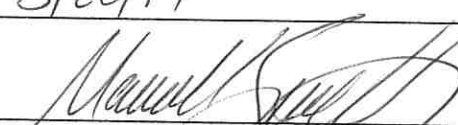
PROTEST PETITION – REZONING REQUEST

P-9983

I, MAX SMITH, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	MAXWELL SMITH
Property owner address	4100 MULLAN RD #613
Date	8/26/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

X
C

PROTEST PETITION – REZONING REQUEST

P-9983

I, Ronald G Weaver, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

Property owner(s) name(s) (printed)	Ronald G Weaver
Property owner address	4100 Mullan Road Unit 817
Date	8/26/2019
Signature(s)	Ronald G Weaver

LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

745

From: [R.J. Doornek](#)
To: [Jenny Baker](#)
Subject: Rezoning Hellgate Special Zoning District to B2-1 Community Business
Date: Monday, September 30, 2019 3:15:03 PM

Honorable Missoula City Council Members:

I am requesting that the following statement be included in the public record for the “Revised Public Hearing of the Hellgate Meadows—Growth Policy Amendment from Residential Medium to Neighborhood Mixed Use, Rezone from Hellgate Special Zoning District to B2-1 Community Business” that is scheduled at the City Council meeting on October 7, 2019:

In December of 2011, my wife and I purchased a second home. It is a condo unit in the **4100 Mullan Road** complex. We were attracted to the area because, at the time, it had just the right mix of single family and multi-family residential development. Of course, proximity to the more than thriving Reserve Street commercial district was appealing as well.

It goes without saying that the level of multi-family housing that has been added to the adjacent , formerly vacant property, has been overwhelming. When we moved into our condo we immediately had concerns about the dangerous and congested access onto the primary street for us, Mullan Road. Franky, I cannot believe there has not been any serious traffic accidents at the point of our egress to Mullan Road. There is no stoplight at this spot, or any intersection on Mullan Road heading west after the Walmart street access off Mullan. Traffic travels with dangerous impunity on this totally inadequate two lane thoroughfare. While riding my bike that runs adjacent to Mullan Road, I have noticed many other intersections that are faced with the dilemma. This situation is just plain dangerous and adding more traffic by rezoning Hellgate to B2-1 (Community Business) will only exacerbate the hazard.

A re-zoning of the 57.5 acres could potentially triple the density of Hellgate Meadows! So far, I have only seen plans for the north 8.5 acres, which is similar to Hellgate Meadows although more dense - 84 structure in the 8.5 acres. Plans on the remaining 47 acres are not available to my knowledge, although WGM, the planning engineer, has said that there would be 3-story apartment buildings in the southernmost area - just west of our condominiums.

In my observations, I do not see a shortage of commercial business space already available to the Hellgate Meadow residents. There are vacant office buildings and undeveloped commercial lots in the Connery Way loop just 2 blocks north of our condo. Re-zoning would allow for businesses, possibly with living units above commercial structures, and could allow conditional uses such as: cideries, microbreweries, wineries, taverns, B&B's and tourist homes, vehicle repair, etc. I believe residents of Hellgate Meadows already have more than enough of these choices within reasonable proximity.

I am not one to oppose progress, but I believe that Hellgate Meadows is already overdeveloped and too densely populated. I would look favorably on developing single family dwellings on the property in question. The City of Missoula has not taken care of the practical need for better traffic control and less congestion on the hazardous west Mullan Road. So, my advice is don't get the proverbial

cart in front of the horse. **Do NOT** approve the Rezoning petition for Hellgate Meadows to B2-1 Community Business.

Respectfully yours,
R.J. & Arlene Doornek
4100 Mullan Rd # 618
Missoula, MT 59808
Mobile: 406-939-0590

Growth Policy Amendment & Rezone

Hellgate Meadows West

Residential Medium to Neighborhood
Mixed Use

Hellgate Special District to B2-1

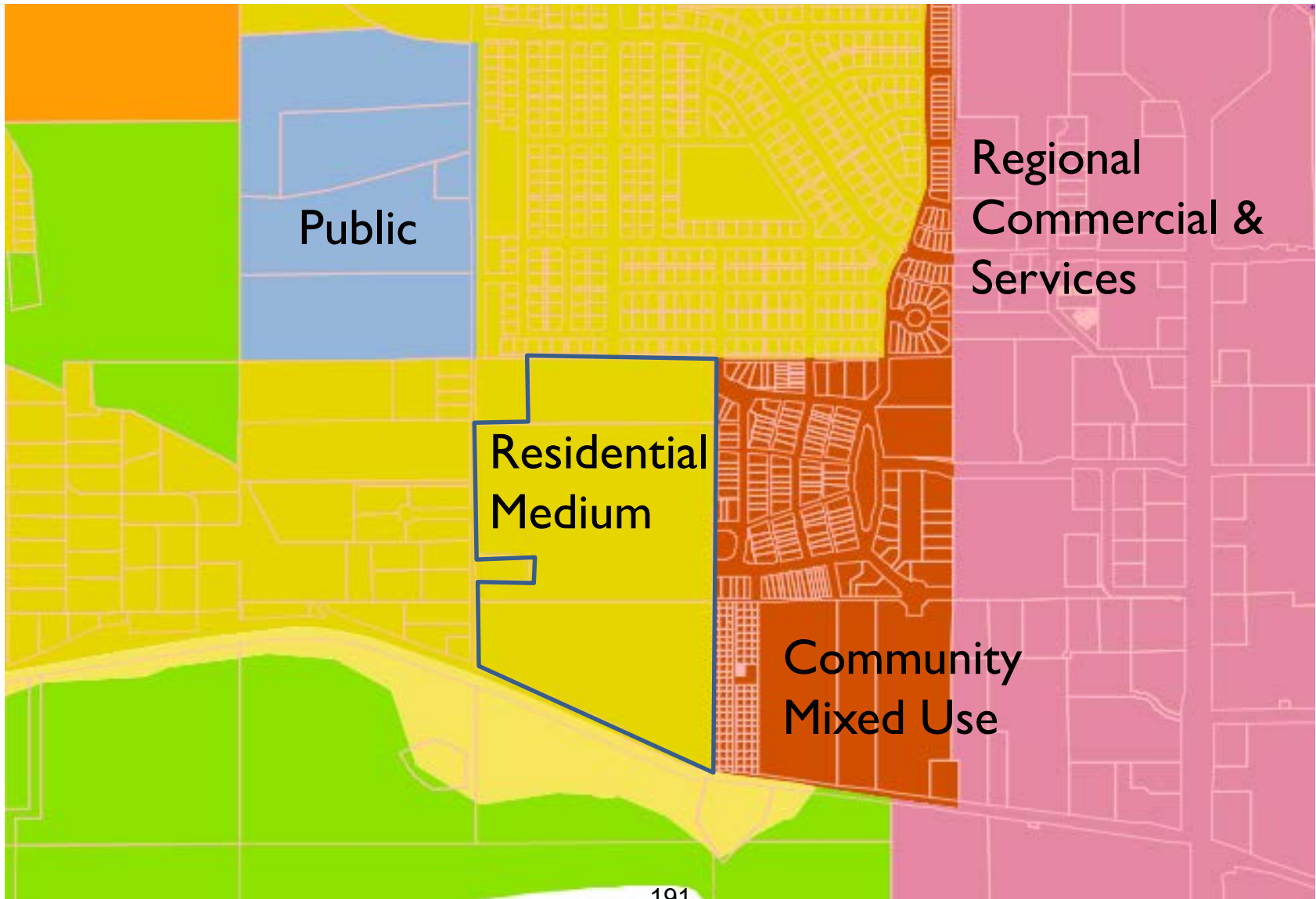
Jenny Baker
Development Services
189
September 23, 2019



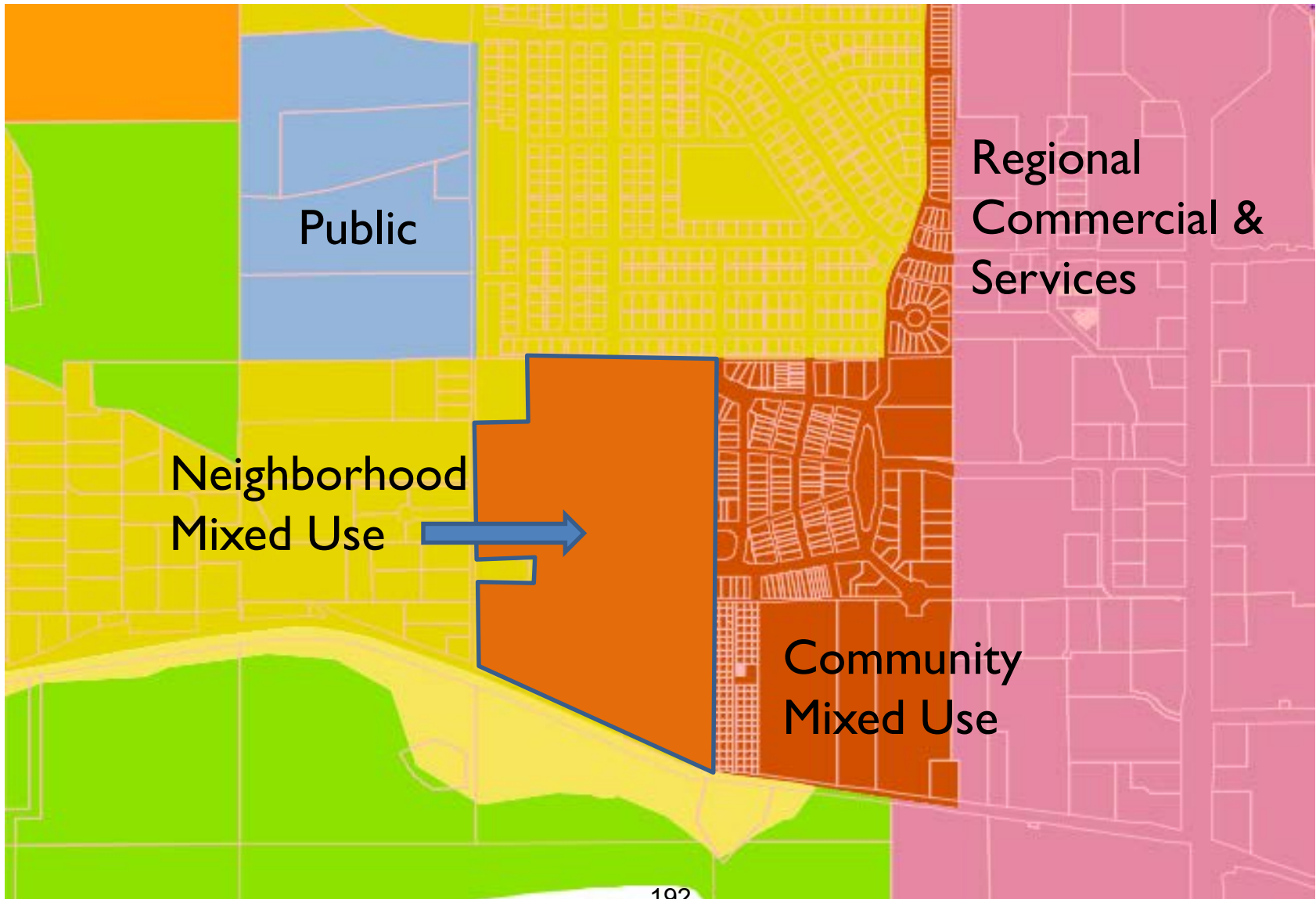
Property Aerial



Current Growth Policy Designation



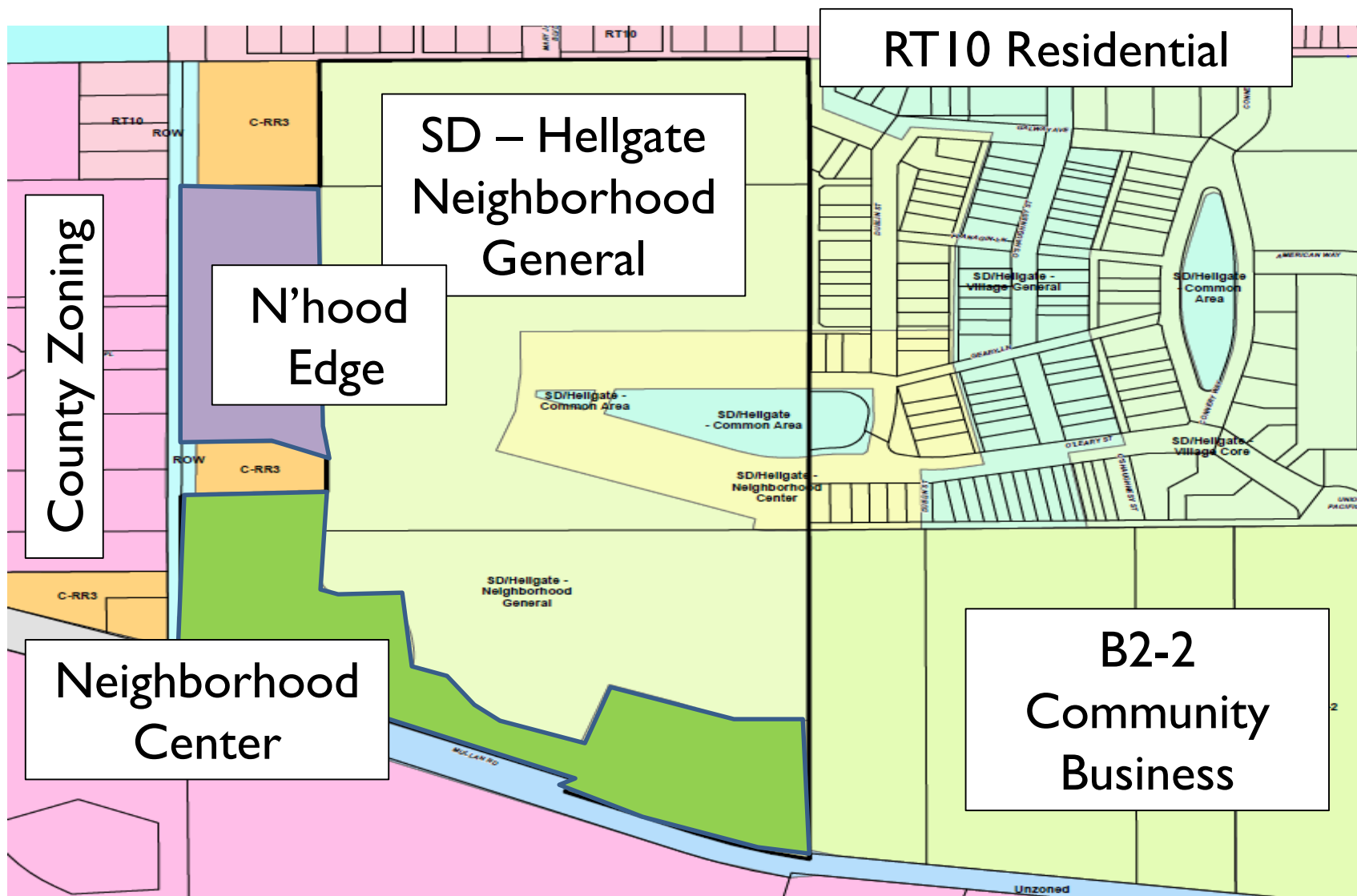
Proposed Growth Policy Designation



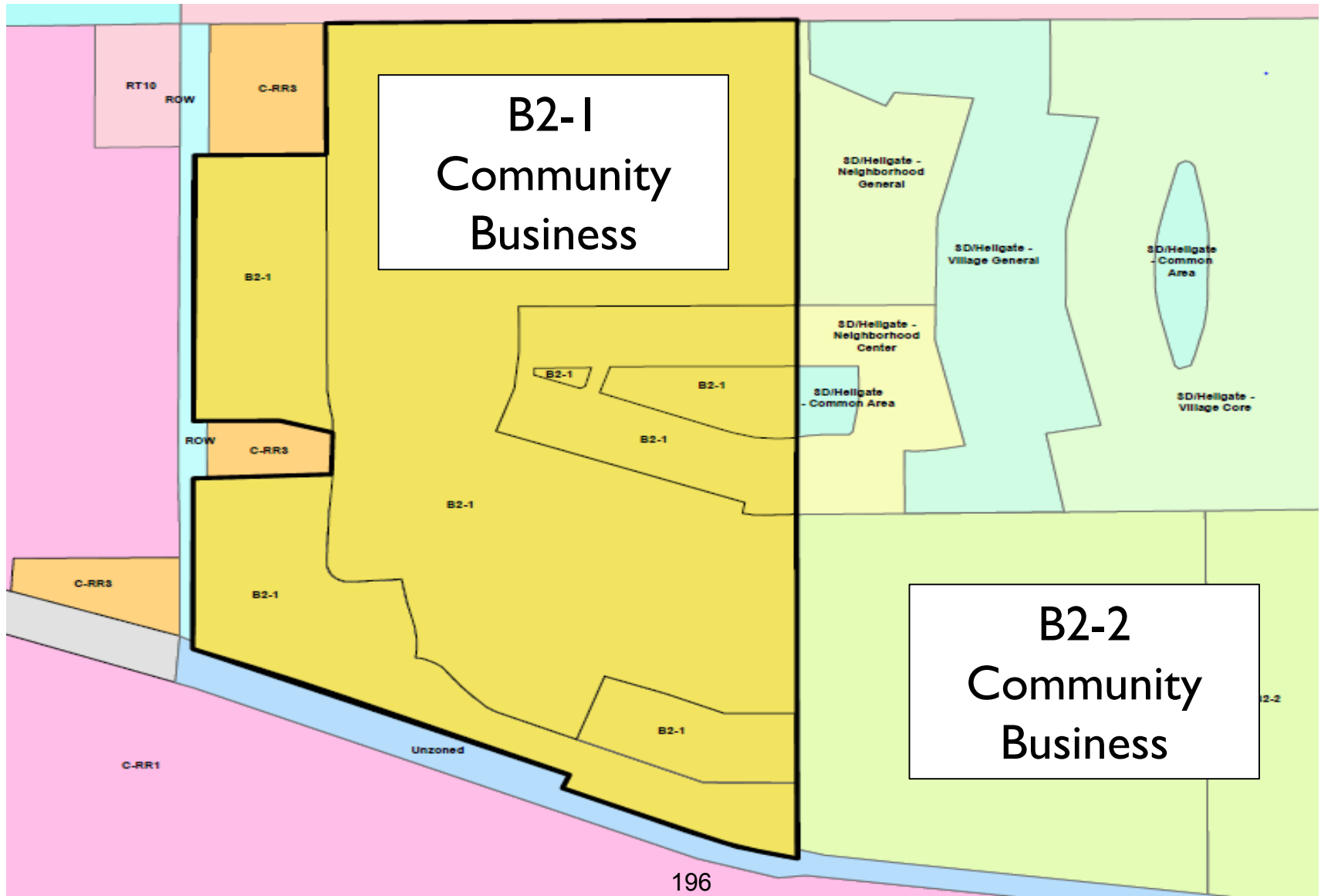
- Lacks sufficient guidance to meet emerging public needs
- Land use designations do not support development proposals
- Changing conditions warrant more relevant policies, implementation tools

- I. Whether there is a public need for the change;
- II. Whether the change proposed is the best means for meeting that need; and
- III. Whether there is a public benefit that will result from the change.

Current Zoning Map



Proposed Zoning Map



- I. Growth Policy**
- II. Public Services/Transportation**
- III. Compatible Urban Growth**
- IV. Promotes Public Health and Safety**
- V. District Character & Suitability of Uses**

Neighbors have expressed concerns about:

- Traffic
- Density of proposed development, particularly rentals/apartments
- Opposition to commercial uses
- Need for additional parkland
- School safety for Hellgate Elementary students owing to increased traffic
- School capacity
- Fire access

Protest Provision



State law: 25% of parcels
within 150 feet

54 parcels, require at least 13
valid petitions

25 valid from owners

77 from 4100 Mullan Road

13 not valid

Total received = 114

In response to neighbors' concerns:

- Master Plan for development of all 57 acres
- Street grid providing collectors & local connectivity
- Ares of commercial use limited to Mary Jane & Mullan
- Provision of parkland
- Limitation on density – no greater than 20 dwelling units per acre

Planning Board discussed similar concerns to those expressed by neighbors:

- Traffic
- Parkland
- School capacity
- Fire access
- Comparing current zoning to requested

Growth Policy vote: 8 yes, 0 no

Rezone vote: 7 yes, 1 abstention

APPROVE the adoption of a resolution to amend the 2035 Our Missoula City Growth Policy land use designation from Residential Medium to Neighborhood Mixed Use on two parcels of land (57.5 acres) north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows.

APPROVE the adoption of an ordinance to rezone two parcels of land (57.5 acres) north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, from Hellgate Special Zoning District to B2-1 Community Business based on the findings of fact in the staff report.

From: [Marty Rehbein](#)
To: [Jenny Baker](#)
Subject: Fwd: 57.5 acre rezoning
Date: Monday, October 7, 2019 7:56:41 AM

Marty
Sent from my iPad

Begin forwarded message:

From: Rosemary Thurston <seattlethurstons@gmail.com>
Date: October 6, 2019 at 5:33:58 PM MDT
To: council@ci.missoula.mt.us
Subject: 57.5 acre rezoning

4100 Mullan Condominiums HOA Board of Directors
4100 Mullan Road
Missoula, MT 59808

October 6, 2019

Missoula City Council
435 Ryman
Missoula, MT 59802

City Council:

Purchasing a home is often the biggest investment people make in their lives. Most people want some certainty about the property they are purchasing before making this kind of investment. It should be noted that as recently as 2017, when many residents here were deciding whether or not to buy, the city represented that the parcel in question was part of the Hellgate Meadows Master Plan. This plan called for homes directly adjacent to our property to be primarily single family on small lots with a 2 Story Height Limit. The proposed zoning would change that to some of the highest densities allowed in Missoula with a 40' Height Limit, meaning Big Apartment Buildings similar to the ones to the East. It is safe to say that if you were told that the property 20' behind your property line was now going to allow very large apartment buildings that could be 40' high you would be concerned also. This is the reality we are facing.

Here is how we see things:

1. Nick Kaufman has stated that by agreeing to make some changes to the new zoning they will be "giving up" 50% of the allowed zoning. We strongly disagree with this statement. We believe that even adding 1 additional lot would be a gain for the developers. By changing the zoning to one of the highest allowed in the city, even with the 50% reduction, the developers would "gain" hundreds and hundreds of units. They in fact would not be giving up anything. Let's keep in mind that Nick is being paid by the developers to get as many units as possible. Nick has been very long on generalities and very short on specifics. We would like some specifics.
2. The prospective buyer of the parcel directly adjacent to our property is from out of State and has no connection to our city or its citizens. They are going to try to maximize what they build without regard to how it affects us or our community in general. We believe these will be many 40' High Apartment Buildings.
3. We have not seen a comprehensive plan to deal with the impacts on Traffic, Noise, Schools or View Sheds.
4. This zoning is being represented as Black and White that must be decided upon today. We do not believe this to be the case. The parcel in question is very large and has a lot of possibilities. We understand Missoula needs to grow and are not unreasonable people. We believe there is a lot of room for compromise to allow Missoula to grow and still limit the impacts to the neighbors and community. We suggest a council member make a motion to extend this deadline, and possibly just zone the north 8.5 acres now. This will give all of the affected parties time to meet and come up with a solution. This could allow higher density and still mitigate many of the problems that we and others have. Please give us the opportunity.

Thank you.

The 4100 Condominium HOA Board - Lyle Lafranchi, Leslie Clayborn, Rosemary Thurston, Karen Bailey, Michele Esser

September 9, 2019

To Whom It May Concern:

The purpose of this letter is to strongly oppose the multi-level living complexes plan in the Mary Jane area, just off of Mullan Road.

I am an owner at 4100 Mullan Road. I frequently will depart our parking area out onto Mullan Road. There is a corner on Mullan Road just prior to the area I access Mullan Road. There is also a corner right at the Flynn Road turnoff from Mullan Road. The amount of traffic as is on Mullan Road, makes it very risky to enter onto Mullan Road. By adding multi-level apartments in the Mary Jane area, this will only add to what is already a very heavy traffic area.

As Isaac Newton once said, "For every action, there is always an equal and opposite or contrary reaction." What will undeniable happen is, myself and others in that area will more frequently use the back streets in the neighborhoods north of 4100 Mullan Road in order to avoid the high risk of entering onto Mullan. This will only push traffic into those neighborhoods. Many of those streets are too narrow for two way traffic as it is. Having heavy and regular traffic move through these neighborhoods is completely inappropriate. This will only add safety risks into areas as those streets are not designed for this kind of use.

I strongly urge you to deny the multi-level living complexes that have been proposed.

Sincerely,



Brent D. Rabe
4100 Mullan Road #913
Missoula, MT 59808

From: [Laurie Hire](#)
To: [Jenny Baker](#)
Subject: FW: Proposed zoning change
Date: Wednesday, September 11, 2019 8:40:54 AM

From: Coleen Martell <coleen_martell@yahoo.com>
Sent: Tuesday, September 10, 2019 9:22 PM
To: caps <caps@missoulacounty.us>
Subject: Proposed zoning change

Absolute craziness! On some days it takes me 9 minutes to get onto Mullan Road from the 4100 condos. That's when there is no school!

Also the city has spent hundreds of thousands of dollars creating the Fort green space. What about our green space.

Please do not allow this to happen! Coleen Martell, 4100 Mullan Rd, 201

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From: [Marty Rehbein](#)
To: [Jenny Baker](#)
Subject: Fwd: Oppose commercial zoning on Mullen
Date: Tuesday, September 3, 2019 8:42:58 AM

Marty
Sent from my iPad

Begin forwarded message:

From: Greg McQueen <5280greg@gmail.com>
Date: September 3, 2019 at 8:35:44 AM MDT
To: council@ci.missoula.mt.us
Subject: Oppose commercial zoning on Mullen

Hello-

I would like to express my concern over zoning Mullen for more commercial buildings. The infrastructure is already taxed and I don't see how another apartment district can be placed without causing more car cashes, more traffic, and an overflowing sewage plant.

Thanks,
Greg

From: [Janice Maurer](#)
To: [Kevin Davis](#)
Cc: [Jenny Baker](#); [William Johnson](#); [Carolyn Davis](#); [Terry Blair](#); [David Maurer](#); [Jim Galipeau](#); [Josh Green](#); [Brenda Smith](#); [billy.bolt@hubinternational.com](#); [jmlosing@yahoo.com](#); [e.mpeterson@yahoo.com](#); [Fstubblefield@thespringsliving.com](#); [glengarra@blackfoot.net](#); [meprince@hotmail.com](#); [jmcdermott@thespringsliving.com](#); [patsyhome@montana.com](#); [njtollefson@q.com](#); [David Edgell](#); [cbsteinb@bigsky.net](#); [Nancy Tredik](#); [charliedeschamps@outlook.com](#); [meprince@fourpawsmt.vet](#); [Josh Slotnick](#); [Mirtha Becerra](#); [Jordan Hess](#); [Jill Valley](#); [Nick Kaufman](#); [Rosemary Thurston](#); [dreisig@hellgate.k12.mt.us](#); [Nick McKethen](#); [Russ Fletcher](#); [Bob Brugh](#); [Pat Koster](#)
Subject: Re: Hellgate Meadows Village Core Association Inc: (1)Continued parking and busing on Connery Way (2) New officers for the Association
Date: Monday, September 23, 2019 1:19:01 PM

Kevin, et al.,

Thank you very much for your work on this critical decision and planning that needs to occur prior to any decisions the Missoula City Council is getting ready to make regarding our neighborhood. The traffic in this side of town needs serious attention and planning, not just for today, but for the impending future growth.

JANICE MAURER
Maurer Construction LLC
janicemaurer@mac.com
(406) 542-6565

On Sep 23, 2019, at 10:27 AM, Pat Koster <patmsla@me.com> wrote:

Good Morning Jenny Baker,

I couldn't agree with Kevin Davis more, please don't rush to judgement! What will the outcome be for the entire Missoula Community with additional impact to an already congested area? More Emissions emitted into the atmosphere, while rows of automobiles sit ideling at signals. Is Missoula really concerned about Global Warming? Maybe the City Council Members should be asking themselves that question before they take a vote on rezoning. More emissions, more health problems, more gridlock, more anxiety, more negative outlooks, are you ready to deal with the outcome?

Does Missoula really want to put the cart in front of the horse? Infrastructure uncertain, not in place and with no guarantee on a future date. What will the entire Missoula community think and how will they judge a decision made that creates additional problems instead of solving them with integrity. In my opinion these are important items to ponder over.

Pat Koster
Concerned Missoulian
406-550-1626

On Sep 23, 2019, at 10:07 AM, Kevin Davis
<kevin@bigskycommerce.com> wrote:

Re: Please postpone the decision to rezone Mullan Rd. /
Flynn Ln. for higher-density development.

Dear Jenny Baker,

I'm writing to respectfully request that Missoula Development Services and Missoula City Council postpone the impending decision on rezoning the Mullan Rd. / Flynn Ln. parcel until we citizens have a better understanding of the plan. I agree with Alderperson Becerra on the matter, who recently also stood to oppose the rezoning **"until a federal grant is announced, followed by a more robust planning process."**

(Source:

<https://www.missoulacurrent.com/business/2019/09/mullan-road-subdivision-2/>).

Among my endeavors, I'm also a citizen advocate working to improve conditions in, and help create a plan for, the Reserve St. corridor. I've been volunteering time and resources over the last two years to help address the longstanding traffic safety issues at and near Reserve St. / Mullan Rd. and Flynn Ln. The timing of this rezoning request is problematic for many reasons that I'm happy to discuss in the days ahead. It's also important for us all to consider the reality that this subject parcel is just one of several soon to be developed in the area. In a nutshell, it is critical for our community to see significant traffic safety improvements in the area prior to higher-density development.

Please also understand that in my community volunteer work I also advocate for economic development, workforce housing, training, and mentoring, and attainable housing. As "new urbanism" experts and articles support, infill developments in urban cores like Missoula's downtown help fuel smart growth. Infill developments on the outskirts of cities with inadequate planning and infrastructure can lead to dire urban sprawl challenges. We neighbors (residential, business, and school) in the area have already been addressing such growth challenges and we need your assistance, through more collaboration, to better address.

I recently helped call a meeting (please see thread below) among the involved engineering firm, the developers, and our neighbors for a few reasons including: 1) Because many of us weren't even aware this rezoning request was occurring (more of Missoula needs to be given notice through additional channels as the current process is flawed), and 2) To address our many questions. The meeting size quickly grew out of my office conference room capacity, so Dr. Doug Reisig graciously offered to host the Aug. 28th meeting on his first day of school this year in the Hellgate Elementary board room. Twenty or so residents, school administrators and a board member, developers, and business representatives attended, and most all of us expressed serious concerns about higher-density development appearing in the area prior to significant traffic safety improvements. Missoula Current was also in attendance and provided a fair reflection of the meeting and concerns here:

<https://www.missoulacurrent.com/business/2019/08/mullan-road-subdivision/>

I asked Mr. Kaufman of WGM Group during that meeting, in the presence of attendees (a full list is available upon request), what our next action items can be. He stated he would digest all of the helpful input from all of us at that meeting, and would get back to me as a primary point of contact for the group to help revise the plan. To date, I've not heard back from Mr. Kaufman and I see the push for rezoning is going before city council tonight.

Thank you for considering my request, and the requests of so many other fellow citizens who have submitted a related petition. Please listen to us and include us for planning purposes. We, like you and other officials, very much desire to help keep Missoula a wonderful place to live, learn, play, and work as smart growth happens.

I look forward to hearing back from you soon, and thank you,

Kevin Davis
Co-Founder, Citizens for a Safer Reserve St.
A business owner in Hellgate Meadows

On Wed, Aug 28, 2019 at 7:08 AM, Kevin Davis
<kevin@bigskycommerce.com> wrote:

|

Hi once again,

Today's 10am-11:30am community meeting on the proposed rezoning of a parcel (for higher-density) at Flynn Ln / Mullan Rd. has been moved to the conference room at the Hellgate Elementary School Administration Bldg. You can say you've arrived for the meeting with "Hellgate Meadows" neighbors upon entering the building.

Dr. Doug Reisig graciously offered this space (on the first day of school, no less) to better suit the larger number of folks interested in attending today. Overflow parking, if needed, is available across Flynn Ln from the school.

I understand that a big screen with Google Earth will be available for us to reference parcels and to help with Q&As.

I look forward to seeing those of you can attend today, and thank you,

Kevin Davis
406-531-0611 cell

On Monday, August 26, 2019, 08:16:10 AM MDT, Kevin Davis
<kevin@bigskycommerce.com> wrote:

Hi again, Hellgate Meadows business neighbors,

As a follow-up to my 8/21 email below, Nick Kaufman of WGM Group has since generously offered to meet with us for a general overview of the proposed rezoning for higher-density housing in our immediate area (at Flynn Ln and Mullan Rd.).

I have about six seats left for this 10am-11:30am Wednesday meeting, so please let me know directly if you're interested in attending. So far, from input from some of you and other neighbors, many of us believe we need significant traffic safety improvements in the area prior to the rezoning for higher-density housing.

Thanks for your contributions and interest in keeping Hellgate Meadows a wonderful place to work, live, and play.

Have a great week,

Kevin

Kevin R. Davis

Founder and President

[Big Sky Commerce, Inc.](#)

2809 Connery Way Missoula, MT

Tel: [406-327-0611](tel:406-327-0611)

Fax: [406-327-6612](tel:406-327-6612)

Toll: [866-327-0611](tel:866-327-0611)



Facebook



Linkedin



Instagram

From: [Nick McKethen](#)
Cc: [Jenny Baker](#); ["William Johnson"](#); ["Carolyn Davis"](#); ["Terry Blair"](#); ["David Maurer"](#); ["Janice Maurer"](#); ["Jim Galipeau"](#); ["Josh Green"](#); ["Brenda Smith"](#); [billy.bolt@hubinternational.com](#); ["Pat Koster"](#); [Kevin Davis](#); [jmosing@yahoo.com](#); [e.mpeterson@yahoo.com](#); [Fstubblefield@thespringsliving.com](#); [glengarra@blackfoot.net](#); [meprince@hotmail.com](#); [jmcdermott@thespringsliving.com](#); [patsyhome@montana.com](#); [njtollefson@q.com](#); ["David Edgell"](#); [cbsteinb@bigsky.net](#); ["Nancy Tredik"](#); [charliedeschamps@outlook.com](#); [meprince@fourpawsmt.vet](#); ["Josh Slotnick"](#); [Mirtha Becerra](#); [Jordan Hess](#); ["Jill Valley"](#); ["Nick Kaufman"](#); ["Rosemary Thurston"](#); [dreisig@hellgate.k12.mt.us](#); ["Russ Fletcher"](#); ["Bob Brugh"](#)
Subject: RE: Hellgate Meadows Village Core Association Inc: (1)Continued parking and busing on Connery Way (2) New officers for the Association
Date: Monday, September 23, 2019 1:32:06 PM

Good afternoon,

Thanks Kevin for keeping us in the loop on this proposed development. Not sure if this feedback falls within the acceptable time-line for public notice or not. To me, it seems that this proposed development looks "one sided" and is leveraged towards an owners profit opportunity while not taking into account other real perspectives.

1. I witness Mullan road congestion first hand every day as I live and work in near proximity to Mullan Road (reside on Frey lane and work at The Ranch Club). Adding hundreds of apartments to this overly congested Mullan Road, prior to rectifying other infrastructure weaknesses is unacceptable.
2. I witness overpopulated helgate elementary school every day as my kids go to school there. Adding hundreds of apartments, will add sizable numbers to the overloaded school population even after the 20M in improvements recently completed at the school.
3. Hundreds of approved and zoned lots located off Mullan Road, within 44-Ranch and Ranch Club, will add load to both the school and Mullan within the next 5-10 years. Both of these developments took years on planning through permits/zoning for approval. How can this newly proposed development, that would have sizable short term negative impact to the region be pushed through zoning/permits so quickly?
4. Traffic levels turning from Flynn onto Mullan or Eastbound mullan to Flynn already created an unsafe scenario regularly. Adding hundreds of cars/kids to the already congested area will make an unsafe situation disastrous.

I have a difficult time attending meetings while my priority needs to be juggling life with kids as well as complete a heavy work schedule. Probably similar story to most of the names on this list. Although I won't be in attendance in the meeting, hopefully my feedback can be logged in opposition to this proposed development.

Thank you for your time.

Nick McKethen, PGA
General Manager
8501 Ranch Club Road
Missoula, MT 59808
(406) 532-1000 ext 1

nmckethen@ranchclub.com



www.ranchclub.com

Become a Fan of our [Facebook](#) page

From: Pat Koster <patmsla@me.com>

Sent: Monday, September 23, 2019 10:28 AM

To: kevin@bigskycommerce.com

Cc: Jenny Baker <bakerj@ci.missoula.mt.us>; William Johnson <wjohnson@mwfb.com>; Carolyn Davis <carolyn@bigskycommerce.com>; Terry Blair <tblair_maurer@mac.com>; David Maurer <maurerconstruction@mac.com>; Janice Maurer <janicemaurer@mac.com>; Jim Galipeau <jim.galipeau@jccscpa.com>; Josh Green <jgreendds@gmail.com>; Brenda Smith <brenda@bigskycommerce.com>; billy.bolt@hubinternational.com; jmlosing@yahoo.com; e.mpeterson@yahoo.com; Fstubblefield@thespringsliving.com; glengarra@blackfoot.net; meprince@hotmail.com; jmcdermott@thespringsliving.com; patsyhome@montana.com; njtollefson@q.com; David Edgell <davee@edgellbuilding.com>; cbsteinb@bigsky.net; Nancy Tredik <Nancy.Tredik@jccscpa.com>; charliedeschamps@outlook.com; meprince@fourpawsmt.vet; Josh Slotnick <jslotnick@missoulacounty.us>; Mirtha Becerra <mbecerra@ci.missoula.mt.us>; Jordan Hess <jhess@ci.missoula.mt.us>; Jill Valley <jillvalley@yahoo.com>; Nick Kaufman <nkaufman@wgmgroup.com>; Rosemary Thurston <seattlethurstons@gmail.com>; dreisig@hellgate.k12.mt.us; Nick McKethen <nmckethen@ranchclub.com>; Russ Fletcher <russ@matr.net>; Bob Brugh <rgb@montana.com>

Subject: Re: Hellgate Meadows Village Core Association Inc: (1)Continued parking and busing on Connery Way (2) New officers for the Association

Good Morning Jenny Baker,

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<kevin@bigskycommerce.com> wrote:

Hi again, Hellgate Meadows business neighbors,

As a follow-up to my 8/21 email below, Nick Kaufman of WGM Group has since generously offered to meet with us for a general overview of the proposed rezoning for higher-density housing in our immediate area (at Flynn Ln and Mullan Rd.).

I have about six seats left for this 10am-11:30am Wednesday meeting, so please let me know directly if you're interested in attending. So far, from input from some of you and other neighbors, many of us believe we need significant traffic safety improvements in the area prior to the rezoning for higher-density housing.

Thanks for your contributions and interest in keeping Hellgate Meadows a wonderful place to work, live, and play.

Have a great week,

Kevin

Kevin R. Davis

Founder and President

[Big Sky Commerce, Inc.](#)

2809 Connery Way Missoula, MT

Tel: 406-327-0611

Fax: 406-327-6612

Toll: 866-327-0611



[Facebook](#) [LinkedIn](#) [Instagram](#)

|

From: [Pat Koster](#)
To: [Kevin Davis](#)
Cc: [Jenny Baker](#); [William Johnson](#); [Carolyn Davis](#); [Terry Blair](#); [David Maurer](#); [Janice Maurer](#); [Jim Galipeau](#); [Josh Green](#); [Brenda Smith](#); [billy.bolt@hubinternational.com](#); [jmlosing@yahoo.com](#); [e.mpeterson@yahoo.com](#); [Fstubblefield@thespringsliving.com](#); [glengarra@blackfoot.net](#); [meprince@hotmail.com](#); [jmcdermott@thespringsliving.com](#); [patsyhome@montana.com](#); [njtollefson@q.com](#); [David Edgell](#); [cbsteinb@bigsky.net](#); [Nancy Tredik](#); [charliedeschamps@outlook.com](#); [meprince@fourpawsmt.vet](#); [Josh Slotnick](#); [Mirtha Becerra](#); [Jordan Hess](#); [Jill Valley](#); [Nick Kaufman](#); [Rosemary Thurston](#); [dreisig@hellgate.k12.mt.us](#); [Nick McKethen](#); [Russ Fletcher](#); [Bob Brugh](#)
Subject: Re: Hellgate Meadows Village Core Association Inc: (1)Continued parking and busing on Connery Way (2) New officers for the Association
Date: Monday, September 23, 2019 10:27:41 AM

Good Morning Jenny Baker,

I couldn't agree with Kevin Davis more, please don't rush to judgement! What will the outcome be for the entire Missoula Community with additional impact to an already congested area? More Emissions emitted into the atmosphere, while rows of automobiles sit ideling at signals. Is Missoula really concerned about Global Warming? Maybe the City Council Members should be asking themselves that question before they take a vote on rezoning. More emissions, more health problems, more gridlock, more anxiety, more negative outlooks, are you ready to deal with the outcome?

Does Missoula really want to put the cart in front of the horse? Infrastructure uncertain, not in place and with no guarantee on a future date. What will the entire Missoula community think and how will they judge a decision made that creates additional problems instead of solving them with integrity. In my opinion these are important items to ponder over.

Pat Koster
Concerned Missoulain
406-550-1626

On Sep 23, 2019, at 10:07 AM, Kevin Davis <kevin@bigskycommerce.com> wrote:

Re: Please postpone the decision to rezone Mullan Rd. / Flynn Ln. for higher-density development.

Dear Jenny Baker,

I'm writing to respectfully request that Missoula Development Services and Missoula City Council postpone the impending decision on rezoning the Mullan Rd. / Flynn Ln. parcel until we citizens have a better understanding of the plan. I agree with Alderperson Becerra on the matter, who recently also stood to oppose the rezoning "until a federal grant is announced, followed by a more robust planning process."

(Source: <https://www.missoulacurrent.com/business/2019/09/mullan-road-subdivision-2/>).

Among my endeavors, I'm also a citizen advocate working to improve conditions in, and help create a plan for, the Reserve St. corridor. I've been volunteering time and resources over the last two years to help address the longstanding traffic safety issues at and near Reserve St. / Mullan Rd. and Flynn Ln. The timing of this rezoning request is problematic for many reasons that I'm happy to discuss in the days ahead. It's also important for us all to consider the reality that this subject parcel is just one of several soon to be developed in the area. In a nutshell, it is critical for our community to see significant traffic safety improvements in the area prior to higher-density development.

Please also understand that in my community volunteer work I also advocate for economic development, workforce housing, training, and mentoring, and attainable housing. As "new urbanism" experts and articles support, infill developments in urban cores like Missoula's downtown help fuel smart growth. Infill developments on the outskirts of cities with inadequate planning and infrastructure can lead to dire urban sprawl challenges. We neighbors (residential, business, and school) in the area have already been addressing such growth challenges and we need your assistance, through more collaboration, to better address.

I recently helped call a meeting (please see thread below) among the involved engineering firm, the developers, and our neighbors for a few reasons including: 1) Because many of us weren't even aware this rezoning request was occurring (more of Missoula needs to be given notice through additional channels as the current process is flawed), and 2) To address our many questions. The meeting size quickly grew out of my office conference room capacity, so Dr. Doug Reisig graciously offered to host the Aug. 28th meeting on his first day of school this year in the Hellgate Elementary board room. Twenty or so residents, school administrators and a board member, developers, and business representatives attended, and most all of us expressed serious concerns about higher-density development appearing in the area prior to significant traffic safety improvements. Missoula Current was also in attendance and provided a fair reflection of the meeting and concerns here: <https://www.missoulacurrent.com/business/2019/08/mullan-road-subdivision/>

I asked Mr. Kaufman of WGM Group during that meeting, in the presence of attendees (a full list is available upon request), what our next action items can be. He stated he would digest all of the helpful input from all of us at that meeting, and would get back to me as a primary point of contact for the group to help revise the plan. To date, I've not heard back from Mr. Kaufman and I see the push for rezoning is going before city council tonight.

Thank you for considering my request, and the requests of so many other fellow citizens who have submitted a related petition. Please listen to us and include us for planning purposes. We, like you and other officials, very much desire to help keep Missoula a wonderful place to live, learn, play, and work as smart growth happens.

I look forward to hearing back from you soon, and thank you,

Kevin Davis
Co-Founder, Citizens for a Safer Reserve St.
A business owner in Hellgate Meadows

On Wed, Aug 28, 2019 at 7:08 AM, Kevin Davis
<kevin@bigskycommerce.com> wrote:

Hi once again,

Today's 10am-11:30am community meeting on the proposed rezoning of a parcel (for higher-density) at Flynn Ln / Mullan Rd. has been moved to the conference room at the Hellgate Elementary School Administration Bldg. You can say you've arrived for the meeting with "Hellgate Meadows" neighbors upon entering the building.

Dr. Doug Reisig graciously offered this space (on the first day of school, no less) to better suit the larger number of folks interested in attending today. Overflow parking, if needed, is available across Flynn Ln from the school.

I understand that a big screen with Google Earth will be available for us to reference parcels and to help with Q&As.

I look forward to seeing those of you can attend today, and thank you,

Kevin Davis
406-531-0611 cell

On Monday, August 26, 2019, 08:16:10 AM MDT, Kevin Davis
<kevin@bigskycommerce.com> wrote:

Hi again, Hellgate Meadows business neighbors,

As a follow-up to my 8/21 email below, Nick Kaufman of WGM Group has since generously offered to meet with us for a general overview of

the proposed rezoning for higher-density housing in our immediate area (at Flynn Ln and Mullan Rd.).

I have about six seats left for this 10am-11:30am Wednesday meeting, so please let me know directly if you're interested in attending. So far, from input from some of you and other neighbors, many of us believe we need significant traffic safety improvements in the area prior to the rezoning for higher-density housing.

Thanks for your contributions and interest in keeping Hellgate Meadows a wonderful place to work, live, and play.

Have a great week,

Kevin

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Toll: 866-327-0611



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From: [Pat Koster](#)
To: [Jenny Baker](#)
Cc: [Jordan Hess](#); [Mirtha Becerra](#)
Subject: Hellgate Meadows - Don't Rush to Judgement
Date: Monday, September 23, 2019 1:16:05 PM

Good afternoon Jenny Baker, & Missoula City Council Members,

I couldn't agree with Kevin Davis sentiments more (9/23/2019 e-mail attached), please don't rush to judgement on the rezoning of Hellgate Meadows. What will the outcome be for the entire Missoula Community with additional impact to an already congested area? More Emissions emitted into the atmosphere, while rows of automobiles sit idling at signals. Is Missoula really concerned about Global Warming? Maybe the City Council Members should be asking themselves that question before they take a vote on rezoning. More emissions, more health problems, more gridlock, more anxiety, more negative outlooks, are you ready to deal with the outcome?

Does Missoula really want to put the cart in front of the horse? Infrastructure uncertain, not in place and with no guarantee on a future date. What will the entire Missoula community think and how will they judge a decision made that creates additional problems instead of solving them with integrity. In my opinion these are important items to ponder over.

Pat Koster
Concerned Missoulain
4100 Mullan Rd
406-550-1626

Copy of Kevin Davis E-Mail:
10:07am 9/23/2019

Re: Please postpone the decision to rezone Mullan Rd. / Flynn Ln. for higher-density development.

Dear Jenny Baker,

I'm writing to respectfully request that Missoula Development Services and Missoula City Council postpone the impending decision on rezoning the Mullan Rd. / Flynn Ln. parcel until we citizens have a better understanding of the plan. I agree with Alderperson Becerra on the matter, who recently also stood to oppose the rezoning "until a federal grant is announced, followed by a more robust planning process." (Source: <https://www.missoulacurrent.com/business/2019/09/mullan-road-subdivision-2/>).

Among my endeavors, I'm also a citizen advocate working to improve conditions in, and help create a plan for, the Reserve St. corridor. I've been volunteering time and resources over the last two years to help address the longstanding traffic safety issues at and near Reserve St. / Mullan Rd. and Flynn Ln. The timing of this rezoning request is problematic for many reasons that I'm happy to discuss in the days ahead. It's also important for us all to consider the reality that this subject parcel

is just one of several soon to be developed in the area. In a nutshell, it is critical for our community to see significant traffic safety improvements in the area prior to higher-density development.

Please also understand that in my community volunteer work I also advocate for economic development, workforce housing, training, and mentoring, and attainable housing. As "new urbanism" experts and articles support, infill developments in urban cores like Missoula's downtown help fuel smart growth. Infill developments on the outskirts of cities with inadequate planning and infrastructure can lead to dire urban sprawl challenges. We neighbors (residential, business, and school) in the area have already been addressing such growth challenges and we need your assistance, through more collaboration, to better address.

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I asked Mr. Kaufman of WGM Group during that meeting, in the presence of attendees (a full list is available upon request), what our next action items can be. He stated he would digest all of the helpful input from all of us at that meeting, and would get back to me as a primary point of contact for the group to help revise the plan. To date, I've not heard back from Mr. Kaufman and I see the push for rezoning is going before city council tonight.

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I look forward to hearing back from you soon, and thank you,

Kevin Davis
Co-Founder, Citizens for a Safer Reserve St.
A business owner in Hellgate Meadows

From: [Marty Rehbein](#)
To: [Jenny Baker](#)
Subject: FW: Letter of protest regarding Hellgate Meadows district
Date: Thursday, September 19, 2019 12:13:57 PM
Attachments: [image001.png](#)

From: 4100condos hoa <4100condoshoa@gmail.com>
Sent: Thursday, September 19, 2019 12:09 PM
To: Grp. City Council and City Web Site <Council@ci.missoula.mt.us>
Subject: Letter of protest regarding Hellgate Meadows district

This letter was sent to the 4100 Condominium HOA board from Russ Peterson who lives at 4100 Mullan Rd #607.

Dear Missoula committee,

Thanks for hearing out the Neighborhoods surrounding the development of the Flynn Lane and Mullan Road Rezoning.

I Showed up today as a homeowner Who lives at the 4100 Community; Directly on Mullan Road where the cars drive by at 45 miles an hour. The condition of the Neighborhood In the Mullan Reserve Area has grown. A recommendation to further concentrate people in the area is inappropriate and abusive by developers. Putting in Apartments 4 stories high with a 50 eaves line is far beyond the single home 35 foot zoning I understood when buying my home. This proposal will change my home and I will live in a dark box zoned in by rentals and lose large value on the property. I will be sad to not see the St Regis Valley during evening sunsets. I estimate that 65 homeowners would be blocked out from this view with a rezoning unimagined when purchasing their home.

I have had 5 cars gone thru and 2 bikes stolen. There is a crime problem with this growth that is problematic for safety.

Additional factors already make living in my neighborhood difficult without increasing the population density; There is an inappropriate amount of parking in my community. This was partially enabled by the city listening to a for profit developer who wasn't upfront about final parking needs; Allowing him to under claim bedrooms to short the parking. I have been harassed by neighboring apartment managers when looking for a parking space. These places are mandated to have public spaces and what you are approving is not meeting the need. Where should I park? 5 blocks away in front of somebody else's house? You can't have friends or guests with these parking conditions; where should they Park? Often there is nowhere so there is no reason to invite anybody.

Finally, there is no public transportation in this neighborhood. I have been shocked for years how the longest straight 5 mile stretch of reserve south to north can have no direct bus line. The people who live around Mullan and Reserve have no bus option within 2 miles. Owning a car is essential in this neighborhood right now and there is no available parking.

We need more space and more infrastructure for the over building that has taken place with fixes for parking, crime and transportation. Do not increase the zoning density directly around the Mullan reserve area.

A final vote against this measure is not made until you have decided to support communities and not developers. Take this moment ahead of time understand that your denial of zoning change vote leads to a traditional neighborhood that is a spaced enough community to avoid overdevelopment issues.

Thank you for your time, Regards,

Russ Peterson

From: [Marty Rehbein](#)
To: [Jenny Baker](#)
Subject: Fwd: Proposed Rezoning for Flynn Ranch Area
Date: Wednesday, September 18, 2019 7:04:22 AM

Marty
Sent from my iPad

Begin forwarded message:

From: Mirtha Becerra <MBecerra@ci.missoula.mt.us>
Date: September 17, 2019 at 10:19:09 PM MDT
To: "Grp. City Council and City Web Site" <Council@ci.missoula.mt.us>, Marty Rehbein <RehbeinM@ci.missoula.mt.us>
Subject: Fwd: Proposed Rezoning for Flynn Ranch Area

Please add to public comment file.
Thanks,
Mirtha

Sent from my iPhone

Begin forwarded message:

From: Roberta Smith <rjsmith@blackfoot.net>
Date: September 17, 2019 at 4:51:48 PM MDT
To: <mbecerra@ci.missoula.mt.us>
Cc: 'Roberta Smith' <rjsmith@blackfoot.net>
Subject: Proposed Rezoning for Flynn Ranch Area

Dear Ms. Becerra,

I am writing to you to plead that you NOT support the proposed rezoning effort for the Flynn Ranch property being submitted to the Planning Board and ultimately to the City Council for final approval should it be passed by the Planning Board. This property was initially zoned and designed to blend with the current neighborhoods all around it (Hellgate Meadows and Pleasant View) and this is what was promised to us by the City when we purchased our lots and built our homes in this area, including our small park areas for green space. I built my home here in Hellgate Meadows 15 years ago and love the intimate, neighborly look and feel of our area. Since that time,

mostly in the last 5-7 years, several condo buildings, Mullan Apts, Tyson-Vance Apartments, and the 500-plus Tolleffson Apts have been built around our little neighborhood (with no additional green space) bringing increased traffic congestion, demands on our 2 little parks with kids and dogs (of which they do not pay anything towards Mutt Mitt stations or bags to our HOA), increased demand on our local school, and increased IMMENSE DENSITY. We DO NOT need any more density in this area that this proposal would allow. It will be too much – and we have that already. The current zoning for the Flynn Ranch area is what should remain. PLEASE do not let this rezoning proposal pass!

Thank you for your efforts on our behalf as our representative.

Roberta

Roberta J. Smith, SPHR, SHRM-SCP, CSE
Principal and Consultant
McGeeSmith Training and HR Consulting
mcgeesmith@blackfoot.net
406-721-5560 (Office)
406-880-3307 (Cell)

HOME:
2803 O'Shaughnesy St
Missoula, MT 59808
Ward 2

From: [Marty Rehbein](#)
To: [Jenny Baker](#)
Subject: Fwd: Rezoning for Flynn Field
Date: Monday, October 7, 2019 7:57:01 AM

Marty
Sent from my iPad

Begin forwarded message:

From: Rosemary Thurston <seattlethurstons@gmail.com>
Date: October 6, 2019 at 5:32:35 PM MDT
To: council@ci.missoula.mt.us
Subject: Rezoning for Flynn Field

Thurston
4100 Mullan Road Unit 918
Missoula, MT 59808

October 6, 2019

Missoula City Council
435 Ryman
Missoula, MT 59802

Dear City Council:

Rezone the north 8.5 acres at 10 units per acre. Make smaller lots but keep the community similar to Hellgate Meadows, with a 2 story limit and some smaller rental units interspersed. That kind of development is less likely to decrease our property values.

I previously understood that Edgell and Hoyt had the north 8.5 acres and an option for the next 17 acres. Now the Spokane firm has an option on the 49 acres south of the 8.5 acres. I tried to Google them, and found nothing. Do we know what they build - would it fit in with Hellgate Meadows - what is the quality and cost??? We know they want the maximum number of units - thus all the apartments down Mary Jane and next to our condominiums. By the way we are not transient dwellers, we pay over \$315,000 in taxes from 4100 Mullan.

Mr Edgell and Hoyt are building the north end. We know what they do and they are good at what they do. It would keep jobs in the area and match the types of buildings already in the area. We know the quality and cost.

Think about the burden on the Hellgate School. We need to think as a whole area, not just Flynn Field. There is development happening west of Flynn Lane, with even greater potential for the area at the end of the airport that backs up to the school. Making Flynn Field so dense will fill the school, disregarding children coming from the other developments.

Traffic will go through Hellgate Meadows using Oleary as a main thoroughfare, with narrow streets, making it unsafe and unwalkable for the young and the elderly. Several parents already spoke about dangers to the little ones. There are also senior apartments, assisted living units and many retired home owners in the area. It needs to be safe. Consideration also needs to be given to the development behind the AMC theater, which will empty out onto Union Pacific, an extension of Oleary. Not allowing large apartments will help decrease traffic.

Interestingly, 775 total residential permits were given in 2016. 501 apartment units were added to our neighborhood in 2017 - 2018. We don't need more apartment complexes.

My questions to you:

1. Have you read the Missoula Growth Plan? It is a good plan with lots of thought from many Missoula residents.
2. Do you as Representatives of the citizens of Missoula think the the proposed development of Flynn Field agrees with the Growth Plan? Is it livable and makes the area desirable for the buyers and the community around it?

It is in your hands.

Thank you,

Rosemary Thurston

From: [Laurie Hire](#)
To: [Jenny Baker](#)
Subject: FW: Rezoning of Hellgate property
Date: Wednesday, September 11, 2019 8:41:19 AM

-----Original Message-----

From: Tod Pepin <tmcdpepin@gmail.com>
Sent: Wednesday, September 11, 2019 7:13 AM
To: caps <caps@missoulacounty.us>
Subject: Rezoning of Hellgate property

Dear Planning board members,

I am writing as an Condo owner at 4100 Mullan road.

I do not support the rezoning of the Hellgate property. I do not believe it is in the best interests of the community or the people who work, travel and live in this part of Missoula.

We need to be aware and concerned at the over growth and the negative impacts that come with in in this community. I ask that you consider these concerns as you make your decision. I do not believe it is in the best interests of our community.

Thank you
Tod Pepin

Sent from my iPhone

Messages and attachments sent to or from this e-mail account may be considered public or private records depending on the message content. Unless otherwise exempted from the public records law, senders and receivers of County email should presume that the email are subject to release upon request. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies.

From: [Wendell Beardsley](#)
To: [Jenny Baker](#)
Cc: [Mirtha Becerra](#)
Date: Monday, September 23, 2019 11:01:14 AM

I write to request that Missoula Development Services and Missoula City Council postpone any decision on rezoning the 57-acre parcel at Mullan Rd. / Flynn Ln. I strongly agree with Councilwoman Becerra's concerns that rezoning be postponed **"until a federal grant is announced, followed by a more robust planning process."**

While not disagreeing with the project's purported objective of providing more affordable housing, this project follows numerous past developments in the west-of-Reserve Street area with no associated improvements in the street infrastructure required to support the increase in traffic.. Traffic on Mullan Road and Reserve Street has reached legendary levels, far beyond their design capacities and notorious for crashes and injuries. I believe all future development that increases vehicle traffic on Reserve Street should be postponed until major permanent solutions have been designed and built to safely accommodate arterial traffic flows. Planning and right-of-way acquisition for a high-speed bypass should be first priority for study and action by Missoula Development Services.

Thank you for your attention. Wendell Beardsley