

**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](mailto:billy.bolt@hubinternational.com); ["Pat Koster"](#); [Kevin Davis](#); [jmlosing@yahoo.com](mailto:jmlosing@yahoo.com); [e.mpeterson@yahoo.com](mailto:e.mpeterson@yahoo.com); [Fstubblefield@thespringsliving.com](mailto:Fstubblefield@thespringsliving.com); [glengarra@blackfoot.net](mailto:glengarra@blackfoot.net); [meprince@hotmail.com](mailto:meprince@hotmail.com); [jmcdermott@thespringsliving.com](mailto:jmcdermott@thespringsliving.com); [patsyhome@montana.com](mailto:patsyhome@montana.com); [njtollefson@q.com](mailto:njtollefson@q.com); ["David Edgell"](#); [cbsteinb@bigsky.net](mailto:cbsteinb@bigsky.net); ["Nancy Tredik"](#); [charliedeschamps@outlook.com](mailto:charliedeschamps@outlook.com); [meprince@fourpawsmt.vet](mailto:meprince@fourpawsmt.vet); ["Josh Slotnick"](#); [Mirtha Becerra](#); [Jordan Hess](#); ["Jill Valley"](#); ["Nick Kaufman"](#); ["Rosemary Thurston"](#); [dreisig@hellgate.k12.mt.us](mailto: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

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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](mailto:nmckethen@ranchclub.com)



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**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@mwfbi.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@jccsca.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@jccsca.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,

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](mailto: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 Reisinger 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](mailto: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 Reisinger 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](mailto: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*

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