

# RE: West End Homes Proposed Subdivision



Joe M. Dehnert

To: Doug Reisig

Cc: pfalls406@gmail.com; 'Elizabeth Kaleva'; 'Rich Thornock'; '(rod@kpax.com)'; 'Jack Babon'; 'Kate Walker'; 'lori.christensen2430@gmail.com'; 'dianebeck@windermere.com' (dianebeck@windermere.com); Jamie Courville; Julia McCarthy-McLavery; Chris Clevenger; Brent Heist; Damian Droessler; +6 others

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Fri 12/17/2021 1:29 PM

Thank you for your prompt reply Doug, and for providing information regarding your school's capacity. As mentioned in my previous email, we are still in the preliminary stages of submitting our subdivision application, but the hope is that eventually our application will be deemed sufficient by the City of Missoula at which point you will receive a formal request for comment on the proposed development.

Thank you again for your time and consideration,

Joe Dehnert  
Land Use Planner



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From: Doug Reisig <[dreisig@hellgate.k12.mt.us](mailto:dreisig@hellgate.k12.mt.us)>

Sent: Friday, December 17, 2021 1:25 PM

To: Joe M. Dehnert <[Joseph.M.Dehnert@imegcorp.com](mailto:Joseph.M.Dehnert@imegcorp.com)>

Cc: pfalls406@gmail.com; 'Elizabeth Kaleva' <[eakaleva@kalevalaw.com](mailto:eakaleva@kalevalaw.com)>; 'Rich Thornock' <[richthornock@msn.com](mailto:richthornock@msn.com)>; '(rod@kpax.com)' <[rod@kpax.com](mailto:rod@kpax.com)>; 'Jack Babon' <[jkbabon@gmail.com](mailto:jkbabon@gmail.com)>; 'Kate Walker' <[kpwalker88@gmail.com](mailto:kpwalker88@gmail.com)>; 'lori.christensen2430@gmail.com' <[lori.christensen2430@gmail.com](mailto:lori.christensen2430@gmail.com)>; 'dianebeck@windermere.com' (dianebeck@windermere.com) <[dianebeck@windermere.com](mailto:dianebeck@windermere.com)>; Jamie Courville <[jcourville@hellgate.k12.mt.us](mailto:jcourville@hellgate.k12.mt.us)>; Julia McCarthy-McLavery <[jmccarthymlavery@hellgate.k12.mt.us](mailto:jmccarthymlavery@hellgate.k12.mt.us)>; Chris Clevenger <[cclevenger@hellgate.k12.mt.us](mailto:cclevenger@hellgate.k12.mt.us)>; Brent Heist <[bheist@hellgate.k12.mt.us](mailto:bheist@hellgate.k12.mt.us)>; Damian Droessler <[ddroessler@hellgate.k12.mt.us](mailto:ddroessler@hellgate.k12.mt.us)>; Molly Blakely <[mblakely@hellgate.k12.mt.us](mailto:mblakely@hellgate.k12.mt.us)>; Shara Blair <[sblair@hellgate.k12.mt.us](mailto:sblair@hellgate.k12.mt.us)>; Dana Schatz <[dschatz@hellgate.k12.mt.us](mailto:dschatz@hellgate.k12.mt.us)>; Anne Maloney <[amaloney@hellgate.k12.mt.us](mailto:amaloney@hellgate.k12.mt.us)>; Jonna Brandt <[jbrandt@hellgate.k12.mt.us](mailto:jbrandt@hellgate.k12.mt.us)>; Bruce Parks <[bparks@hellgate.k12.mt.us](mailto:bparks@hellgate.k12.mt.us)>

Subject: RE: West End Homes Proposed Subdivision

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Joe:

Hellgate Elementary currently has 1,500 students (grades Kindergarten through 8<sup>th</sup> Grade). With existing facilities, the school district can reasonably accommodate up to approximately 1,800 students and, if necessary, up to 2,000 students, approximately 500 students per building.

Doug

Douglas Reisig, Ed.D.  
Superintendent, Hellgate Elementary  
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[dreisig@hellgate.k12.mt.us](mailto:dreisig@hellgate.k12.mt.us)

From: Joe M. Dehnert [<mailto:Joseph.M.Dehnert@imegcorp.com>]

Sent: Friday, December 17, 2021 11:39 AM

To: Doug Reisig; [jcmiller@mcpst.org](mailto:jcmiller@mcpst.org)

Subject: West End Homes Proposed Subdivision

Hello Douglas and Judson,

My name is Joe Dehnert and I am working on a subdivision application with the City of Missoula. I've attached an aerial image which outlines the location of the proposed subdivision above. The subdivision proposal is for 246 units on property directly adjacent to the North of Hellgate Elementary School and falls within the Hellgate School District. Part of the preliminary plat subdivision application process is identifying potentially significant adverse impacts associated with a proposed subdivision. These typically relate to a school's capacity to accommodate new students and current staff and infrastructure capabilities. I'm reaching out to get a sense of your initial thoughts on the current capabilities of your school to accommodate an increased number of students as a result of the potential subdivision. To note, we are still in the preliminary stages of the subdivision proposal so this is an informal request and only serves to identify some of the potential concerns that you all may have.

I hope to hear from you soon,

Joe Dehnert  
Land Use Planner

**From:** Pat J McHugh <pmchugh@mcps.k12.mt.us>  
**Sent:** Wednesday, February 2, 2022 10:58 AM  
**To:** Joe M. Dehnert  
**Cc:** Jennifer; Russ Lodge; Kara Tortorich  
**Subject:** Proposed Subdivision

**External Email:** Treat links and attachments with caution.

Hi Joe,

Jennifer asked that I reach out to with some information regarding Big Sky High School (BSHS) in response to the proposed subdivision near Hellgate elementary school.

- BSHS is our newest AA high school. It was constructed in 1980. Missoula County Public Schools has 3 AA high schools and an alternative high school in Missoula, and a class C high school in Seeley Lake.
- The BSHS building consists of 254,222 sq. ft. and sits on a campus of 37.8 acres.
- As part of the Smart Schools 2020 Bond, major renovations were made to BSHS, including the addition of 6,000 square feet of useable space.
- BSHS currently houses approximately 1,200 students. We are currently experiencing growth in our high school enrollment. We plan to update the district demographic study this the fall, and further evaluate the capacity of all of our buildings.

Let me know if you have any questions, or would like to discuss the above information.

Pat

Pat McHugh  
Executive Director of Business & Operations  
Missoula County Public Schools  
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