

Tamara R. Ross

From: Tamara R. Ross
Sent: Wednesday, March 15, 2023 6:08 PM
To: Rosemary Thurston
Cc: Alex Bramlette; Danny G. Oberweiser
Subject: RE: Meeting March 24th at 4PM Mid-field (Missoula Loft Homes on Mary Jane - 22000700.00)
Attachments: EXH-22000700 Illustration.pdf; 20230315 Public Comment from Rosemary Thurstonl.pdf

Hello Rosemary,

The purpose of this email is to respond to three main items; your inquiry regarding a preliminary map of the proposal, provide information for a virtual meeting, and the Neighborhood Meeting date discrepancy.

1) Attached is a preliminary drawing of the project area. Please reference my email from March 7th, 2023, regarding the regulatory process of a subdivision within the City of Missoula. You may direct comments to IMEG Staff, until a formal submittal to the city has occurred, or compile your thoughts and provide them during one of the two meeting dates. This may provide everyone with similar questions to chime in or will provide a general answer to multiple community members with similar thoughts.

2) IMEG will be hosting a follow-up (virtual only) meeting on Tuesday, March 28th, at 4:00 PM (MT). Please see the information below. In addition, A physical mailing will be sent containing the Microsoft Teams Meeting information provided within this email. An opportunity to share concerns and provide comment will be open after the project presentation is concluded.

3) I have confirmed with you via email on March 14th, the initial mistake of sending a draft notice and returned your phone call mid-morning on Wednesday, March 15th, to confirm verbally when the meeting will take place. It was confirmed, you had no further questions at the time of the phone call. I have attached our email chain for ease of transparency between all parties and to provide the city an opportunity to review this project proposals public comment record.

If you need assistance in joining this meeting please review the Microsoft Office Support page, [here](#).

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 288 931 385 584

Passcode: bagSKw

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Or call in (audio only)

[+1 309-644-4427,,764810187#](#) United States, Rock Island

Phone Conference ID: 764 810 187#

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Enclosures:

EXH-22000700 Illustration

20230315 Public Comment from Rosemary Thurstonl

Thank you,

Tamara Ross

Civil Designer / Planning Technician



IMEG Corp.

1817 South Ave West | Suite A | Missoula, MT 59801

(406) 272-0253

Tamara.R.Ross@imegcorp.com

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From: Alex Bramlette <BramletteA@ci.missoula.mt.us>

Sent: Wednesday, March 15, 2023 3:08 PM

To: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>; Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>

Cc: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Tamara R. Ross <Tamara.R.Ross@imegcorp.com>

Subject: FW: Meeting March 24th at 4PM Mid-field (Missoula Loft Homes on Mary Jane - 22000700.00)

External Email: Treat links and attachments with caution.

Hi there,

Looks like you all have already been corresponding with Rosemary Thurston regarding Tract 2 & 5 neighborhood meeting. She has reached out asking us for a site plan to share. I do not want to send anything outside of what has been included in the meeting notification.

Would you all be able to connect with her and provide some additional detail?

Thanks,

Alex Bramlette | she/her | Senior Planner

Community Planning, Development & Innovation

City of Missoula Development Services

(406) 552-6052 | bramlettea@ci.missoula.mt.us

From: Rosemary Thurston <missoulathurstons@gmail.com>

Sent: Tuesday, March 14, 2023 3:26 PM

To: Zoning DeskOnCall <ZoningDesk@ci.missoula.mt.us>

Subject: Fwd: Meeting March 24th at 4PM Mid-field (Missoula Loft Homes on Mary Jane - 22000700.00)

This is the notice I received in the email. My physical paper states it is Mar 24th at 4pm - IN THE FIELD. Not sure why they are having it there, but good to know when for sure. Do you have a copy of the plat map showing what they intend to do?

Thank you,

Rosemary Thurston

----- Forwarded message -----

From: **Tamara R. Ross** <Tamara.R.Ross@imegcorp.com>

Date: Tue, Mar 7, 2023 at 2:03 PM

Subject: RE: Meeting March 24th at 4PM Mid-field (Missoula Loft Homes on Mary Jane - 22000700.00)

To: Rosemary Thurston <missoulathurstons@gmail.com>

Hello Rosemary,

Our office has received your comment and concerns. We apologize of any inconvenience regarding the place and time of the meeting.

Please note: this interest will be added to the project proposals public record; therefore, it will be reviewed by the City of Missoula Planning staff regarding Missoula Loft Homes on Mary Jane Major Subdivision proposal when formally submitted for review. When formally submitted to the City it should be visible on their website and you may also request to be included in future mailings and notices for the application. Once an official application is brought forward and reviewed by city staff there will be published notices for a Planning Board Hearing, Land Use Council Hearing, and City Council Hearing providing further opportunity to submit a formal comment.

I have included a PDF version of the Neighborhood Meeting Letter, an Aerial Photo of the subject property and three pages from the City of [Missoula Subdivision Regulations](#) which summarizes the first steps of regulatory processes for Subdivision reviews in the [City of Missoula](#). The Community Council District within this area may be a great contact throughout the notice period.

Kalina Pritchard (Wickham)
Neighborhoods Office - Captain John Mullan
captmullan@missoula-neighborhoods.org
Phone: (406) 552-6081

Lastly, official comments can also be directed to the City of Missoula's - Community Planning, Development, & Innovation Department for consideration via email zoningdesk@ci.missoula.mt.us.

Thanks,

Tamara Ross

Civil Designer / Planning Technician



IMEG Corp.

1817 South Ave West | Suite A | Missoula, MT 59801

(406) 272-0253

Tamara.R.Ross@imegcorp.com

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This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

From: Rosemary Thurston <missoulathurstons@gmail.com>

Sent: Tuesday, March 7, 2023 6:24 AM

To: Tamara R. Ross <Tamara.R.Ross@imegcorp.com>

Subject: Meeting March 24th at 4PM Mid-field

External Email: Treat links and attachments with caution.

Tamara,

I am wondering if you have thought about the logistics of having this meeting.

1. O'Leary doesn't go across the field, so access has to be down Mary Jane.
2. Mary Jane is a 2 lane road without any parking.
3. There is a fence on the east side of the field abutting Hellgate Meadows, so you would have to walk around through Hellgate Village and construction on Mary Jane to get there.
4. Or you could drive around and park in the Pleasant View neighborhood and then walk down Mary Jane. I think those residents would appreciate that.
5. Once you get there you can stand on the sidewalk or you could stand in the potential mud where utility pipes have been put down to the side of the sidewalk.
6. Or you might be able to stand around in the goose poop as it is a very popular place in the spring and fall for the geese. (i am being facetious, but it is true.)

I'm wondering why you didn't schedule this meeting at Hellgate School. That is where most of the meetings have been. Everyone knows where it is. It is easy access with parking and dry on the feet.

I am sure a lot of people have questions regarding the development that you are proposing so we appreciate the opportunity to see what is going on and ask questions.

Thank you,
Rosemary Thurston