

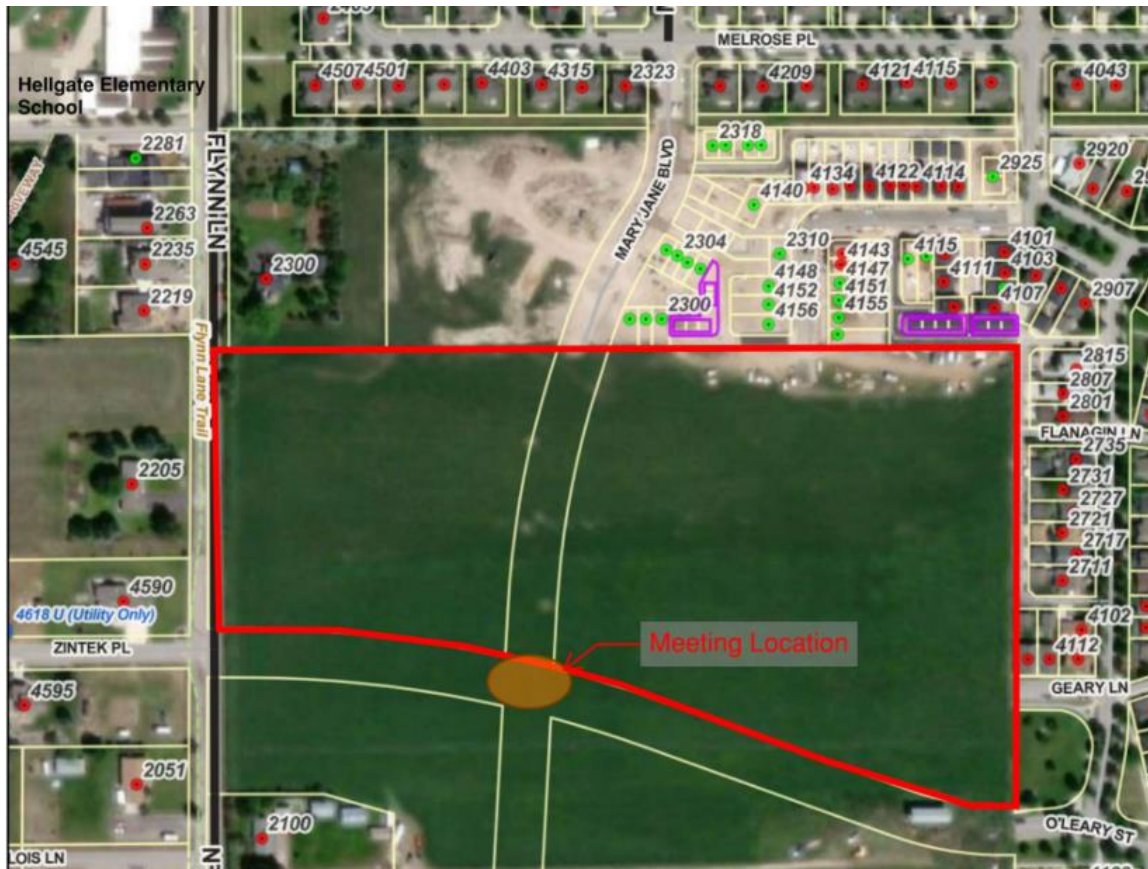
March 3rd, 2023

Current Resident

To Whom it May Concern,

Re: Neighborhood Meeting for Missoula Loft Homes on Mary Jane

The purpose of this letter is to invite you to a Neighborhood Meeting for a proposed Major Subdivision located in the City of Missoula. This meeting will address questions and comments regarding a proposed Missoula Loft Homes on Mary Jane Major Subdivision on approximately 16.74 acres. We are excited to share and discuss the landowner's proposal with you. The general location of the subdivision is south of addressed location 2300 Flynn Lane, Missoula, MT 59808. The existing tracts are currently bisected by Mary Jane Boulevard, and the meeting will be held at the intersection of Mary Jane Boulevard and O'Leary Street. IMEG staff will be hosting this meeting on **Friday, March 24, 2023, at 4 pm (MT)** at the meeting location pictured below.



During the scheduled meeting IMEG staff will provide you with an overview of the project and details regarding the ongoing public review process. Your attendance and comments are welcomed and encouraged. We ask for your patience during the meeting as we make sure to communicate with all attendees. If you are unable to attend the meeting, please feel free to send your questions and/or comments to tamara.r.ross@imegcorp.com or to the address found at the bottom of this page. We look forward to connecting with you.

Sincerely,
IMEG Corp.

Prepared By:



Tamara Ross

Civil Designer / Planning Technician

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ATTENDANCE RECORD

IMEG #: 23001041.00

Project: Missoula Lofts at Mary Jane

Meeting Description: Neighborhood Meeting

Date: 3/24/2023 Time: 4:00pm

Place: Project Location – Mary Jane Blvd

ATTENDEE NAME	REPRESENTING	PHONE #	E-MAIL
Danny Oberweiser	IMEG	(406) 721-0142	Daniel.g.oberweiser@imegcorp.com
Paul Forsting	IMEG	(406) 721-0142	paul.t.forsting@imegcorp.com
Michael Maine	IMEG	(406) 532 -0270	Michael.A.Maine@imegcorp.com
<i>Poseidon Trust</i>		<i>506-952-8418</i>	<i>missoulathrusttrust@gmail.com</i>
<i>Diane Choate</i>	<i>4100 Condos</i>	<i>352-451-7429</i>	<i>choated4730@gmail.com</i>
<i>Gaye Davis</i>	<i>4100 Condos #2</i>	<i>850-499-6301</i>	<i>gayedavis3@gmail.com</i>
<i>Leslie Clayborn</i>			<i>lacmontana@gmail.com</i>
<i>Kathie Snodgrass</i>	<i>Hellgate Meadows Res. Neigh. Assoc</i>	<i>406-541-8639</i>	<i>kippie_snodgrass@hotmail.com</i>
<i>Mel Fisher</i>	<i>2</i>	<i>459-6590</i>	<i>melissa.k.fisher@gmail</i>
<i>DENNIS LOUQUET</i>	<i>HELLGATE VILLAGE</i>	<i>376-3363</i>	<i>DENNYLOUQUET@gmail.com</i>
<i>STEVEN JACOBSON</i>		<i>203-2309</i>	<i>PASSARO@AOL.COM</i>
<i>Mitcha Beana</i>	<i>City Council</i>	<i>406-546-7900</i>	<i>mbeana@missoula.mt.us</i>
* <i>Bill Hayden</i>	<i>myself</i>	<i>406-250-5149</i>	<i>MTBill001@me.com</i>
* <i>Barb Wango</i>	<i>myself</i>	<i>781-244-5390</i>	<i>barb.suekibd@gmail.com</i>
* <i>Cindy Thiel</i>	<i>✓</i>	<i>406-728-5199</i>	<i>ckthiel.bk@gmail.com</i>



MEETING MINUTES

Miramonte Mary Jane

IMEG #22000700.00

March 24, 2023

MEETING DATE: March 24, 2023
LOCATION: Mary Jane Blvd
PRESENT: Please reference sign in sheet for attendance

ITEMS DISCUSSED:

1. Danny Oberweiser as IMEG Rep.
2. Project Overview – Builder and history of homes built in Missoula.
3. All building will be leasable units
4. Are all the homes rentals?
 - a. Danny – yes, that is the intent.
 - b. They are trying to keep high density units along Mary Jane
5. Are the homes single story?
 - a. At this point all that we know are that they are single family detached homes
 - b. A lot of the homes will mirror the existing architecture of the neighborhood
6. Total units is 163 units
7. Danny to go over history of growth policy and rezone of area
8. Original zoning was for extremely high density
9. Area of project is 17 areas (ish)
10. - Residence Like the big park and are discussing it -
11. Road networks and park were established by development agreement in 2019
12. Will the city take the park?
 - a. It is the city's intent that they park will be owned by the city
 - b. Developer will need to make improvements to area before city takes park

13. What are the street widths for this park?
 - a. They will be slightly larger than currently exist in your neighborhood to the east
14. Is there a different setback for single family or multi family homes.
15. Are there sidewalks ?
 - a. Yes,
 - 1) Good job
16. Will there be Allys?
 - a. Yes and there will not be parking along the ally
17. Buildings have to be less than 30 feet for fire purposes.
18. Maximum building heigh is 45 feet'
19. What is the plan for the south parcel?
 - a. That is not our project and we do not know the details
20. I'm excited I think this is a good project
21. I wish that they were for sale and not for lease
22. There is a need for detached single family houses that need to be rented
23. There are some nuances in the regulations that allow us to go through this process.
24. Will the existing house on the south parcel remain?
 - a. That is not our project
25. The landowner that you are working for? I talked to someone who wanted to buy this property. Rent them for 10 years and then start to sell them. Is that your client?
 - a. That could be the plan but I'm not sure, as our client has not mentioned that plan to me.
26. If they build this and they are all rental units and at some point in the future they start to sell the homes will that evade some type of subdivision process?
 - a. No we are following all the rules and regulations.
27. It is my understanding that the parcel there is part of the same development
28. What is the Square footage of these units
 - a. Around 1500 sq ft each
29. 42 single family homes
30. 101 shared walled townhomes



31. Do any of the units have garages \
 - a. Underneath
32. We are going to expand it along the
33. These two
34. Timing?
 - a. We will officially submit in the coming months
 - b. I would expect to be no less than 6 month before we receive approval
 - c. We would be hopeful that Construction maybe next spring
35. HOA?
 - a. This will have it owns HOA independent from other HOAs in this neighborhood.

The foregoing constitutes our understanding of the matters discussed during the meeting. Participants are requested to advise author in writing of any corrections or additions within ten (10) days of receiving this document.

Prepared by: Mike A. Maine

MAM/admin_initials
Document3

cc: All Present

