

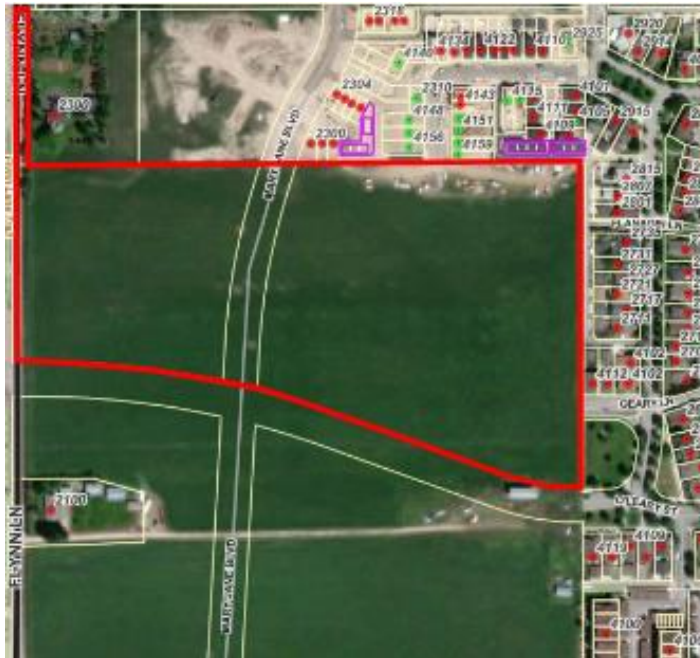
March 16, 2023

Current Resident

To Whom it May Concern,

Re: **Question and Answer Virtual Meeting for Missoula Loft Homes on Mary Jane**

The purpose of this letter is to invite you to a virtual, question and answer meeting, for the proposed Major Subdivision located in the City of Missoula. If you are unable to attend the in-person Neighborhood Meeting on Friday, March 24th for whatever reason and/or would like to learn more about the proposed project, we encourage you to attend this meeting. Please note, this meeting is for IMEG to listen to your comments/concerns, provide information regarding the proposed project, and hopefully answer any additional questions. We are excited to share and discuss the applicant'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 as seen in the image below.



IMEG staff will be hosting this meeting virtually on Tuesday, March 28th, 2023, at 4 pm (MT). Members of the public may make comments or express concerns about the proposed project by either attending the meeting virtually via Microsoft Teams or through using the call-in number. There are two ways to obtain the active meeting link for the upcoming meeting. You may obtain the active link by sending an email to tamara.r.ross@imegcorp.com. Secondly, you may give our office a call at 406-532-0269 to have the information sent to your personal email.

Virtually via Microsoft Teams

Virtual Meeting ID: 288 931 385 584, Passcode: bagSKw

Call In (audio only): 1 309-644-4427, Phone ID: 764 810 187#

*Press *5 to raise your hand to be recognized for public comment, *6 to mute and unmute.*

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
1817 South Ave West | Suite A | Missoula, MT 59801
(406) 272-0253
Tamara.R.Ross@imegcorp.com



MEETING MINUTES

IMEG # 22000700.00

MEETING DATE: 03/28/2023
LOCATION: Microsoft Teams – Virtual

ITEMS DISCUSSED:

JD: Reviews the site layout. Developer plans for these to be for rent or lease and does have experience around Missoula. Single Family units with detached garages (Flynn and around Flanagan Lane) the remainder are to be mixed. There is a Development Agreement which was passed when the property was rezoned to control density as the underlining zoning would have enabled more density than the proposed plan. Brought up the Development Agreement and discussed Area B (21-units per acre) and Area A (21-units per acre). The road corridors and parkland where already set in place for this proposal due to this Development Agreement. Expansion to this area has been planned (traffic, stubbed infrastructure which includes water and sewer)

Questions:

Jim: Will the park be maintained by the city?

JD: Yes, this will be a City Park.

Jim: How was the density blended together?

JD: We are subject to each of the additional layers per zone on the DA however within the proposed development we believe there are decent alleys running throughout along with landscaping and walkability. However, there is not a transition zone, but we are below each of the densities.

Jim: Are the roads streets/city standard or alleys?

JD: They are right of way dedicated alleys by definition.

Jim: Are these actual lots or are you outright applying for building permits.

JD: There will be lots created for preliminary plat approval. There are roughly 50 lots in total and a 163 units.

- **42 Single Family Detached Homes + 121 Mutli-Family Units = 163 Units on 55 Platted Lots**

Susan: When will these be built?

JD: went over preliminary plat approval. How will be improvements be bonded, creation of lots, and how phasing would work regarding start to finish of the governing body reievw. Municipal Facility Exemption and therefore, it would not have to go through DEQ review because it's served by the City. Assuming Phase One, it may take roughly one year to two years for full build out.

Susan: Phase one starts where?

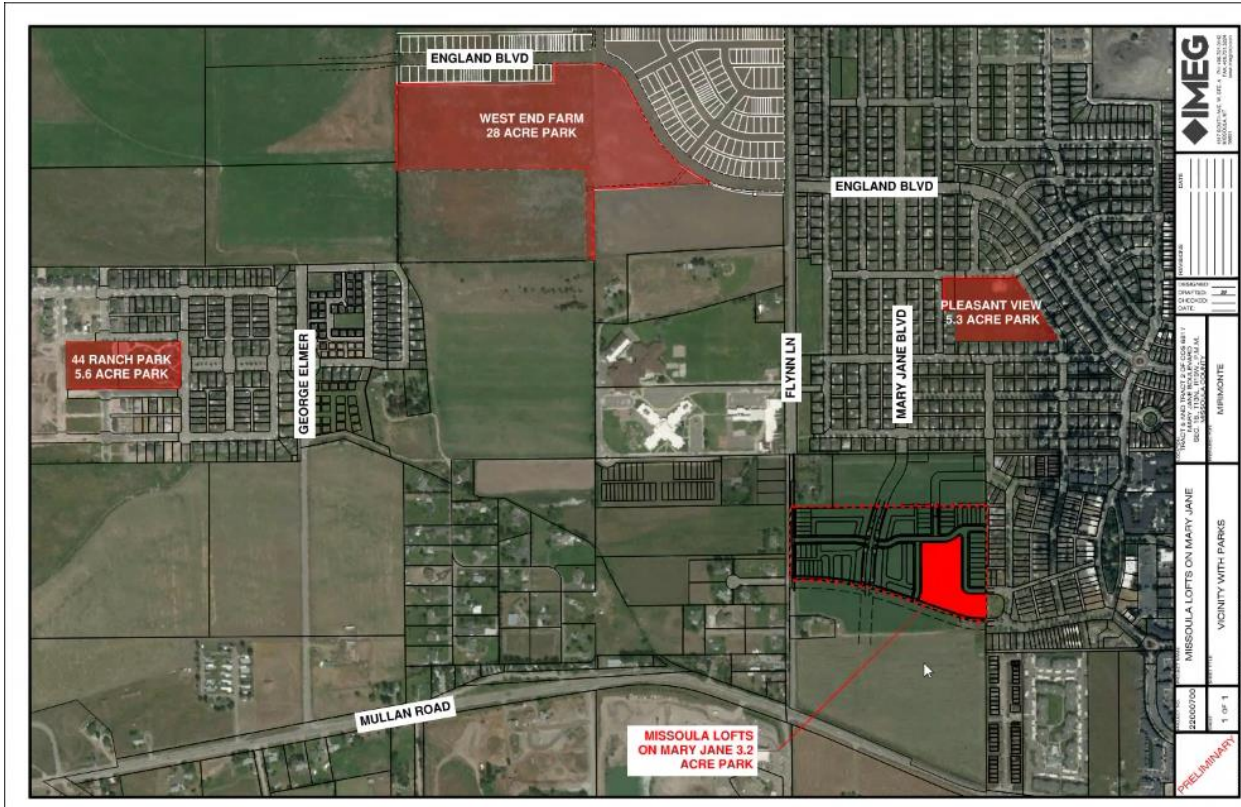
JD: Traditionally phasing is designed through review of emergency services and how the city infrastructure is laid out. Or the infrastructure could all be built out and then just homes built in phases. TBD. Stay involved and provided Engage Missoula link.

Jim: Single Family Homes and what is the type of multi home proposed?

JD: proposed will be a Row Home for the multi family. Allies do not have proposed parking along them as the proposal includes garage under the multi dwelling structure.

Jim: Any other amenities associated with the development?

JD: Landscaping which would be more passive, sidewalks, lighting, green space... but there are no other club house, pool area, playground area etc. No other things proposed in the park, there is not a overall park landscaping plan.



DO: Overview of Half Street Improvements

There is a development south of our project and they will be building out O’Leary Street before we start instruction, and we will be responsible for Half Street Improvements.

Flynn Lane is existing, but we will expand it to include sidewalk, parking land and boulevard.

Flynn Trail will remain as is on the west side of Flynn.

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.



All Present: Attendance

Guests:

Susan Quinn

David Erickson – Missoulia

Jim McLeod (#406-360-4653) - Jim owns property between Flynn and Mary Jane Boulevard, not necessarily apposed just curious.

IMEG Staff:

Joe Dehnert

Danny Oberweiser

Tamara Ross

Prepared by: Tamara Ross

[\\files\Active\Projects\2022\22000700.00\Design\Civil\CC07 PLANNING\Working Docs\Neighborhood Meeting](#)

