

Mullan Public Comment Record

Sources: Engage Missoula and Email

Created: 9/3/2020

Name or Agency	Date Submitted	Comment	Staff response (and/or subsequent correspondence)
Dave & Glenda Scott	9/15/2020	Andrew, my name is Dave Scott. Me and my wife Glenda have lived in the Country Crest subdivision off of Mullan Road since 2000. We have seen traffic flows steadily increase over this period of years to the point where obviously the transportation infrastructure is totally inadequate for the growth in the area. I like your master plan for the area and think that by adding those additional routes between Mullan and Broadway it should help ease the situation. My main concern is that i think the implementation of the plan should be bumped ahead several years and that the city, county and state should work together to seek Federal dollars to implement the plan at a much earlier time frame. i noted much of the implementation is 5 years or farther out. In 5 years with the rate of growth in the area we will be drowning in traffic much worse than exists now. Kalispell was able to fund their bypass with Federal dollars otherwise it probably never would have happened. I also like the idea of more roundabouts at intersections versus stop lights. Should help traffic mover easier. One intersection that i think needs to be addressed is the where Flynn Lane meets Broadway. I attended an earlier transportation meeting last year with county and city where the thought by the engineers was that nothing needs to be done there in terms of light. That is a most dangerous intersection for those entering Broadway from Flynn Lane as its a blind spot to the left for those entering Broadway. Appreciate all of your efforts in regards to this plan and thank you for keeping the public informed. Dave Scott	
Nate P	9/15/2020	I respectfully disagree with the planning. I am sick of seeing our town built up with condo after condo, townhome after townhome, making the city 20% more condensed, populated, and crowded than it should be. If anything, there should be actual houses and neighborhoods where people have the space they need to actually live. Utilizing all these condos and such, stacking the population on top of each other you are making the streets even more congested and the city is at its	

		limits of what it can handle as far as transportation logistics. Please stop building condos and townhomes, and please fix the traffic congestion. Look into a bypass like Kalispell has done.	
(none)	9/15/2020	I would like to see a free campground funded by the city and county located on land near the prison. Within walking distance of the pov and bus station. Will also provide legal authority to prevent encampments at reserve, broadway island and elsewhere.	
(None)	9/16/2020	The survey responses demonstrate what generally happens with public outreach in Missoula. The people who commute by alternative means (biking, walking, transit) turn out while those of us who drive our cars (a huge percentage of the overall population, especially in the Mullan area) are busy trying to commute through vast amounts of Missoula traffic and possibly traveling to Ravalli County to escape the high Missoula housing costs. The idea that this build-out should include a lot of biking and walking is unreasonable. Make the roads so they can handle the terrible traffic congestion. Mullan Road needs to be 4 lanes for a start, and that's before you add further impacts. Once more traffic is entering from Flynn, George Elmer or the proposed Mary Jane extension, Mullan won't be passable from those points to Reserve Street. The idea that we would cram more houses, and therefore more cars, into an already overcrowded system is insane. I agree with the comments from NateP regarding housing types. Stacking condos and townhomes on top of each other doesn't solve the terrible road infrastructure problem. As a person who was born and raised in Missoula, and has lived out Mullan Road for 16 years, I have seen the city deteriorate precipitously over the last 3-4 years with infill housing to try to accommodate a population that just can't "fit" into Missoula. We're slowly killing the special vibe/environment that has always made Missoula special, making it like any other crowded, polluted urban center	
Sheila McKinnon	9/15/2020	Andrew –I am one of the owners of the Old Flynn Ranch, owned by the McKinnon Family Trust. I would like to speak with you regarding the proposed zoning changes and its effect on our property. I am told that you spoke with Pelah from Five Valley Land Trust, and that you believe the proposed changes will not affect our property. However, our property is shown in the highlighted section of the map. I believe we should not be included in the new zoning, since our property is in a conservation easement, and no development can take place on our	Sheila-I hear you. I completely understand the implications of a conservation easement. I also wanted to explain in a little more detail how the zoning works. I believe what we are proposing is actually more in line with the terms of the easement than the current zoning. The designation that we are proposing is a general designation. These are called Neighborhood

		<p>land at any time. The easement is in effect in perpetuity. I would appreciate it if you could give me a call to discuss this. I want to make sure we are on the same page. You can reach me any time at 206-355-5628. (I am in Seattle, but can fly back if it becomes necessary.) Thank you. Sheila McKinnon 206-355-5628 Sheilafrances1872@gmail.com</p>	<p>Units. The Neighborhood Unit allows a range of specific zoning designations called Transects. The Transects are the specific standards that set density and use, not the Neighborhood Unit. The transects are not set as of right now. But maybe they should be for your property. I believe the most appropriate Transect designation for your property is the Rural Transect, or T2. It is designed to allow the continuation of agriculture and the preservation of open space. Look at Table 3.1 on page 3-3 of the proposed Form Based Code. Also, look at Section 3.8 (T2) RURAL TRANSECT ZONE STANDARDS in the proposed Form Based Code. You can find the code by following this link. You may remember I was at the meeting at the ranch with the engineers about that trail easement awhile back. I really enjoyed listening to you and your siblings talk about your intentions for the property. I am confident that what we are proposing will bring the zoning on your property more in line with the conservation easement and the intentions that I heard you discuss that day. Even more so than the current zoning of Residential 1 unit per acre. I am really slammed right now preparing for some presentations and responding to comments and questions about the project. Can we talk next week? -Thanks Andrew Hagemeyer, AICP</p> <p>Andrew –Thank you for that explanation. What you say makes sense. My concern is that we do not get looped into a zone that will increase our taxes that would be expected from high density development. I will read the information you attached and will get back to you next week. Thanks for responding. Sheila McKinnon</p>
Misti	9/17/2020	<p>Good Morning- I had a few questions for you in regards to the proposed development for the Mullan Traditional neighborhood. I live</p>	<p>Misti- Thanks for sending in your questions. See my answers in red:1.) Has an environmental</p>

		<p>in 44 Ranch, so I have a few concerns I would like more clarification on.</p> <p>1.) Has an environmental impact study been done? If not, I would like to request one, or need directions on how to get one done.</p> <p>2.) Will there be other entrances into and out of mullan road other than George Elmer from the subdivision. That is already a mess in the mornings and would be a nightmare if there were more houses.</p> <p>3.) Will a walking path be constructed from the subdivision to Hellgate elementary. Kids are currently walking down mullan road which is extremely dangerous.</p> <p>4.) Will another elementary school be constructed to accommodate this addition? If not, how will Hellgate Elementary have to adjust to accommodate more students.</p> <p>5.) How will this impact my taxes?</p> <p>6.) Will Mullan road be expanded to account for the extra traffic.</p> <p>7.) Will stop signs and street lights be put up in the 44 ranch subdivision to help with safety due to heightened traffic.</p> <p>8.) What impact will there be on the city sewer system.</p> <p>9.) What impact will this have on the valuation of my home? Will more houses drive down the value?</p> <p>10.) The current play equipment in 44 ranch was paid for by the homeowners, will they be reimbursed as this is considered a city park?</p> <p>11.) In this new development will there be special or federal financing involved? (Section 8, section 42, etc.)</p> <p>12.) Has a traffic study been done and if not how can I request one?</p> <p>13.) Will improvements be made to intersections and road signals?</p> <p>14.) What impact will storm water runoff have?</p> <p>15.) Has a hydrology study been done? I look forward to your response.</p>	<p>impact study been done? If not, I would like to request one, or need directions on how to get one done. Environment Impact studies are not required at the federal, state, or local level for these types of planning and zoning projects. However, one has been done for the BUILD Project, which is a project to build Mary Jane Boulevard and Improve GeorgeElemer. Contact Katie Kleitz, the communications manager for that project. katie@bigskypublicrelations.com</p> <p>2.) Will there be other entrances into and out of mullan road other than George Elmer from the subdivision. That is already a mess in the mornings and would be a nightmare if there were more houses. Yes. There will be two main roads running north south from Mullan to Broadway. There will be other connections in and out of the area as well.</p> <p>3.) Will a walking path be constructed from the subdivision to Hellgate elementary. Kids are currently walking down mullan road which is extremely dangerous. Yes, it will need to be on the North side of the subdivision to the school, as the property owners to the south will not grant an easement.</p> <p>4.) Will another elementary school be constructed to accommodate this addition? If not, how will Hellgate Elementary have to adjust to accommodate more students. Most likely yes. The plan identifies a second school further north of 44 Ranch. When that happens is up to the school district.</p> <p>5.) How will this impact my taxes? The Montana Department of Revenue is the agency that evaluates how much your property is valued for tax purposes. They do not calculate planning and zoning into their formula. The adoption of the plan does not change the mills the city or county assesses your property.</p> <p>6.) Will Mullan road be expanded to account for the</p>
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Susan Meadowlark	9/17/2020	<p>While I was born in Missoula in '47, we didn't move here until '52. I was fortunate to live here in those early days, and to get to enjoy the slant streets for 40 years. I moved to Flynn Ranch last summer. I could no longer take care of my former home, and found a stand alone home with no steps and an HOA who handles mowing and shoveling, important at my age. I am less than a mile from my son. But my peaceful neighborhood is about to change for the worse. George Elmer will go from the dead-end by my house to a major street. The farm land across from me will become a neighborhood with multiple use housing and buildings more than two stories. That field is and its adjacent trees are currently home to red tailed hawks, geese, and so many other birds, and even fox and coyotes. Why can't we keep some farm land and open space? Why do we have to cater to so much new growth? I am aware that my neighborhood is on former Flynn Ranch farm land. But we are a community with covenants and neighborhood pride, not a hodge podge of buildings. I do not like my native city any more!!</p>	

Melany Imes	9/17/2020	<p>Hi Andrew - I reside at 2551 Flynn Lane in Missoula. We received the memorandum regarding the adoption of Mullan Traditional Neighborhood Development Form-Based Code. Our property is in the highlighted area. I'm not sure exactly what this means, as the memo indicates that it is to guide future growth in the area and to rezone undeveloped portions of the area in the proposed Mullan Traditional Neighborhood Development code. What exactly would our property (which contains a single-family residence and a shop) be subject to in this regard? We are currently in the county. I would appreciate some clarification. Thank you for your time. (Please reply to all so my husband receives your response as well.) Melany Imes</p>	<p>Melany and Justin-I see where you are there right next to Hellgate Elementary. We are not intending to rezone properties that are already developed. Your inclusion into the proposed rezoning is not consistent with our intent. I believe it was an oversight, thinking you were part of the school property when we drafted the boundary. I am going to recommend to the planning board and the County Commissioners that your property not be rezoned and remain C-RR1. You would still have the option to rezone to the proposed form-based code at some point in the future. I would only see you doing that if you wanted to redevelop the property. If you are planning to redevelop the property, let me know and I will not recommend you be removed. The proposed code would allow you many more development options than C-RR1. Let me know if you have any more questions. Andrew Hagemeier, AICP</p> <p>Andrew- We do not currently desire to redevelop our property, but may consider it in the future. Is there some information I can look at to see what the development options would be in case at some point in the future we would be interested in potentially rezoning to the proposed form-based code? Thanks! Melany Imes</p> <p>Melany-The way the zoning works is a little different. We are proposing to zone the area as a Neighborhood Unit. The Neighborhood Units are very general zoning designations. They tell you what development options are available. These development options are called Transects. The Transects are the specific zoning standards, things like use, density, setbacks, ect. That is why this works best in undeveloped areas, or when</p>
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Christine Larson	9/17/2020	<p>Andrew- Thanks for the public meeting information, the link to Missoula Connect and for your time today. What a difference good communication makes not only in understanding a project but also in our civic relationships. Thank you for doing the necessary work of a growing community and for being an effective part of the team process. I look forward to meeting you someday. Until then, stay well. Christine Larson 2405 Half Hitch Dr Missoula 59808</p>	
Apryl	9/20/2020	<p>Thank you for this opportunity to submit comments regarding the Mullan Road Redevelopment. After many years of concern for the area behind my home, I am grateful to have this platform with which to communicate. I am commenting today on the issue of conservation. The area at the west side of the proposed plan, labeled "Hiawatha Farm" in one part of the plan, is a riparian ecosystem that allows for an abundance of wildlife. This area was part of a flood plain mitigation that includes the subdivision I live in. This mitigation was within the last 2 decades, and subsequently has created an area that now has water throughout the year. As a result, habitat exists now where a diversity of wildlife are present. There is a family of Red-Tailed Hawks and a family</p>	

		<p>of Great Horned Owls that live in the trees just above the water. Blue Herons fly overhead and use the cottonwoods as nesting sites. There are visiting Sandhill Cranes each summer. Additionally, there are deer, coyotes, skunks, foxes, frogs, toads, ducks, geese, Red-Winged Blackbirds, Yellow-Headed Blackbirds, and many other birds that choose to visit, live, and nest in the area. There has recently been a family of Bald Eagles with two juveniles frequenting the area as well. Is there any type study being done to determine the effects on wildlife as we spread our urban developments? If not, I would humbly request that this be part of the process for this area. And in determining those potential effects, what will you do to mitigate them? After reading much of the proposed plan at mullanareamasterplan.com, I feel like Dover, Kohl, & Partners offers a unique approach to the area. It is inspiring to see an alternative to housing development that is not based solely on how many units they can put in one acre or how much money they will be able to get out of the project in the long term. However, the current plan, as written, seems to focus on conservation for human use and recreation rather than conservation for the wildlife systems that exist in these areas. It is my opinion that the City of Missoula has approved far too many multi-family dwelling units that destroy habitat, block mountain views, create traffic congestion, and do not fulfill the true desires of the people who have lived here for decades. Many of the apartment areas that have been built toward the west end of Missoula are not anything like what is being proposed in the Mullan Area Master Plan. They lack the CSAs and farm areas, community centers, trails and parks. I am concerned that the vagueness of the zoning request would allow developers and the city to take advantage and create further population density in the area. How can you assure surrounding landowners that our wildlife areas, views, and peace will not be impeded? As my main concern is the for the property directly north of the Mullan Trail subdivision, I would like to request that specific measures be required for building sites. As it is stated currently in the plan, the possibility of apartments and multi-family housing exists. This would mean increased population density in the area which brings noise, light, and consumer pollution. It does not reflect abundant wildlife conservation efforts in that area, and I am deeply concerned about this. In the Master Plan documents, I find it confusing and vague that there are multiple maps that indicate</p>	
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		<p>"Community Center" or "Hiawatha Farm". These terms do not have any solidification at this point and seem arbitrary and vague. Please consider the landowners to the south of the proposed plan in the final proposal. I would like to suggest a height restriction on buildings, the elimination of the multi-family units in that area, and fewer through-traffic areas. Many of the residents in the area use Hiawatha Road as a walking trail for our families and pets, and we would appreciate your consideration of our lifestyles in your decision making. In closing, I understand that Missoula is growing and there are many people who want to call our beautiful valley home, regardless of how I feel about it. However, wildlife conservation is fundamental to Western Montana, and Missoula's growth should reflect our values. I ask that you consider an option for the area I have addressed that is reasonable, applicable, and sound based in conservation standards and goals. Thank you.</p>	
Leslie & Philip Mullette	9/21/2020	<p>We are residents of the Pleasant View neighborhood. We wish to express our concerns about the Adoption of the Mullan Traditional Neighborhood Development Form-Based Code. We realize that you are in the beginning stages of this approval process, but would like to express our concerns about the traffic burdens that will obviously affect our neighborhood. Based on the boundaries of this proposed district, it appears that little consideration has been made on addressing adequate and safe traffic flow. Specifically, we are concerned that there appears to be limited streets being added to address north/south traffic flow, other than dumping most of the traffic on to England Blvd. Our homes border England Blvd. and we have noticed that traffic flow has increased significantly over the past few years. During the school year, there are no less than 10 school buses that use England Blvd causing increased noise and congestion twice daily. Our neighborhood association has been discussing options to address these concerns for years, but little has been done to resolve the traffic issues. We are hoping that you plan to study and address these traffic issues. There are several areas where traffic bottlenecks occur including both the north and south ends of Flynn Lane and the intersection of England Blvd and Reserve. For years we have been told that Mary Jane will eventually be expanded from Broadway to Mullan Rd to relieve this congestion, but to date no changes have been made to facilitate this. Some of the suggestions that have been made to address these bottlenecks include adding a stoplight at both ends of</p>	

		<p>Flynn Lane and adding a right hand turn lane at the intersection of England and Reserve; but again, we have seen no progress regarding these suggestions. We would be interested in knowing what you plan to do to adequately address the current and future traffic flow issues. Will there be a process for those of us living in this area to be able to provide input to your planning board? Your letter dated September 11, 2020 mentioned that notification went out to all property owners within the proposed rezoning or within 300 feet. We feel that you should expand this notification to all residents of Pleasant View Estates, as the increased traffic flow will affect this entire neighborhood. We look forward to hearing back from you regarding our concerns. Respectively submitted, Leslie and Phillip Mullette 2798 Fleet Street</p>	
Christine	9/21/2020	<p>The Mullan Master Plan looks great. One important clarification is needed. REFERENCES MUST BE MADE AS WELL AS EMPHASIZED TO INFORM RESIDENTS* that MPO (Missoula Metropolitan Planning Organization – in charge of planning and providing a safe and efficient transportation system), intends to improve Mullan Road. • Residents need to know that the Mullan Master Plan Development Team and MPO have congruent plans, including the need to make Mullan Road safe, convenient, and able to accommodate the ongoing and significant increase in vehicle traffic. • Without a clear understanding, concerned residents are left to imagine the worst regarding normal, daily traffic as well as dangerously obstructed traffic, of personal and emergency vehicles, in the event of evacuation.** Montana’s wildfire history, the current fires on the west coast, and the reality of climate change make evacuation a distinct possibility. The Mullan Master Plan introduces the goal of expanding Missoula’s housing options along with the creation of an attractive, safe, and livable neighborhood community. *City and County proposals often use condensed, vague language. Continue to clarify by using easily understood words and sentences. **Mullan Area offers the appeal of wildland/urban interface as well as classification as a high wildfire risk area. Residents depend on city and county government to continue its obligation to safe guard the public.</p>	
Missoula County Clerk and Record	9/16/2020	No Comment	

Missoula County Public Works	9/21/2020	No Comment	
Home Resource	9/21/2020	<p>To the City and County of Missoula Planning Staff: Missoula is leading the charge throughout Montana in its commitment to environmental sustainability: in 2018, The Missoula City Council unanimously adopted the ZERO by FIFTY goal to reduce Missoula's waste stream by 90% by 2050; and in 2019 both the City of Missoula as well as Missoula County adopted a joint resolution that establishes a goal of 100% clean electricity for the Missoula urban area by 2030. As part of the effort, Home ReSource, with support from the City of Missoula, has initiated a Zero Waste Infrastructure Task Force. The purpose of the Task Force is to advise the City of Missoula and Missoula County on how to achieve the infrastructure goals defined in the Zero by Fifty Zero Waste Plan adopted by Missoula City Council in 2018. This is an important effort that will help Missoula to reduce the amount and toxicity of waste generated in the county, conserve mineral, fossil fuel and forest resources, and to mitigate the effects of climate change. The Task Force would like to make the following recommendations in regards to the Mullan Area Master Plan, as the City and County consider zoning and code requirements for future development. This is an excellent opportunity to create a model zero waste neighborhood to guide development and redevelopment in Missoula and beyond. The Task Force is available to offer guidance and support as this project moves along, and is fully committed to the success of a zero waste Mullan Area neighborhoods. Our recommendations include: 1. In order to reduce the amount of materials sent to the landfill, ensure opportunities for recycling and composting wherever trash receptacles are located. Initial funding and longterm maintenance for this requirement could be found through a traditional HOA structure or, even better, attaching it to a parks maintenance or lighting SID. Requirements include: 1515 Wyoming Street, Missoula, MT 59801 406.541.8301 office 406.541.8300 store homeresource.org a. Public areas such as sidewalks and business centers shall have three bin collection systems, with instructional signage, to collect landfill, compostable, and recyclable materials. b. Enclosure areas must have adequate storage space for landfill, compostable, and recyclable materials collection dumpsters and/or compactors. Relevant city code</p>	

		<p>and examples can be seen from the City of Palo Alto. 2. The Mullan Area Master Plan should incorporate sustainable building practices into its requirements and criteria for potential developers. Sustainable building practices include, but are not limited to, deconstruction over demolition, reduction of waste on building job sites, incorporating reuse and sustainable materials into buildings, and increasing energy efficiency and water conservation efforts. These recommendations will help to ensure that the future Mullan Area neighborhood residents have the ability to reduce their environmental footprint, and supports the City's goals of zero waste. Thank you for your consideration.</p> <p>Sincerely, The members of the Zero Waste Infrastructure Task Force: Chase Jones – City of Missoula Chris Behan – Missoula Redevelopment Agency Mike Kadas - Community Member Amber Sherrill – Missoula City Council Travis Ross –Water Quality District Heidi West – Missoula City Council Katie Deuel – Home ReSource Leigh Ratterman – Home ReSource</p>	
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