Mcnett Flats Subdivision

Major Subdivision Application

Section 16: Neighborhood Meeting

Revision	*Date*
1st Element Review Copy	August 25, 2020
1st Sufficiency Review Copy	September 1, 2020
Governing Body Review	December 4, 2020

405 Third Street NW, Suite 206
Great Falls, MT 59404
(406) 761-1955

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS

3860 O'Leary Street, Suite A
Missoula, MT 59808
(406) 203-0869

Join us for a Neighborhood Meeting

Monday, June 15, 2020
6:00 PM MDT
Zoom Virtual Meeting

Dial by your location:
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
Meeting ID: 943 8908 4290

Join us for a neighborhood meeting to discuss plans for a new neighborhood at the property located at the northern terminus of George Elmer Drive. The proposed development is to the north of Flynn Ranch and 44 Ranch, to the east and west of the future extension of George Elmer Drive. Woith Engineering, Inc. will present the plans for the neighborhood and host a question and answer session.

Due to the ongoing precautions related to the COVID-19 pandemic, the neighborhood meeting will be held virtually.
Please contact Woith Engineering, Inc. for questions or accommodations.
matt@woitheng.com / (406) 203-0869

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WOITH ENGINEERING, INC.
3860 O'Leary Street, Suite A
Missoula, MT 59808

May 22, 2020

Recipient
Address Line 1
Address Line 2

RE: Mcnett Flats Subdivision – Captain John Mullan Neighborhood Council Meeting

Dear Recipient,

You are receiving this letter as a notice and invitation to attend the upcoming Captain John Mullan Neighborhood Council meeting where the proposed Mcnett Flats Subdivision, to be located at the terminus of George Elmer Drive, will be presented, and discussed. The proposed Mcnett Flats Subdivision is a 7-lot major subdivision. The proposal includes annexation of the property into the City of Missoula and the Captain John Mullan Neighborhood. Due to the ongoing precautions related to COVID-19, the meeting will be held virtually, as detailed below:

When: Monday, June 15, 2020
6:00 PM MDT
Where: Zoom Virtual Meeting
(Access Details Enclosed)

Enclosed with this invitation are the project summary and a copy of the preliminary plat of the proposed subdivision as submitted to the City of Missoula. We look forward to your attendance of the above neighborhood council meeting. In addition, written correspondence can be received at our address, above. The subdivision application will include any written response from the Captain John Mullan neighborhood organization and any written comments from individuals, the neighborhood group, and minutes from the above meeting detailing comments and suggestions.

Sincerely,

WOITH ENGINEERING, INC.

McNett Flats Subdivision

Adjacent Residents List

Name	Mailing Address
Liu Chin Ying	5325 Horn Road, Missoula, MT 59808
Michael John O'Keefe	5317 Horn Road, Missoula, MT 59808
Tyler and Kyla Tripp	5301 Horn Road, Missoula, MT 59808
Jeff and Jennifer Smith	2540 Riata Road, Missoula, MT 59808
Kenneth and Melissa Summers	2548 Riata Road, Missoula, MT 59808
Evan and Jordyn Segall	2539 Snaffle Bit Way, Missoula, MT 59808
Kurt and Jennifer Carlson	2531 Snaffle Bit Way, Missoula, MT 59808
Bruce and Julia Hill	2547 Snaffle Bit Way, Missoula, MT 59808
Nichol Schreiber	2536 Snaffle Bit Way, Missoula, MT 59808
Marsha and Julie Roberts	2544 Snaffle Bit Way, Missoula, MT 59808
Joseph and Tammi Cummings	2552 Snaffle Bit Way, Missoula, MT 59808
Steven and Sharla Sweet	P.O. Box 297 Lolo, MT 59847
Matthew and Tiffany Schmidt	2551 Latigo Drive, Missoula, MT 59808
Jamie and Dana Cramer	2534 Latigo Drive, Missoula, MT 59808
Judy Jordan Vukasin Family Trustee	2542 Latigo Drive, Missoula, MT 59808
Jennifer and Robert Thompson	2550 Latigo Drive, Missoula, MT 59808
Danita Smith	2558 Latigo Drive, Missoula, MT 59808
Brent and Brandee Sperry	5102 Horn Road, Missoula, MT 59808
Jason and Michele Poston	P.O. Box 11291 Kalispell, MT 59904
Carole Nisbet	5312 Horn Road, Missoula, MT 59808
Roy and Leila Wright	76883 Morocco Road, Palm Desert, CA 92211
The Christofferson Family	5252 Horn Road, Missoula, MT 59808
Briene Marinovich and Jared Jones	5240 Horn Road, Missoula, MT 59808
Karen Bertapelle	5228 Horn Road, Missoula, MT 59808
Frederick and Sandra Whatman	5216 Horn Road, Missoula, MT 59808
Marty and Theresa Brendal	5204 Horn Road, Missoula, MT 59808
Darren Stocker	5174 Horn Road, Missoula, MT 59808
Susan and John Haffey	711 Marcus Daly Drive, Anaconda, MT 59711
Kyle and Mary Schaff	5150 Horn Road, Missoula, MT 59808
Kasey and Meagan Schriver	5138 Horn Road, Missoula, MT 59808
Lucy Wynne Darty	5126 Horn Road, Missoula, MT 59808
David and Robyn Boone	5114 Horn Road, Missoula, MT 59808
Grass Valley Project, LLC.	P.O. Box 4746 Missoula, MT 59806
Flynn Ranch Homeowners Association, Inc.	P.O. Box 17361 Missoula, MT 59808
Susan Flanagin	2567 Freedom Loop, Missoula, MT 59808
Monica Hunt	2563 Freedom Loop, Missoula, MT 59808
Shannon Feback	2559 Freedom Loop, Missoula, MT 59808
Connie Underwood	2571 Freedom Loop, Missoula, MT 59808
Carmen Douglas	2571 Freedom Loop, Missoula, MT 59808
Deana Carlson	2571 Freedom Loop, Missoula, MT 59808
Joe and Grace Thelen	2575 Freedom Loop, Missoula, MT 59808
Laura L. Cooksey	1315 Sanderling Is Point, Richmond, CA 94801
Patricia P. Davies, Trustee	P.O. Box 392 Ketchum, ID 83340
Mark Vegwert, Trustee	P.O. Box 392 Ketchum, ID 83340
Robert and Ruth Kephart	2564 Freedom Loop, Missoula, MT 59808
J. Patrick and Barbara Mahoney	2568 Freedom Loop, Missoula, MT 59808
Randall Johnston	P.O. Box 16450 Missoula, MT 59808

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Missoula, MT 59808
(406) 203-0869

Name	Mailing Address
Carolyn Huddleston	2576 Freedom Loop, Missoula, MT 59808
Ernest and Garcy Miesen	2580 Freedom Loop, Missoula, MT 59808
Mary Lee Devlin	1021 Nevada Avenue, Libby, MT 59923
Alfred H. Wipperman	5025 Pius Way, Missoula, MT 59808
William and Jolene Petritz	P.O. Box 17256 Missoula, MT 59808
Patsy Hodges	2527 Old Ranch Road, Missoula, MT 59808
Bridget Damaskos	2533 Old Ranch Road, Missoula, MT 59808
Shannon K. Damron	2539 Old Ranch Road, Missoula, MT 59808
Christy Leigh Griesse	11178 Stella Blue Drive, Lolo, MT 59847
Patrice Graham and Christine Crabb	2540 Old Ranch Road Unit B, Missoula, MT 59808
Barbara L. Carney	2540 Old Ranch Road Unit A, Missoula, MT 59808
Daniel and Tammeria Nauts	1755 Shadow Lane, Missoula, MT 59803
Helen M. Dschaak	2534 Old Ranch Road Unit A, Missoula, MT 59808
Plum Property Management ATT: Vernon L. Beadles, Trustee	P.O. Box 17312 Missoula, MT 59808
Ranch Road Properties, LLC.	P.O. Box 18141 Missoula, MT 59808
Ashod and Joan Kargodorian	P.O. Box 17876 Missoula, MT 59808
Mark Wiggins and Jolyn Ortega	2539 Granary Road, Missoula, MT 59808
Jess and Renee Boddy	2533 Granary Road, Missoula, MT 59808
Karen R. Brown	2527 Granary Road, Missoula, MT 59808
David and Suzanne Manookian	P.O. Box 2060 Sun Valley, ID 83353-2060
McKinnon Family Trust	2298 Tipperary Way, Missoula, MT 59808
Dougherty Properties, LLC.	1185 E. Cooper Lake Shr, Ovando, MT 59854
Flynn Family Limited Partnership ATT: Colleen McKinley	4110 E. 6th Avenue, Denver, CO 80220
Patricia J. Sinclair Family, LLC. ATT: Mary Ernesto	3167 Indianapolis Avenue, Clovis, CA 93619
Zootown Investments, LLC.	2336 Aspen Grove, Missoula, MT 59808
Missoula City Council Ward 2 ATT: Jordan Hess	834 Sherwood, Missoula, MT 59802
Missoula City Council Ward 2 ATT: Mirtha Becerra	435 Ryman, Missoula, MT 59802
Missoula City Council	435 Ryman, Missoula, MT 59802
Office of Planning and Grants	435 Ryman, Missoula, MT 59802
Community and Planning Services	127 E. Main Street, Missoula, MT 59802

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(406) 203-0869

McNett Flats Subdivision

A 7-LOT MAJOR SUBDIVISION IN THE CAPTAIN JOHN MULLAN NEIGHBORHOOD

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1

Subdivision Location

20.21 acres at the northern terminus of George Elmer Drive.

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2

City of Missoula
Growth Policy 2035

Neighborhood Mixed-Use

"This area is intended to distinguish, create, maintain and enhance areas that already provide primarily local service within a neighborhood. These areas support and help give identity to individual or small groupings of neighborhoods by providing a visible and distinctive focal point. Commercial uses that may be a part of the neighborhood mixed-use include retail, offices, entertainment, professional services, eating and drinking, and shopfront retail that serve a market at a small neighborhood scale. Medium-high density residential development is also encouraged in this area."

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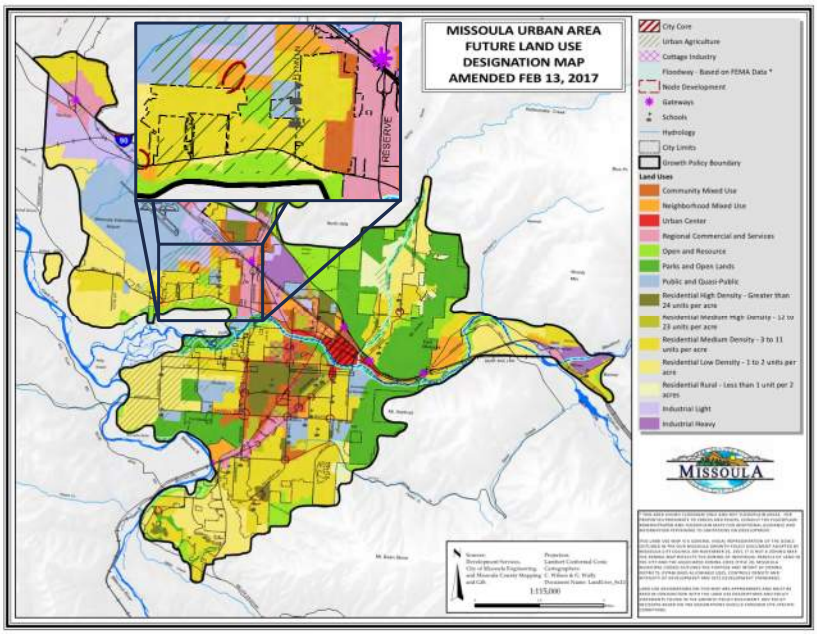

3

Proposed Layout
7-Lot Subdivision

Proposed B2-2 Zoning

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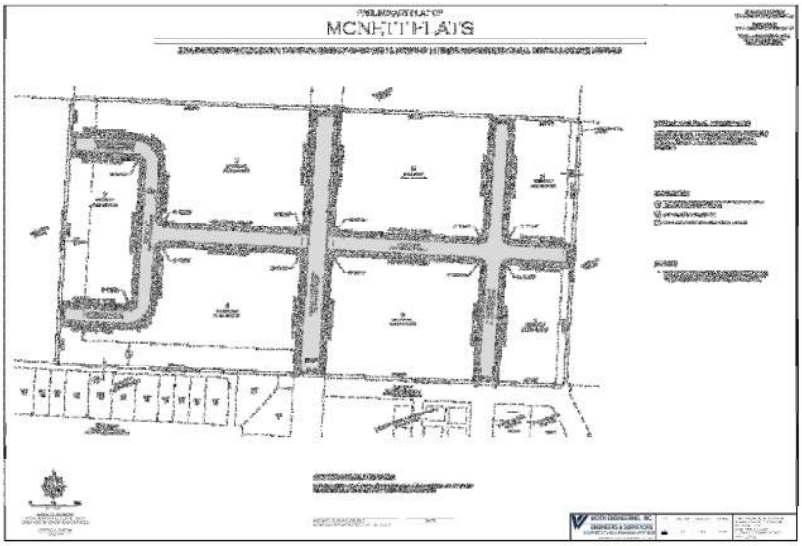

4

Proposed Road Details

George Elmer Drive – 80’ ROW

Local Streets – 64’ ROW

Bike Lanes on George Elmer Drive

Landscaped Boulevards

5’ Sidewalks

ADA Accessible

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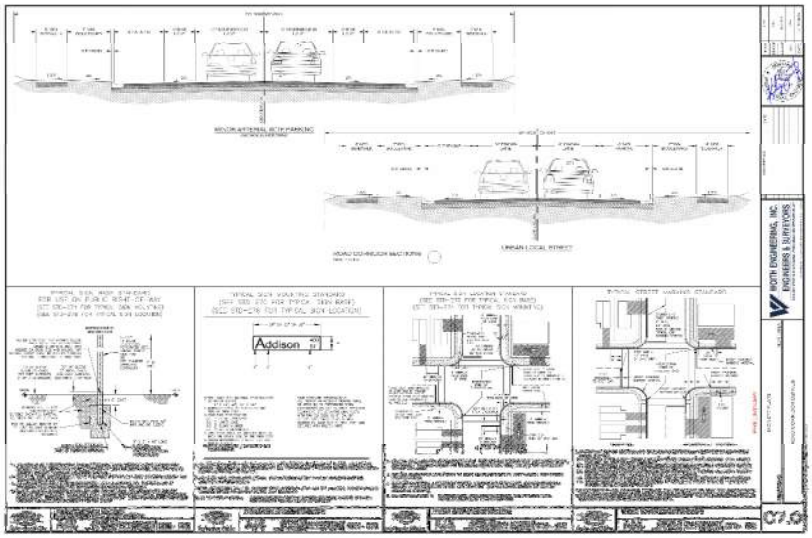

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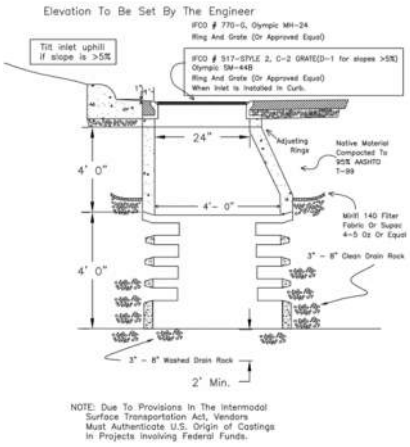

Utilities

Public Water and Sanitary Sewer Service

Storm Drainage Sumps

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6

Traffic & Access

Estimated 3,590 daily trips

Primary access via George Elmer Drive

5% of daily trips expected to use Chuck Wagon Drive

Signal warrant study for intersection of George Elmer Drive and Mullan Road was completed in June of 2019

Long-term plans for George Elmer Drive to connect to West Broadway

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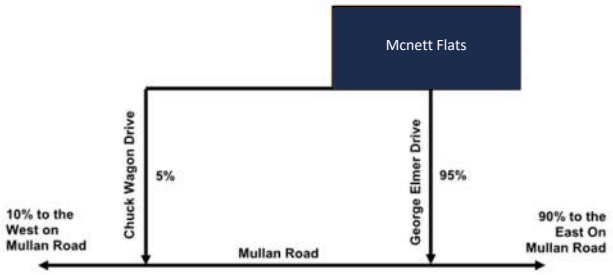
Figure 3 – Trip Distribution



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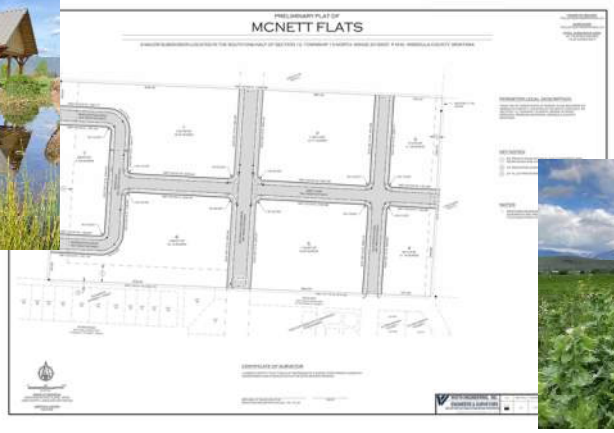

Parks

Combination of cash-in-lieu to support existing parks and new parkland dedication.

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8

McNett Flats Subdivision

QUESTION AND ANSWER SESSION

JUNE 15, 2020

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9

WOITH ENGINEERING, INC.
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Date: June 15, 2020

Time: 6:00 PM

The Captain John Mullan Neighborhood Meeting via Zoom

Attendees: *Woith Engineering, Inc.:* Matt Hammerstein, Kody Swartz, Spencer Woith, and Tony Hilliard

CJM Leadership Team: Jane Kelly, Kathie Snodgrass, Janie Cook, Lianna Walker, Antony Jo, Bob Main, and Marley Merchen

Meeting Notes:

1. Meeting Opens at 6:05 PM
2. Introductions of Attendees
3. Unanimous Approval of May 6, 2020 Leadership Team Meeting Minutes
4. Mcnett Flats Subdivision Presentation
5. Matt Hammerstein of Woith Engineering Presents Project Slideshow
6. Question and Answer Session Begins:

Q: Are you planning on developing the commercial lots or selling them to someone else?

Kody: The owner likely plans to develop the lots himself. But we are still very preliminary on the site plans on each of the individual lots at this time. The developer isn't certain of his development plans for each of the lots and it is dependent on market conditions.

Q: What kind of development can be expected on each of these lots?

Kody: There will be a likely be a mixture of high-density residential with some commercial that meets the proposed zoning of B2-2 per the City of Missoula zoning regulations and in accordance with the growth policy.

Q: Is the figure included on the Traffic Impact Study of 3,590 trips just from the proposed development?

Matt: Correct, 3,590 trips is considered the worst-case scenario based on the maximum density that B2-2 zoning permits.

Q: Will those 3,590 trips be from apartments?

Matt: That figure is based on maximum units allowed from B2-2 zoning.

Q: How much green space is the city going to ask for east of George Elmer?

Kody: We are still working with parks and recreation to determine exact amount. B2-2 zoning will apply and we are assuming that it will be a total percentage of the gross lot area as the zoning requires.

Q: Where will England Boulevard enter the development?

Matt: England Boulevard will not enter the proposed development – it will be in a future development to the north.

Q: Is 3,590 trips a maximum based on a number of apartment units?

Matt: It will depend on the final construction plans for each lot, but zoning permits up to approximately 860 units. This number is not anticipated at this time.

Q: Will green spaces be provided within the subdivision?

Matt: Yes.

Q: How much consideration will there be to impacts to the existing transportation? Concerned about traffic safety on Mullan and streets leading to the development.

Kody: The Mullan build grant is prioritizing those concerns now.

Kody: Utilities and roads will be constructed first and then building on individual lots.

Q: What is the approximate date of first occupancy?

Matt: Not certain at this time, but construction is anticipated to commence as early as spring or summer of 2021.

Q: Will annexation include final zoning?

Matt: Subdivision will receive zoning upon annexation.

Q: Will there be future times to comment on this development?

Matt: Yes, there will be future City Council meetings to comment at.

Q: Do we have an idea of what business will be incorporated and where?

Matt: Not at this time.

Q: Will street parking be provided on George Elmer?

Matt: Yes, a continuation of what presently exists on George Elmer.

Q: Will stop signs be provided at the George Elmer intersection?

Matt: Yes, but we are working with City Engineering and an independent traffic engineer to get a better understanding of what control device or intersection configuration needs to be implemented.

Matt Hammerstein

From: Kody Swartz
Sent: Wednesday, June 17, 2020 2:20 PM
To: Kathleen Snodgrass
Subject: RE: McNett Flats
Attachments: 1931 - MCNETT FLATS PRELIMINARY PLAT.pdf; 1931 - Project Summary.pdf; 1931 - NEIGHBORHOOD MEETING PRESENTATION.pdf

Kathie,

Sorry for the delay on these items. Please see attached.

Thank you,

KODY SWARTZ, PE, LSI
MISSOULA OPERATIONS MANAGER
3860 O'Leary Street, Suite A
Missoula, MT 59808
Office: (406) 203-0869
Cell: (406) 868-5478

From: Kathleen Snodgrass <kathiewearsgreen@yahoo.com>
Sent: Tuesday, June 16, 2020 11:15 AM
To: Kody Swartz <kody@woitheng.com>
Subject: Re: McNett Flats

Thanks, Kody.

Kathie Snodgrass
2702 O'Shaughnessy Street
Missoula, MT 59808

406-541-8639
kathiewearsgreen@yahoo.com

On Monday, June 15, 2020, 07:43:28 PM MDT, Kody Swartz <kody@woitheng.com> wrote:

Kathie,

Thanks so much for reaching out to us. I will provide you a packet tomorrow that has the plat, project description and our presentation. If anything comes up in the meantime, please feel free to reach out to me anytime.

Sincerely,

Kody Swartz, PE, LSI
Woith Engineering, Inc.

From: Kathleen Snodgrass <kathiewearsgreen@yahoo.com>
Sent: Monday, June 15, 2020 7:41:44 PM
To: Kody Swartz <kody@woitheng.com>
Subject: McNett Flats

Hi, Kody.

I seem to have misplaced the plat maps you sent to the Captain John Mullan LT when you originally contacted us about presenting the project to us. Is there any chance you would be able to resend either that or else the presentation from tonight's meeting to me? When discussing this with people in the area who are bound to be asking questions, it would be really helpful if I had some pictures of the roads and such.

Thanks!

Kathie Snodgrass (Board member, Captain John Mullan Neighborhood Council)
2702 O'Shaughnessy Street
Missoula, MT 59808

406-541-8639
kathiewearsgreen@yahoo.com

Matt Hammerstein

From: Jolyn Ortega <jolyn@yogaforyoumissoula.com>
Sent: Saturday, June 27, 2020 7:20 AM
To: Matt Hammerstein
Cc: Kody Swartz; Mirtha Becerra; JHess@ci.missoula.mt.us; DeGrandpreD@ci.missoula.mt.us; StaffM@ci.missoula.mt.us
Subject: Re: McNett Flats Subdivision June 15th presentation response

Thank you, Matt, for your response.

We apologize for our comment about the developer...it should not have been said.

Jolyn and Mark

On Fri, Jun 26, 2020 at 12:02 PM Matt Hammerstein <matt@woitheng.com> wrote:

> Jolyn and Mark,
>
> Thank you for your feedback and we appreciate your response. It will be included in the submitted documentation for the subdivision application. We understand that the Zoom meeting format is not the ideal way to conduct these meetings, but unfortunately the city is not allowing in-person meetings at this time. We certainly are hopeful that further public hearings will be held in-person.
>
> Note that although variances will be requested to reduce the width of the right-of-way within the subdivision, the widths of physical travel lanes, parking lanes, and bike lanes will not be reduced from current City standards. This means that the surface of the new portion of Old Ranch Road will be approximately 7' wider than the existing section to the south in Flynn Ranch, and the widths of George Elmer will match the existing section.
>
> Construction of infrastructure for this subdivision cannot and will not commence until approval of annexation and subdivision by the City of Missoula and sanitation through the Montana Department of Environmental Quality. We estimate these approvals will take about a year. You may see periodic excavations for geotechnical investigations during the design phase.
>
> We hope this helps to address your concerns and again, thank you for your feedback. We are more than happy to investigate any additional concerns as we proceed through this process.

MATT HAMMERSTEIN

ENGINEER I

3860 O'Leary Street, Suite A

Missoula, MT 59808

Office: (406) 203-9548

Cell: (330) 356-9175

From: Jolyn Ortega <jolyn@yogaforyoumissoula.com>
Sent: Thursday, June 25, 2020 2:17 PM
To: Matt Hammerstein <matt@woitheng.com>; Kody Swartz <kody@woitheng.com>
Cc: Mirtha Becerra <mbecerra@ci.missoula.mt.us>; JHess@ci.missoula.mt.us; DeGrandpreD@ci.missoula.mt.us; StaffM@ci.missoula.mt.us
Subject: McNett Flats Subdivision June 15th presentation response

Hi Matt and Kody,

We understand from the paperwork we received beforehand, this meeting was to discuss requested variances to reduce the right away of streets. We strongly oppose the approval of these variances. The Flynn Ranch subdivision, where we live, had similar variances approved and it's a problem.

We've watched the garbage trucks and other delivery vehicles have to back up and go around another way because they couldn't get through the street. Thank goodness they weren't emergency vehicles. There are signs for people not to park on the street, but it happens and there are times when there is no alternative but to park in the street.

The developer of Mcnett Flats has a solid reputation for greed and building substandard buildings. Add that to the clay soil and it's not the best scenario.

Online Zoom meetings are not the way to get solid feedback from the neighborhood.

Also, You mention that this project is very early in the process. It's interesting that Tollefson has already brought in a construction office and other equipment.

Please, let's do this one right.

Jolyn Ortega and Mark Wiggins

On Tue, Jun 16, 2020 at 8:21 AM Matt Hammerstein <matt@woitheng.com> wrote:

> Hi Jolyn,
>
> Attached is a copy of the presentation and the project summary. Any written email comments we receive will still be included in the subdivision application submittal.
>
> We are still very early in the process for this project; but in the best case, subdivision review generally takes about a year. Thank you for your interest in the project and please let me know if you have any questions.

MATT HAMMERSTEIN

ENGINEER I

3860 O'Leary Street, Suite A

Missoula, MT 59808

Office: (406) 203-9548

Cell: (330) 356-9175

From: Jolyn Ortega <jolyn@yogaforyoumissoula.com>
Sent: Tuesday, June 16, 2020 8:15 AM
To: Matt Hammerstein <matt@woitheng.com>
Subject: June 15 neighborhood meeting presentation

Hi Matt,

Would it be possible to see the PowerPoint presentation that Woith Engineering gave to the Captain John Mullan Neighborhood meeting last night? Perhaps you could send it in a pdf form?

Thank you so much,

Jolyn

Matt Hammerstein

From: Matt Hammerstein
Sent: Tuesday, June 16, 2020 8:58 AM
To: 'Ryan Schrenk'
Subject: RE: Tonight's meeting

Ryan,

Yes, the proposal is for B2-2 zoning to meet the City Growth Policy and allow a mixture of commercial and medium- to high-density residential uses.

I'm not aware of a firm timeframe for the full extension of George Elmer to Broadway – that will happen under the BUILD Grant which can be found here: https://www.missoulacounty.us/government/community-development/community-planning-services/planning-projects/build-grant

Thanks again,

MATT HAMMERSTEIN
ENGINEER I
3860 O'Leary Street, Suite A
Missoula, MT 59808
Office: (406) 203-9548
Cell: (330) 356-9175

From: Ryan Schrenk <rschrenk8@yahoo.com>
Sent: Tuesday, June 16, 2020 8:42 AM
To: Matt Hammerstein <matt@woitheng.com>
Subject: Re: Tonight's meeting

Thank you for sending those Matt. I don't know why allowing people to see your presentation during the meetings is not allowed. That sure seems silly. Anyhow, It's nice to see what you were talking about on the phone last night. I wasn't able to picture the exact location of your proposal without it but it makes sense to me now after being able to see it.

2 questions...
If I'm reading this right, this proposal is for the apartment/commercial mix buildings in McNett Flats?

Is there an estimated time when you expect George Elmer to be put through to Broadway/Airportway side?

Thanks,
Ryan

On Tuesday, June 16, 2020, 08:04:37 AM MDT, Matt Hammerstein <matt@woitheng.com> wrote:

Ryan,

Unfortunately the City doesn't give out the password for the general public to join with video, so attached is a copy of the presentation and the project summary. Any written email comments we receive will still be included in the subdivision application submittal.

We are still very early in the process for this project; but in the best case, subdivision review generally takes about a year. So our current earliest projection is for construction to begin in the spring or early summer of 2021, subject to change.

Thank you for your interest in the project and please let me know if you have any questions.

Matt Hammerstein

Engineer I

3860 O'Leary Street, Suite A

Missoula, MT 59808

Office: (406) 203-9548

Cell: (330) 356-9175

From: Ryan Schrenk <rschrenk8@yahoo.com>
Sent: Tuesday, June 16, 2020 12:32 AM
To: Matt Hammerstein <matt@woitheng.com>
Subject: Tonight's meeting

Matt,

The password was not given out so I was unable to see slides or interact during the meeting. I missed part of it while trying several times to log in through zoom but was able to call in a bit late. Can you share info about the plan so I can understand the project? What is the timeline on the road going through as well?

Thanks,

Ryan

Sent from Yahoo Mail for iPhone

Matt Hammerstein

From: Kelly Elam <ElamK@ci.missoula.mt.us>
Sent: Monday, June 15, 2020 4:36 PM
To: Kody Swartz; Jane Kelly; Kathie Snodgrass
Cc: Neighborhood Council - Captain John Mullan; Matt Hammerstein; Tony Hilliard
Subject: Re: Mcnett Flats Subdivision- Neighborhood Council Meeting Coordination

Here you go.

Kelly
Office of Neighborhoods

Join Zoom Meeting
https://zoom.us/j/94389084290

Meeting ID: 943 8908 4290
Password: 575831

From: Kody Swartz <kody@woitheng.com>
Sent: Monday, June 15, 2020 4:33:13 PM
To: Jane Kelly; Kathie Snodgrass
Cc: Neighborhood Council - Captain John Mullan; Matt Hammerstein; Tony Hilliard
Subject: RE: Mcnett Flats Subdivision- Neighborhood Council Meeting Coordination

Jane,

We have not received the Zoom link. Can we get that from you?

Thank you,

KODY SWARTZ, PE, LSI
MISSOULA OPERATIONS MANAGER
3860 O'Leary Street, Suite A
Missoula, MT 59808
Office: (406) 203-0869
Cell: (406) 868-5478

From: Jane Kelly <KellyJ@ci.missoula.mt.us>
Sent: Wednesday, May 27, 2020 1:21 PM
To: Kathie Snodgrass <kathiewearsgreen@yahoo.com>
Cc: Neighborhood Council - Captain John Mullan <CaptMullan@ci.missoula.mt.us>; Kody Swartz <kody@woitheng.com>
Subject: Re: Mcnett Flats Subdivision- Neighborhood Council Meeting Coordination

Yes, We will send out the meeting invite on Friday before the meeting. The agenda will have the call in numbers, but you will get information email to be on the zoom meeting, which you must keep confidential.

Best,
Jane

From: Kathleen Snodgrass <kathiewearsgreen@yahoo.com>
Sent: Wednesday, May 27, 2020 1:11 PM
To: Jane Kelly
Subject: Re: Mcnett Flats Subdivision- Neighborhood Council Meeting Coordination

...and you will send out the ZOOM link when we get closer to the meeting date?

Kathie Snodgrass
2702 O'Shaughnessy Street
Missoula, MT 59808

406-541-8639
kathiewearsgreen@yahoo.com

On Wednesday, May 27, 2020, 01:01:27 PM MDT, Jane Kelly <kellyj@ci.missoula.mt.us> wrote:

Greetings,
We heard back from most of you about the Mcnett Flats Zoom meeting. (see original, below) We have scheduled the meeting. Sorry that I apparently did not let you all know this. Thanks for the heads up Kathie. Hope everyone is well.
Best,
Jane

From: Jane Kelly
Sent: Wednesday, May 20, 2020 2:18 PM
To: Matt Hammerstein; Tony Hilliard; Neighborhood Council - Captain John Mullan
Cc: Kody Swartz
Subject: Re: Mcnett Flats Subdivision- Neighborhood Council Meeting Coordination

Will Monday, June 15 at 6:00 pm work for everyone for a Zoom meeting? Matt needs to know by tomorrow to get materials ready to mail out. Please let us know.
Thank you,
Jane

From: Matt Hammerstein <matt@woitheng.com>
Sent: Wednesday, May 20, 2020 9:52 AM
To: Jane Kelly; Tony Hilliard; Neighborhood Council - Captain John Mullan
Cc: Kody Swartz
Subject: RE: Mcnett Flats Subdivision- Neighborhood Council Meeting Coordination

Jane,

Thanks for your response. We will work on assembling the mail notices to the adjacent residents and posting notices within 300 feet on Friday. The earliest we'd be able to schedule the meeting would then be Monday, June 15. Does that work for you? If so, let me know so I can include the details in the letter and on the notice postings.

Thank you,

Matt Hammerstein
Engineer I

3860 O'Leary Street, Suite A
Missoula, MT 59808
Office: (406) 203-9548
Cell: (330) 356-9175

From: Jane Kelly <KellyJ@ci.missoula.mt.us>
Sent: Wednesday, May 20, 2020 8:42 AM
To: Tony Hilliard <tony@woitheng.com>; Neighborhood Council - Captain John Mullan <CaptMullan@ci.missoula.mt.us>
Cc: Kody Swartz <kody@woitheng.com>; Matt Hammerstein <matt@woitheng.com>
Subject: Re: Mcnett Flats Subdivision- Neighborhood Council Meeting Coordination

Dear Tony,
The Neighborhood would like to have a meeting. We would do this via Zoom in the evening. I believe the LT is pretty much open. What are some dates that would work for you?
Thank you,
Jane Kelly

From: Tony Hilliard <tony@woitheng.com>
Sent: Friday, May 15, 2020 9:56:43 AM
To: Jane Kelly
Cc: Kody Swartz; Matt Hammerstein
Subject: Mcnett Flats Subdivision- Neighborhood Council Meeting Coordination

Good morning Jane,

We are currently going through the subdivision process representing our client Tollefson Properties, LLC for a piece of property located at the terminus of George Elmer Dive (Please see the attached Vicinity Map) and would like to work with you to get on the agenda for a future Captain John Mullan Neighborhood Council meeting. The proposed Mcnett Flats development is a 7-lot major subdivision of which we have submitted a preliminary plat and had our Pre Application Meeting with the City of Missoula. I have also attached a copy of our preliminary plat although it may be subject to some minor changes and revision at this point. If you could let us know what your timeline looks like for upcoming Neighborhood Council meetings so that we can work on scheduling a date for the meeting, and accommodate the meeting requirements specified in Section 4-010.2 of the regulations it would be very much appreciated. If you have any questions or need any further information please don't hesitate to reach out.

Thank you for your help,

Tony Hilliard, EI
Engineer I

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
3860 O'Leary Street, Suite A
Missoula, MT 59808
Office: (406) 203-9552
Cell: (406) 239-0801

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