

QANDA

Public Comment and Questions

Visitors 10	Contributors 6	CONTRIBUTIONS 9
--------------------	-----------------------	------------------------



John Hancock

28 December 20

Newer maps for the subdivision show the removal of sidewalks on the Mcnett side of Pius Way. They are being replaced with a 10' wide asphalt surface that serves as the Tipperary Trail leading east toward Hellgate Elementary. Eventually children from five subdivisions will be able to use the trail to reach school either walking or via biking. In the interest of safety, will this trail enjoy a higher snow removal priority than surrounding streets such as Pius Way which is a Priority 3 street?



Publicly Answered

Thank you for your patience while the case planner collected information from other departments. The multi-use trail will not fall under Public Works' jurisdiction for snow removal and will follow a separate system of snow removal prioritization. Maintenance of the trail, including snow removal, will likely be shared between an HOA and the Parks and Recreation Department. The maintenance responsibility will be determined once the parcels on the proposed subdivision have development plans and once the trail has been constructed. The HOA is expected to meet the City's snow removal ordinance. Since the trail was designed as a safe route to school, Parks and Recreation would designate it as a high priority for snow removal.

QANDA

Public Comment and Questions

Q

Susan Meadowlark

17 January 21

Today's Missoulian had the public notice for the request from Walth Engineering on behalf of Tollefson Engineering for the rezoning of Tollefson's land at the current end of George Elmer Drive from C-RR1 Residential to B2-2 Community Business. Many of my neighbors in Flynn Ranch, across from this land, and I OPPOSE this for many reasons: *George Elmer goes between residential neighborhoods and will become too busy. Expectations if rezoning is allowed is for 4000 daily car trips! *This land is clay and is constantly moving and changing, causing problems with foundations. *The land is currently home to foxes, coyotes, hawks, herons, ducks, geese, and songbirds. Some could stay if the residential zoning remains in place. *McNett wants to use our streets for the increased traffic. They are narrow and only suit Flynn Ranch. *We bought our homes thinking this land would develop into homes, not apartment buildings and commercial whatever. *As you can see from this photo looking across to this area, our views will be lost to high buildings. I had a public official admit to me that development off Mullan will be our sacrifice. Let's plan better. Apartment buildings do not need to be in the middle of residential neighborhoods. Remington Flats will be homes. McNett will spoil everything! I am completely opposed to this rezoning. Susan Flanagan 2567 Freedom Loop 59808 Screen Shot 2021-01-17 at 10.14.07 AM.png

A

Publicly Answered

Thank you for submitting public comment. Your comment has been sent to the case planner and will be uploaded for review by City Council.

QANDA

Public Comment and Questions

Q

sperryb

20 January 21

Being a resident of 44 Ranch Estates I have quite a few concerns about this proposed subdivision. My first concern is that this proposal goes against what Dover, Kohl and Partners suggested for the Mullan Area Plan. There were a couple of meetings I attended where Jason King from Dover Kohl was specifically asked if there would be multi story commercial buildings built next to existing homes. His exact words were they would plan for "like to like" meaning if there is existing housing they would plan for the same next to them and get bigger as it moves out. This proposal is for seven commercial lots and it is no secret there are plans for multi story apartment buildings that will be right next to existing single story homes. The other big concern with this is parking. George Elmer will run right through the middle of this subdivision and be a thru street to Broadway and England Blvd someday. I don't believe the funding has been secured for this so for now this will be adding approx 3800 vehicle trips per day to George Elmer and a two lane Mullan Road. This does not account for the traffic that Remington Flats and Herons Landing will produce. If you look at past traffic studies for Mullan Rd it is near capacity about 1.5 miles to the East of George Elmer. Once George Elmer is a thru street the N Reserve traffic will detour thru England onto George Elmer and be directed right through the middle of the apartment buildings. This is an accident waiting to happen. I believe large commercial developments would be better suited closer to Broadway as it is a four lane road that can handle twice the amount of traffic as Mullan Rd. Thank you for your time, Brent Sperry

A

Publicly Answered

Thank you for submitting public comment. Your comment has been sent to the case planner and will be uploaded for review by City Council.

QANDA

Public Comment and Questions

Q

Boone

24 January 21

My wife and I bought our house in April of 2019 here in 44 Ranch. We love the neighborhood and our house backs up the the open space and rolling hills to the north. We are not opposed to anyone developing the land into a single housing community as ours is. We are overly opposed to having apartment buildings built that will not only lower our property value, but also block out beautiful view. We chose to buy our house here to enjoy the view while sitting in our back yard. Having a 3 to 4 story apartment building behind us would of course annihilate this option. I understand there will be a 60' open space barrier between McNett Flats and 44 Ranch, but. I truly don't want people having the opportunity of looking into my backyard or bedroom windows. On another note building affordable apartment housing will create a chance of crime in the area. We have a low crime rate out here and as all my neighbors do. We feel safe. David Boone 44 Ranch Residence.

A

Publicly Answered

Thank you for submitting public comment. Your comment has been sent to the case planner and will be uploaded for review by City Council.

QANDA

Public Comment and Questions

Q

JO

27 January 21

We understand the need for more housing and we know this land will be developed. This area has already two large residential developments approved. There is a considerable difference between them and McNett Flats. The developer's plan to build three-story apartments would negatively affect this area. The added traffic alone would increase commute times, air quality, and noise. We understand that McNett Flats is a huge financial undertaking for the developer and he would like to make as much money as possible. All too often, profits trump quality of life. We know that our neighborhood is small and our voices and concerns may be heard but not truly considered. Let's work together and do it right. Jolyn Ortega and Mark Wiggins

A

Publicly Answered

Thank you for submitting public comment. Your comment has been sent to the case planner and will be uploaded for review by City Council.

Q

John Hancock

02 February 21

Can you furnish the complete statement made by a spokesperson for Missoula Airport since comments you forwarded to the Missoula City Council are not readily available to the public? The airport is an important contributor to this subdivision discussion.

A

Publicly Answered

Thank you John. Dave DeGrandpre sent you a copy of the document. Others who would like to view the statement from the Missoula Airport may request the document from Dave and DeGrandpreD@ci.missoula.mt.us.

QANDA

Public Comment and Questions

Q

Susan Flanagin

02 February 21

Why are our officials so eager to allow the variances Mcnett is requesting at tonight's planning board meeting?? One variance really infringes on the residents who already live on Old Ranch Road. Because Flynn Ranch attracts some older folks who are not tech savvy, most have not heard about tonight's meeting, nor do they know how to participate in Zoom meetings. In our rush to provide more housing, the city is not listening to the residents who already live nearby. We want the Mcnett land to remain residential!

A

Publicly Answered

Thank you for submitting public comment. Your comment has been sent to the case planner and will be uploaded for review by City Council.

Q

Susan Flanagin

02 February 21

Has Emily received all of the petitions from the folks who live within 150' of Mcnett? None of us want this land changed from residential to B2-2.

A

Publicly Answered

Hi Susan, Yes, the petitions have been received by the case planner and City Council. Thank you, Cassie Tripart, Associate Planner

QANDA

Public Comment and Questions

Q

sperryb

18 February 21

In a Missoula Current article 02/18 it said only 6 protest petitions have been verified. How do adjacent landowners know if their petition has been verified? It would be nice if this process was transparent. I have no idea if my petition was "verified" or not and my lot is right next to this proposed development

A

Publicly Answered

A protest petition is considered verified when it is received from a property within 150' feet of the parcel with the proposed zoning change, and when each owner of the property provides a signature on the petition. Staff has been contacting landowners if corrections are required to make their petitions valid. Please contact Emily at gluckine@ci.missoula.mt.us if you have questions about your petition. Thank you