



## MEMO

TO: Missoula City Council  
FROM: Kody Swartz, PE, LSI – Woith Engineering, Inc.  
DATE: March 1, 2021  
JOB: Mcnett Flats Annexation, Zoning and Subdivision  
RE: Parkland Dedication  
CC: City of Missoula Staff Members: Eran Pehan, Mary McCrea, Emily Gluckin, Aaron Wilson, Neil Miner, Jeremy Keene, Troy Monroe, and Kevin Slovarp

Nate Tollefson – Tollefson Properties, LLC

☒ URGENT    ☒ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ FOR YOUR USE

Good Morning,

Woith Engineering, Inc. and Tollefson Properties, LLC would like to propose an alternative to the parkland dedication that was presented to you on Saturday, February 27, 2020 by Dave DeGrandpre, Planning Supervisor with the City of Missoula Community Planning, Development & Innovation Department.

### **Parks and Trails**

The development team would like to propose an alternative to condition #22 regarding parkland dedication.

### *Proposed Condition of Approval #22*

“The subdivider shall meet the parkland dedication requirement by providing cash-in-lieu of parkland equal to 2.51-acres, along with 0.56 acres of a 20’ multi-use trail easement to be located along the southern boundary of Lots 4,5 and 6 and the western boundary of Lot 6 adjacent to Remington Flats subdivision. Additionally, to provide for a more livable subdivision east of George Elmer, if those lots are developed as multi-family residential, Activity Area Requirements per Missoula Title 20, Section 20.65.020(C) shall be required for this development.”

*Developer's Reasoning*

We feel this solution is a win-win-win for the City, Developer, and future residents. The City would be paid approximately \$230,000 to be used for future parkland acquisition. The city has a desire to purchase land nearby for a larger community park, and this money could go along ways to making that a reality. Additionally, a trail will be provided from the eastern edge of our property to the western edge where we tie into Remington Flats subdivision. Our construction plans have always shown a rectangular rapid-flashing beacon for the trail crossing at George Elmer and we would propose that keep that within the plans for this project.

By not requiring the parkland to be dedicated at the time of final plat approval, it allows for the most flexibility to the site plan for potential future projects located within Mcnett Flats. At this time, the only lot that has a plan for development is Lot 2 and even that lot does not have a final site plan completed. By allowing the cash-in-lieu of parkland, the project has the most flexibility to adapt to an ever-changing real estate market.

We are proposing to have the parcels on the east side of George Elmer Drive to be subject to the activity requirements as described in Section 20.65.020(C) of Missoula Title 20. Typically, this requirement is void if the project has gone through the subdivision process and had parkland dedication through either cash-in-lieu or physical land dedication. We understand the concerns of providing open space to residents and their families throughout our developments, and we want to be a part of the solution. By meeting the Activity Area portion of the code on the parcels to the east if they are developed as multi-family, we will be providing the same area as would be required through the parkland dedication, but it will allow that flexibility for the future uses of the lots.