



COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

Community Development Division

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MEMORANDUM

To: Missoula City Council

From: Dave DeGrandpre, Planning Supervisor

Copy: Jim Nugent, City Attorney

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

Kody Swartz, Spencer Woith, and Matt Hammerstein, Woith Engineering

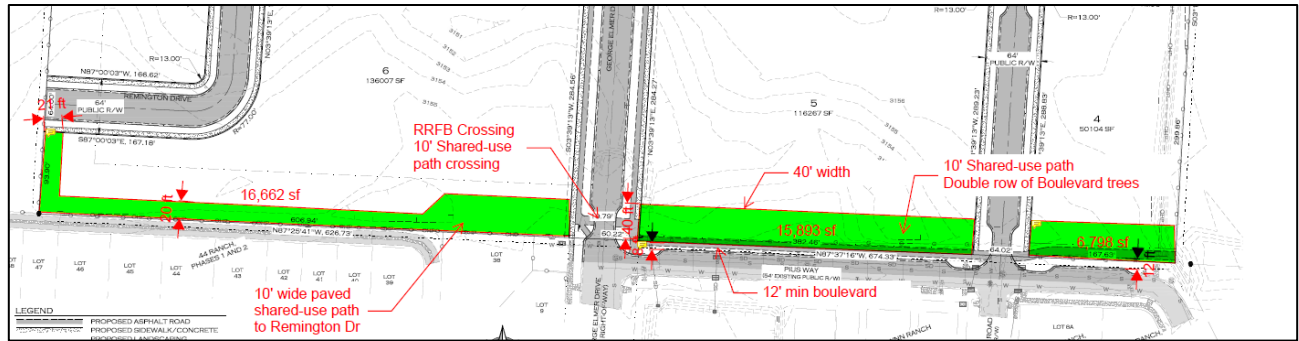
Date: March 5, 2021

Subject: Mcnett Flats trails and recreation area

At the Land Use & Planning Committee meeting on Wednesday, March 3rd, the committee members, staff, and the applicant discussed a number of issues and options for bicycle and pedestrian facilities and park and recreation areas. Based on that conversation, staff offers the following condition of annexation and subdivision approval that could replace Condition #22 in the staff report. I provided this text to the applicant on March 4 but have not yet received a response.

Replacement Condition #22

The applicant shall meet the parkland dedication requirement by providing a 20-foot wide multi-use trail easement extending south from Remington Drive to the southwest corner of the subdivision, then east along the south boundary of Lot 6 until adjacent to the southern bend in the alley west of Lot 38 of 44 Ranch Subdivision Phases 1 and 2, where it shall transition into a 40-foot wide multi-user trail easement extending to the east boundary of the subdivision (see attached sketch). Within the easement the developer shall construct a 10-foot wide multi-use trail meeting the requirements of the Parks and Recreation Department. The remainder of required parkland dedication shall be provided with cash in-lieu of parkland. As proposed by the applicant, if multi-dwelling or mixed-use development that includes 10 or more dwelling units occurs on Lot 2, 3, 4, or 5, the activity area shall be provided meeting the requirements of Title 20 Section 20.65.020(C). However, if activity area is required on either Lot 4 or 5, the 40-foot wide easement shall be counted toward the activity area requirement. The applicant shall submit a letter of approval from Parks and Recreation addressing common area requirements for design, vegetation, construction, and maintenance prior to final plat application submittal.



Replacement of condition #22 would also require a modified finding of fact in the staff report, as presented below:

Replacement finding of fact #7 at the bottom of page 17 of the staff report:

Residents of residential subdivisions to the south have expressed concern with potential for land uses such as multi-dwelling and mixed-use within Mcnett Flats that differ from the existing single-dwelling type development in their neighborhood. To provide a buffer between land uses and to meet the recreational needs of residents, staff recommends ~~accepting the latter option: cash in lieu of 1.46 acres of parkland and 1.46 acres of dedicated common area to be platted to the east of George Elmer Drive and immediately north of the Tipperary Way Trail easement on Lots 4 and 5, along with dedication of 0.15 acres of a multi-use trail and easement totaling approximately 0.9 acres in common area extending south from Remington Drive and running along the south boundary of the subdivision, with the remainder of the dedication being cash in lieu of parkland.~~ The common area would have to meet Parks and Recreation Department requirements for design, vegetation, construction, and maintenance, with maintenance performed by a lot owners association. This is recommended as a condition of approval.