

## Kaitlin McCafferty

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**From:** DeGrandpre, Michael D <michael.degrandpre@mso.umt.edu>  
**Sent:** Tuesday, April 27, 2021 11:34 AM  
**To:** Kaitlin McCafferty  
**Subject:** Re: Hogan Senior Living

Kaitlin, I appreciate the response. More to the point is how will the neighborhood accommodate up to ~30 vehicles parked on the street (~35 - 6 available). This is not addressed in the application. This isn't a nursing home where people might no longer be driving - the cooking/eating arrangement assumes a high level of function, i.e. residents will be car owners.

Mike DeGrandpre

On Apr 27, 2021, at 10:00, Kaitlin McCafferty <[McCaffertyK@ci.missoula.mt.us](mailto:McCaffertyK@ci.missoula.mt.us)> wrote:

Hi Michael!

Thanks for your comment. For clarification, the project does comply with parking requirements. The project fits "Group Living" and is not a "Community Residential Facility" as you mentioned.

<image002.jpg>

Title 20 treats a Group Living structure like a single dwelling unit with a lot of bedrooms. The parking requirement is 2 spaces per group living structure. The applicant is proposing 6 parking spaces plus one ADA space which exceeds the minimum requirement. This location is well served by transit. Again, project is Group Living and not "Community Residential Facility" as you noted below; Community Residential Facility is defined in 20.105.020, located here:[https://library.municode.com/mt/missoula/codes/municipal\\_code?nodeId=TIT20ZO\\_CH20.105USCL\\_20.105.020REUSGR](https://library.municode.com/mt/missoula/codes/municipal_code?nodeId=TIT20ZO_CH20.105USCL_20.105.020REUSGR)

Best,  
Kaitlin

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**From:** DeGrandpre, Michael D <[michael.degrandpre@mso.umt.edu](mailto:michael.degrandpre@mso.umt.edu)>  
**Sent:** Sunday, April 25, 2021 9:43 PM  
**To:** Kaitlin McCafferty <[McCaffertyK@ci.missoula.mt.us](mailto:McCaffertyK@ci.missoula.mt.us)>  
**Subject:** Hogan Senior Living

Dear Kaitlin,

We're writing to voice our concern for the development of our neighborhood, specifically Hogan Senior Living.

They claim zoning says they need only 2 spaces for ~52 residents. That is a rather absurd interpretation of the zoning. Documentation is pasted below. They should have almost 20 parking spaces based on the zoning. We know someone who lives in the Lynnwood Condos (951 Ronald) - a similar facility, everyone has cars, but they have an underground garage.

We assume this cannot be okayed in its present form?

Best regards,

Mike DeGrandpre and Kate Lindner  
211 S 4th St W. (1 block from the development)

Parking

Per 20.60.020.C, Table 20.60-1, Group Living Residential:

Parking required:

- 2 spaces required

Parking provided:

- 6 spaces provided
- One accessible pick-up/drop-off space provided

The actual zoning says:

<image004.png>

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