

From: [Neil Miner](#)
To: [Kaitlin McCafferty](#)
Cc: [Mary McCrea](#); [Spencer Starke](#)
Subject: RE: Agency Comment Request- Conditional Use- Hogan Senior Living 234 S 6th St W
Date: Monday, April 12, 2021 11:51:18 AM
Attachments: [S. 6th and Hazel - Existing Trees.xlsx](#)

Hi Kaitlin,

Thank you for the opportunity to comment on this Conditional Use permit. The Parks Department has reviewed the project, and has the following comments.

- The proposed 55+ adult independent living facility will be served by Sacajawea Park. The nearest Class 1 trail (Milwaukee Trail) is 6 blocks to the North of the project location. The described project and planned services indicates future residents are likely to be capable and desirous of using public recreation services and facilities. As such, the project would be subject to payment of Park Impact Fees.
- After inspecting the trees on site, there is really only one that would be a benefit to preserve. There is a Kentucky coffeetree located in front of 228 S. 6th Street W. Please see the attached tree report and map of existing trees. The tree is very small but is one of our slowest growing species. This is a species of tree that we will be adding to our plant propagation program and ball and burlap nursery as it is a very high value tree for it's climate resilience, it's carbon sequestration potential and aesthetic value.

At this time, I would like to require that tree protection standards are put in place for this tree only. The remaining trees can be removed as they are in poor condition and would be of little to no benefit the community if they were retained.

As for a replacement plan, the boulevards will support class 2 trees and need to be reforested with appropriate species from the Approved Street Tree List, planted on 30' centers. This neighborhood has a character of mature, class 2 trees lining the boulevard and the reforestation plan for this project must match that.

Please let me know if you have any questions.

Thanks

Neil

Neil Miner, PLA | he/him/his |
Parks and Trails Design/Development Manager
Missoula Parks and Recreation
600 Cregg Lane | Missoula, MT 59801
406-552-6264
www.missoulaparks.org
nminer@ci.missoula.mt.us

From: Kaitlin McCafferty <McCaffertyK@ci.missoula.mt.us>

Sent: Friday, March 26, 2021 4:39 PM

To: Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Gordy Hughes <HughesG@ci.missoula.mt.us>; Jaeson White <WhiteJ@ci.missoula.mt.us>; Ryan Kamura <KamuraR@ci.missoula.mt.us>; bschmidt@missoulacounty.us; Travis Ross <tross@missoulacounty.us>; elaron@missoulacounty.us; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Neil Pennanen <PennanenN@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Marie Anderson <AndersonM@ci.missoula.mt.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; caldridge@mountainline.com; jsweten@mountainline.com; vcaristo@mountainline.com; dstone@mountainline.com; Colin Woodrow <WoodrowC@ci.missoula.mt.us>; Kelly Elam <ElamK@ci.missoula.mt.us>; Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Bob Hayes <HayesB@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Montana James <jamesm@ci.missoula.mt.us>; Chris Behan <BehanC@ci.missoula.mt.us>; Tod Gass <GassT@ci.missoula.mt.us>; Cameron, Glen <gcameron@mt.gov>; abeck@missoulacounty.us; nholloway@missoulacounty.us; Gwen Jones <GJones@ci.missoula.mt.us>; Heather Harp <HHarp@ci.missoula.mt.us>; Neighborhood Council - Riverfront <Riverfront@ci.missoula.mt.us>

Cc: Mary McCrea <McCreaM@ci.missoula.mt.us>

Subject:

Hi all-

Im requesting agency comment for the attached memo re: a Conditional Use Request for a Senior Group Living Facility at 234 S 6th Street West. I also attached the application for further detail.

Please submit your comments by Friday April 9th! Thank you!

-

-

Kaitlin

Kaitlin McCafferty | She/Her/Hers | Associate Planner
Community Planning, Development & Innovation
O: 406.552.6085 C: 406.552.5631 | McCaffertyK@ci.missoula.mt.us



Promoting equitable growth and a resilient, sustainable community.

Address	Street	Side	Species	Diameter	Condition
246	S 6Th St W	Front	Acer Platanoides (Maple, Norway)	15	Poor
246	Hazel St	Left	Acer Platanoides (Maple, Norway)	19	Poor
720	Hazel St	Front	Acer Platanoides (Maple, Norway)	2	Poor
228	S 6Th St W	Front	Gymnocladus Dioicus (Kentucky Coffeetree)	3	Good
228	S 6Th St W	Front	Tilia Americana (Linden, American)	3	Poor
246	Hazel St	Left	Ulmus Pumila (Elm, Siberian)	28	Poor

Site Information

Gymnocladus Dioicus

228 S 6Th St W, Front 1

- Site ID
- Park Name
- Overhead Utilities
- Landuse
- Diameter
- Old Risk
- Significance
- Condition
- Ward
- TRAQ-Risk
- Primary Maintenance
- Secondary Maintenance
- Further Inspection Required
- Below Ground Utilities
- Grow Space
- On Street

Site Type	Appraise	Yearly Eco Benefits	Property Benefits
Tree	3640	125.93	94.22
Tree	5800	140.68	100.94
Tree	130	86.1	84.1
Tree	250	53.52	47.84
Tree	180	42.34	31.34
Tree	3340	188.94	93.71
\$13,340.00		\$637.51	\$452.15

