

# **Captain John Mullan Neighborhood Council Leadership Team**

## **Meeting Agenda**

Date: October 16, 2018

Time: 6:00 pm

Location: Barnes & Noble  
2640 N. Reserve Street  
Missoula, MT 59802

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1. Introductions
2. Approval of the [September 25, 2018](#) leadership team meeting minutes
3. Appoint interim member to Leadership Team
4. Letter to City Council and the Mayor and Parks and Rec supporting green space for apartments near Hellgate Meadows—Kathie Snodgrass
5. Support for grant(s) to be submitted to the Office of Neighborhoods
  - 44 Ranch Park
  - Hellgate Gardens Community Garden grant application – Genevieve Jessop Marsh
  - Pleasant View Park Master Plan
    - [Pleasant View Park Master Plan Narrative Outline](#)
    - [Pleasant View Park Layout](#)
6. Deschamps Lane from Broadway to Mullan - Steve
7. Facebook Captain John Mullan group page – Karen
8. Public comment on non-agenda items
9. Community Forum Report – Antony
10. Office of Neighborhoods Report – Karen
11. Announcements

## What is important to Captain John Mullan Neighbors?

(Tiered by importance)

- Snowplowing
- Traffic Signal at Flynn and Mullan; Flynn and Broadway

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- George Elmer Drive
- 44 Ranch Playground
- Trail to School

Jane Kelly, Neighborhood Coordinator

[jkelly@ci.missoula.mt.us](mailto:jkelly@ci.missoula.mt.us) 552-6081

Karen Gasvoda, Program Assistant

[kgasvoda@ci.missoula.mt.us](mailto:kgasvoda@ci.missoula.mt.us) 552-6084

Genevieve Jessop Marsh, Garden City Harvest

[genevieve@gardencityharvest.org](mailto:genevieve@gardencityharvest.org)

Captain John Mullan NC Leadership Team

[captmullan@missoula-neighborhoods.org](mailto:captmullan@missoula-neighborhoods.org)

# Hellgate Meadows

## Residential Neighborhood Association

2625 DUBLIN STREET, MISSOULA, MT 59808

November 15, 2017

Mayor Engen and City Council Members  
435 Ryman Street  
Missoula, MT 59802

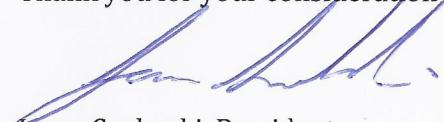
Dear Mayor and City Council Members:

We have been talking with Jordan Hess, one of our City Council representatives, about our concerns regarding the large number of new apartment and condo buildings that have recently been constructed in our neighborhood, and the lack of park space for all the children (and dogs) who have moved into these apartments with their families. There are now 4 large complexes in the area west of Home Depot and the cinema, extending from Mullan Road north to the Hellgate Meadows neighborhood. One of the apartment complexes has a central common area with a pool, community building, and some green space. The condo development has a community building, but no green space. Two large apartment complexes have neither green space nor a community building. There is now another complex under construction, but we can't tell what amenities that complex will have yet, because construction is just beginning. There are at least 50 children that catch the school busses that serve those complexes, and the nearest City park is in Pleasant View, which is about a mile away - much too far for younger children to walk to without a parent, these days. The only nearby green space available to these children are the small common areas in the Hellgate Meadows neighborhood. Frankly, our small common areas are adequately sized to serve our small neighborhood, but are not big enough to adequately serve all the kids and all the dogs from these apartment buildings. And the wear and tear and MuttMitts are costing our homeowner's association quite a lot.

We learned from Mr. Hess that the City has criteria for adding a new park that include population and density. We would appreciate hearing from you whether this area meets the criteria for adding a park. It appears to us that there is an appropriate parcel of undeveloped land that the connector street will have to cross to connect from the roundabout at Union Pacific and O'Leary to Mullan Road at the Walmart traffic signal, and we are hoping the City would be able to use this vacant parcel to provide much-needed park space.

In addition, we are concerned about the exponentially increased traffic on Union Pacific that is generated by residents of the apartment complexes and the lack of alternate travel routes for the newest complexes. Both the condos and the more upscale apartment complex have entries from Mullan Road as well as connections to streets in the Hellgate Meadows neighborhood, so they have not added an unreasonable amount of traffic to Union Pacific. However, there is only one way in and out of the latest apartment complexes, and the increase in traffic frequently backs up at the Reserve and Union Pacific stoplight for several blocks. Combined with our narrow streets and on-street parking of many of the apartment dwellers, at times it would be impossible for emergency vehicles to access our neighborhood in a timely manner. We urge you to complete the connection from the roundabout at Union Pacific and O'Leary to Mullan Road as soon as possible to relieve this congestion. We also urge you to consider traffic and access issues, and make sure roads are adequate to handle the increased traffic when approving other dense developments in Missoula, so this issue won't affect other neighborhoods.

Thank you for your consideration of our concerns,



Jason Susecki, President

Nick Bailey, Vice President

Roberta Smith, Treasurer

Kathleen Snodgrass, Secretary

Debbie Goertzen, Member

Carol McKenzie, Member

Hellgate Meadows Residential Neighborhood Association Board of Directors

# Hellgate Meadows

## Residential Neighborhood Association

2625 DUBLIN STREET, MISSOULA, MT 59808

November 15, 2017

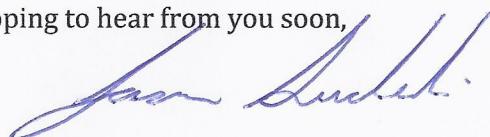
Ms. Donna Gaukler, Director  
Missoula Department of Parks and Recreation  
600 Clegg Lane  
Missoula, MT 59801

Dear Ms. Gaukler:

We have been talking with Jordan Hess, one of our City Council representatives, about our concerns regarding the large number of new apartment and condo buildings that have recently been constructed in our neighborhood, and the lack of park space for all the children (and dogs) who have moved into these apartments with their families. There are now 4 large complexes in the area west of Home Depot and the cinema, extending from Mullan Road north to the Hellgate Meadows neighborhood. One of the apartment complexes has a central common area with a pool, community building, and some green space. The condo development has a community building, but no green space. Two large apartment complexes have neither green space nor a community building. There is now another complex under construction, but we can't tell what amenities that complex will have yet, because construction is just beginning. There are at least 50 children that catch the school busses that serve those complexes, and the nearest City park is in Pleasant View, which is about a mile away – much too far for younger children to walk to without a parent, these days. The only nearby green space available to these children are the small common areas in the Hellgate Meadows neighborhood. Frankly, our small common areas are adequately sized to serve our small neighborhood, but are not big enough to adequately serve all the kids and all the dogs from these apartment buildings. And the wear and tear and MuttMitts are costing our homeowner's association quite a lot.

We learned from Mr. Hess that the City has criteria for adding a new park that include population and density. We would appreciate hearing from you whether this area meets the criteria for adding a park. It appears to us that there is an appropriate parcel of undeveloped land that the connector street from the roundabout at Union Pacific and O'Leary to Mullan Road will have to cross, and we are hoping the City would be able to use this unplatted parcel to provide much-needed park space.

Hoping to hear from you soon,



Jason Suchecki, President  
Nick Bailey, Vice President  
Roberta Smith, Treasurer  
Kathleen Snodgrass, Secretary  
Debbie Goertzen, Member  
Carol McKenzie, Member

Hellgate Meadows Residential Neighborhood Association Board of Directors



January 16, 2018

Hellgate Meadows Residential Neighborhood Association  
2625 Dublin Street  
Missoula, MT 59808

Dear Association Members:

Thanks for your November letter regarding parks, open spaces and connectivity around your neighborhood. My apologies for the slow reply; I've been discussing your concerns with a variety of staff members in crafting a reply.

Today, our policies and practices provide for what we call "green infrastructure" as a function of housing and commercial development. And while we believe those policies reflect community interest based on planning processes that brought a wide swath of stakeholders together, we are hearing from both neighbors, residents and developers that some of those policies, as applied, aren't reflecting reality on the ground.

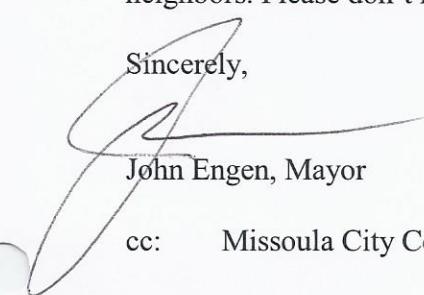
As we continue to work to address Missoula's housing shortage, we're looking at a wide variety of tools and incentives that balance the community values around open spaces with the necessity of providing housing that working Missoulians can afford. Toward that end, we'll be considering concerns your neighborhood has expressed, as well as concerns from other interested parties, to refine our policies to better reflect those interests.

In the meantime, the City of Missoula remains committed through foundational documents (the parks master plan, our open-space plan, our zoning and building codes, our transportation plans) to ensure these values that citizens consistently express are taken into account. We believe we can get better, though, and address these concerns as we move forward with our housing-policy recommendations.

I'd ask that you keep apprised of our efforts and am copying Eran Pehan, our housing director, Mike Haynes, our Development Services director, and Donna Gaukler, our Parks and Recreation Director, so they're aware of our correspondence. My hope is that representatives from your neighborhood will engage in the process of helping us with this balancing act.

Thanks for taking the time to offer your thoughtful comments and concerns, and for working for your neighbors. Please don't hesitate to contact any of us with additional concerns or questions.

Sincerely,

  
John Engen, Mayor

cc: Missoula City Council, Mike Haynes, Eran Pehan, and Donna Gaukler