

**FARVIEWS-PATTEE CANYON NEIGHBORHOOD COUNCIL**

**MINUTES**

**June 7, 2006 – 7:00 to 9:30 p.m.**

**Community Room - UM's Lewis and Clark Village, 3000 S Higgins**

**Ray Aten, Moderator**

**I. Welcome, Call to Order, and Attendance:**

At 7:08 Ray Aten called the meeting to order and welcomed everyone. All were asked to sign the attendance sheet available at the entrance to the meeting room.

**II. Introductions**

Jon Wilkins introduced himself as a council representative for Ward 4, as did Jerry Ballas. Denise Moore introduced herself as a candidate for Montana House district 93. Jim Edwards introduced himself as a candidate for Missoula County Commissioner. Ron Ericsson introduced himself as a candidate for Montana House district 93.

**III. Approval of Minutes of April 19, 2006**

Jon Wilkins requested that his name be spelled correctly. Celest River moved for approval of the corrected minutes. The motion was seconded by Prudence Smith. **The motion passed by a unanimous voice vote.**

The agenda was modified for a update on the Sale of a Portion of High Park.

**IV. Update on Sale of a portion of High Park**

Jackie Corday of the Parks Department introduced herself and gave an update on what had transpired since the last public meeting on March 6<sup>th</sup>. At that meeting City Council directed Parks to retain access from East to West but make it better, allow for the front yard encroachment on the 0.85 acres in exchange for some form of consideration, and retain the 0.44 acre parcel. Jackie indicated there would be no deal without City Council approval and that she was seeking input from the neighborhood. She stated that the present draft proposes to either sell the 0.85 acres with deed restrictions that would not allow any development or an encroachment easement. The draft also proposes a trail that will connect Parkview Way (at the existing easement) and Continental Way to the Park although the preferred access, if there is to be only one, would be from Parkview Way. Jackie opened the meeting to comments.

Don Chugg, 807 Continental Way, indicated that there is actually no cul-de-sac at the end of Continental Way and believes that parking and trail access would be very difficult. Jackie indicated that there is a legal right of way which may be obscured by the existing conditions.

Klairaine Nichwander, 102 Imperial Way, asked whether the original owners were aware of the Parkview Way easement. Jackie indicated she had no idea.

Joan Fritz, 808 Continental Way, reiterated what Don Chugg had said. There is no street parking at the cul-de-sac end of Continental Way. She also questioned the fairness of rearranging the end of Continental Way to rectify the Dvorak's problem and why the Dvorak's have so much input concerning the problem.

Mike Deden, 802 Continental Way, suggested keeping the existing access route rather than developing a new trail.

James Pool, 117 Takima, asked about access from the West. Jackie indicated that there will be access at Landon's Way and from a new subdivision. She also indicated that there will be access from the North side of the park when a subdivision is developed between Landon's Way and Simons Drive.

Tim Lovely, 606 Simons Drive, asked how the existing access route from Parkview Way was determined to be unusable. Jackie explained that there are now two very steep faces at the driveway that are not safe and would have long term maintenance issues.

Diane Ehrlich, 825 Parkview Way, questioned the presented trail options and advocated for retaining the original trail access to the Park. Jackie stated that the slopes of the original trail would now be considered unacceptable and are steeper than any found on Mt. Sentinel.

Klairaine Nichwander, 102 Imperial Way, asked what plans the Parks Department had for parking. Jackie said that the Park is considered to be a neighborhood park and it is assumed that neighbors will walk to the park. She indicated that there are no plans for parking and that the trails are walking trails. There will be no bike access.

Dean Hendrix, 505 Canyon Gate, asked if there are any statistics on visitations to the park and whether there are other more accessible parks nearby, and whether selling the park was an option. Jackie indicated that it is one of the few parks in the area that is large and open. Most parks in the area are ravens and pocket parks with limited size and access. Now that it has been rediscovered she believes it will see a lot of use.

Laura Thompson, 909 Parkview Way, advocated for trails with less slope and a bridge. She asked that the existing easement be part of a trade for the new trail. Jackie indicated that parts of the existing easement would be traded for the new trail. The section beginning at Parkview and going between the Parkview properties would not be traded.

Tim Lovely, in response to Dean Hendrix's question, indicated that there is no access from Simons Drive or Landon's Way and that the Parkview Way is blocked. Thus, there has been no access to the Park.

Mary Barnett, 103 East Crestline Dr., asked about the acreage that would be traded. Jackie stated that it would include the 0.85 acre encroachment, 0.22 acres of the original access easement, and 0.29 acres.

Mike Deden asked whether Parks had considered a one for one trade of the pond land for the encroachment land.

Celeste River proposed land trades that would move neighborhood access away from where the Dovaraks live. It prompted a lot of discussion.

Ray Aten, 208 Ben Hogan Dr, stated that there needs to be access from Parkview Way in the final agreement. It was the original and only access and must be retained for the people on Parkview Way. Jackie reiterated that access from Parkview Way has been the number one request during meetings and phone calls.

Jim Edwards suggested that access from Continental Way appears to be a hardship for the long time neighbors and the blue trail (from Parkview Way) looks like the best choice.

Jon Wilkins believes that the Park is for the neighborhood, that the blue trail seems like a good choice, that potential liability needs to be avoided, and the simpler the solution the better.

Mary Barnett asked about the size of the monetary trade. She felt it was low, considering the value of property in the area. Jackie explained how the Park computed the land value. First the land (the 0.85 acres) was appraised. Then, since the deed for the land would have restrictions preventing development and would be a conservation easement, the appraised value was reduced by about one-half. The money will be used to build a really nice, long term, sustainable trail and also a loop trail through the park. Mary Barnett also asked about zoning for the park. Jackie indicated that the Dvoraks requested, and Parks agrees, that the park property be rezoned as parkland (P-1).

\_\_\_\_\_ asked how much money was being discussed. Jackie indicated that the appraisal was \$90,000 an acre and that 0.85 acres at 50% was \$48,000 something, enough to do the improvements.

Celeste Rivers indicated that many parks in the neighborhood are not zoned P-1. Many are zoned residential. Jon Wilkins indicated that City Council will move towards rezoning all city parks.

Jackie indicated that she will be glad to receive any additional written comments and explained the next steps in the process. Next a proposal will go before the Conservation Committee, a public committee.

Mike Deden proposed a vote to see whether people favored a one-for-one land trade rather than selling land. Jerry Ballas pointed out that the meeting agenda indicated a report, not a vote and that City Council would not consider a vote reflective of the neighborhood.

Ray Aten thanked Jackie Corday, Jerry Ballas, and Jon Wilkins for their update on the Park. There was general applause.

## **V. F - PC Neighborhood Council Account Balance and Expenditure Report**

Ray Aten reported that the account balance was \$511.41 on May 31, 2006. Expenses for the June newsletter were \$632.71 which leaves a negative balance of (\$121.30). The leadership team will request a neighborhood small project grant to cover the negative balance.

## **V. Old Business**

### **Neighborhood Project - Bridge over Pattee Creek**

Dean Hendrix explained that he has an idea for a project, a project prompted by the dedication ceremony for the Franklin to the Fort Bridge. He indicated that he would also be receptive to any other project suggestions. He went on to explain his idea. There is an area at the corner of Pattee Canyon Drive and S. Higgins that includes a fenced pond. He would like to see the area reclaimed and beautified and a foot bridge put in across the creek. Discussion indicated general support for the project. It was also suggested that the Pattee Canyon Drive Traffic Calming Project might be integrated.

### **Update on subdivision located at 1209 Landon's Way**

There has been no progress since the last general meeting.

### **Patte Canyon Drive Traffic Calming Project**

Jeremy Keene emailed that there will be a meeting with Phil Smith on June 14 at 5:30 in this Community Room of the Lewis and Clark Village.

### **Update on Hillside Design Standards**

Celeste River gave a history of the resolution requesting a review and revision and explained the present application of the standards. She indicated that the PAZ (Plat, Annexation, and Zoning) Committee is examining hillside design standards only they are listing it as "correcting a conflict between a certain sentence and a drawing". She indicated that there is no indication of immediate action by PAZ and asked that people call her if they would like more information.

## **VI. New Business**

### **Ice Cream Social - Set date and organize**

It was suggested that the event be on a weekday evening in July. Klairaine Nichwander moved that the Ice Cream Social be at 7pm on Wednesday, July 19<sup>th</sup>. Mary Barnett seconded the motion. There was no further discussion. **The motion passed by a unanimous voice vote.**

### **Ninkpata Park**

Frank D'Angelo, 215 East Crestline Dr, wanted to update people about a beautification project including sidewalks and curbs that is in process for Crestline Dr. Also, there is a two acre park, Ninkpata Park, by Crestline Dr. Some neighbors are interested in planting grass seed and developing an irrigation plan so that there will be a place for the kids to play. Some top soil has already been placed at the Park and graded. Frank is seeking help from surrounding neighbors for both near term work on the park and long term planning. Celeste River suggested that funds might be available thru the Small Projects Grant program.

## **VII. Public Comment**

Several people commented on the apparent lack of weed control in the neighborhood parks. They felt the Parks department was not doing their job. Jerry Ballas suggested that a request, with Community Forum support, could put some pressure on the Parks department.

Jerry Bromenshenk, 200 Rimrock Way, asked about an update on the Parkview Way lot subdivision and whether engineers need to acknowledge submitted comments. Jerry Ballas stated that comments must be included when a proposal is submitted to the city. He also indicated that both he and Jon Wilkins were following this particular proposal.

\_\_\_\_\_ asked whether there were any regulations on tree height. Jon Wilkins and Klairaine Nichwander stated that there were no ordinances.

Leea Pittenger, 631 Crestline, asked about noise regulations. Jon Wilkins stated that there is a noise ordinance but it does require the police to measure the noise at the site. Tim Lovely commented on the Jake-brake noise.

Klairaine Nichwander asked about the electric meter pods below Norman's lane. Ray Aten and Celeste River indicated that had been no change.

\_\_\_\_\_ asked whether there was a limit on the number of dogs that can be at one residence and whether there was a limit on the amount of dog excrement. Jon Wilkins stated that there are limits on the number of dogs and Animal Control should be asked to get involved.

James Pool asked that a Parks Committee be formed. A signup sheet was placed on the back table.

Jon Wilkins announced that Splash Park would be opening on June 22<sup>nd</sup> and invited all to try out the new facility.

Jerry Ballas and Jon Wilkins thanked all the neighbors for their participation in the neighborhood council process.

James Pool thanked Celeste for a great newsletter.

### **VIII. Announcements**

There were no additional announcements.

### **IX. Set Next Meeting Date, Adjourn, and Cleanup**

The meeting was adjourned at 9:57 pm.

Respectfully Submitted:  
Raymond Aten