

**Moose Can Gully (MCG) and South 39th St (S39) Joint Neighborhood Council  
General Meeting Minutes  
Wednesday June 29, 2022 6:00 PM Playfair Park Pavilion, 3001 Bancroft**

**Neighbor Attendance:** See attached roster

**City Council Members Present:** Stacie Anderson and John Contos (Ward 5), Mike Nugent (Ward 4) Amber Sherrill (Ward 4) was unable to attend due to family obligations.

**MCG Neighborhood Council Leadership Team Members (LT) Present:** Betsy Weber, Janet Van Dyke, Carol Garlington (None absent)

**S39 Neighborhood Council LT Members Present:** Paul Kilzer, Jeff Stevens, Ruth Burke

**S39th LT Absent:** Dave Bell, David Touchette

**City Staff Present:** Kalina Wickham- Neighborhood Specialist, Kelly Elam-Neighborhood Coordinator, Long Moua-Compliance Coordinator

**Others Present for Hillview Way project:**

From Cushing Terrell: Todd Schaper-Architect, Nicole Olmstead-Planner, Dave Aube-Civil Engineer  
Pando Holdings Developers: Lance Gutsch, Kiely Wilson, Chris Firman

**1. Call to Order** The meeting was called to order at 6:11pm by Kalina Wickham. Kalina welcomed neighbors to the meeting and introduced the City Council members present.

Kalina outlined respectful behavior expected of meeting attendees. She then pointed out poster boards awaiting neighbor input about their neighborhoods: "Areas of Concern", "What Do You Love?", "Envision: What Do You Want to See?". Neighbors were invited to write their ideas on the boards.

**2. Approve Minutes for June 22, 2022 Leadership Team meeting** The June 22 minutes had been posted online and distributed to LT members prior to the meeting. No further revisions were suggested. Paul moved to approve the minutes. Second by Janet. All approved.

**3. Code Compliance Overview** Long Moua, Compliance Coordinator gave an overview of Code Compliance which is headed by the office of "Community Planning Development and Innovation" (CPDI) office. He explained that code compliance is complaint-driven; i.e, compliance will be enforced after complaints are received by neighbors.

Mr. Moua directed neighbors to report complaints using an on-line form or to call 406-552-6630. Callers with Issues not addressed by the CPDI will be directed to the appropriate department.

Neighbors voiced the following complaints at the meeting. (Long Moua's response in parentheses)

- Weeds along Hillview displacing wildlife (Neighbor asked to call in complaint 406-552-6630)
- Stones on sidewalk near Chief Charlo school (Neighbor asked to call in complaint 406-552-6630)
- Paul Kilzer commented that clean-up of debris on sidewalks from snow plowing is left to property owners (City unable to provide this service)
- Dead trees near Chief Charlo- fire hazard (This has been assessed by the fire department—deemed not to be a fire hazard)
- Dead deer on roadways (Injured deer—call Animal Control, Dead deer—call Republic Services)  
Neighbors commented that Republic requires dead deer to be hauled to trash pick-up site on street

Stacie Abrams said that for unresolved complaints, neighbors are encouraged to contact their City Council representatives. In these cases, the issue may become one of funding which must be prioritized with other city needs.

**4. Hillview Way Project** Architect Todd Schaper discussed the development currently underway on Hillview Way. The project is still conceptual, he said. Developers envision an area with a “sense of place, sense of community, high-quality architecture, and connection to open space.” Multiple large posters and drawings were presented. Neighbors were invited to view and photograph the posters.

Todd explained that this is a private development. Because the land was not subdivided, the public review process was not required. A later phase of the project will involve subdivision and undergo the public review/engagement process. The later phase involves split-zoning which requires developers to use the most restrictive zone requirements.

The development is expected to include five buildings, three stories each with 200 apartments total. The city requires 20% of space be dedicated to activity areas. Hiking trails and outdoor space are included.

Developer Kiely Wilson noted that his mother is from Missoula and he has visited Missoula many times. He said he is committed to preserving the spirit of Missoula in this development.

Planner Nicole Olmstead reported that the parcel of land being developed was zoned “high density residential” by the city planners. “For these parcels, the city encourages high-density development because of the connection to existing roads and services.” All plans comply with Missoula growth policy and zoning. There will be no low-income housing.

In answer to neighbor questions:

- Building materials will be appealing, of metal and wood. There will be balconies.
- There will be dedicated parks and access to trails.
- Road access to Hillview Way will be across from the Village at Elk Hills. Engineer Dave Aube noted that traffic studies predicted no significant issues, except at the intersection of 39th and Hillview Way. A roundabout was suggested by neighbors.
- Neighbors reported receiving recent notice that 100 homes are to be built on the Tonkin property just downhill from the Hillview Way project. 23<sup>rd</sup> Street is expected to be used for access. Cushing Terrell reps were unaware of the Tonkin property plan. Neighbors provided them a copy of the notice they had received.
- Neighbors expressed concern that city planners are not looking at the issues of the combined developments. Also expressed was concern that existing homeowners would not be able to give input. The onset of Hillview Way construction was a surprise.
- Fire truck access—FD has been very involved in planning and no issues are expected with access.
- Water—City engineers see no need for changes to existing water supply for apartments. Later expansion will require a pump to extend water uphill. Storm water will be collected. A well will be drilled for irrigation water only.
- Drainage—The 23<sup>rd</sup> Street sewer will need to be upsized.
- A neighbor noted that reimbursement for Hillview Way road SIDs was promised to homeowners when later development occurred. Dave Aube said he was aware of that.
- Costs for infrastructure upgrades will be borne by the private developers.
- One neighbor was concerned that leafy spurge had not been treated prior to construction in the project.

**5. Bylaws Update** Proposed bylaws revisions for both MCG and S39th Street Neighborhoods were posted online prior to this meeting. Paper copies were available at the meeting Leadership Team members verbally summarized the proposed bylaws for attendees. It was moved and seconded to approve the proposed bylaws for both Moose Can Gully and South 39th Street Neighborhoods. All approved.

**6. Election of New Leadership Team Members** Carol Garlington moved, Janet Van Dyke second that the following neighbors be elected to their respective Leadership Teams. Approved by unanimous voice vote.

Moose Can Gully: Jan Miller, Teresa Flor, Zac MacFarland

South 39th Street: No new members — current team will continue

There will be no meeting in July.

**7. Neighbor Concerns.** In addition to comments expressed in Code Compliance part of meeting (see #3)

- Tim Carey reported rotten railroad ties under the water tower at Sky View Park. He said he had taken pictures and reported this to the city with no response. Stacie Anderson agreed to follow up on this.
- Zac MacFarland reported issues with new development in Moose Can Gully.

#### **8. City Council Members—Q&A**

**Stacie Anderson** introduced herself, noting that Ward 5 encompasses most of MCG and S39th St Neighborhoods. Her priorities are “keeping the ship afloat” during the current budget planning process with inflation and pandemic issues. Property tax increases have been announced by the mayor. The base of Grant Creek has undergone a rezoning to split-zoning.

**Mike Nugent** introduced himself as being 6 months into his first term as Ward 4 City Council representative. He is learning the various city departments and their roles. His priority is housing—how can our kids afford to live in Missoula—how can employees afford housing? “There are no easy answers.” He has been looking at city codes, zoning and density.

A neighbor asked about fireworks— is it possible to have silent fireworks which are known to exist? The neighbor was encouraged to email her city council representative, knowing that restrictions were already set for 2022.

- A neighbor reported unleashed dogs harassing vulnerable wildlife: fawns, a family of foxes. Stacie commented that all of Missoula is “leash only”, but this is difficult to enforce. Neighbors were asked to document incidents and report them.
- Paul Kilzer reported that it has always been difficult to find a link between Neighborhoods and City Council. In a recent MCG/S39 Joint Leadership Team meeting, city officials fielded questions about sidewalk grit left by street sweepers. The only solutions offered were for property owners to clean the sidewalks or add money to the budget. Paul agreed to send his photos on to Stacie and Mike. Neighbor Tim Carey responded that he has a son in a wheelchair and has had success asking snowplow operators to turn their blades to prevent a berm building in his driveway. He is able to sweep the sand sprayed on the sidewalks by the water trucks.

#### **9. Adjourn.**

With no further business, the meeting was adjourned at 7:40pm.

**Minutes** by Betsy Weber, Secretary Joint MCG/S39th Leadership Team