

Grant Creek Neighborhood Council General Meeting

August 18, 2020 6 p.m. Virtual Zoom

59 Participants Attended

Council Review Process: Mirtha Becerra and Jordan Hess said there will not be any comments from them and noted this meeting is for discussion only and there would not be any items to vote on.

Public Comment on Non Agenda Items: None

Proposed Development at 2920 Parkway:

Michael Morgan and Ken Ault, KJA Development gave a presentation on the 44 acre development rezone proposal. The rezone will allow the dwellings go from 3 stories to 4 stories and would free up areas for green common spaces for children to play and for people to walk their dogs. They will be about the same height as some of the existing hotels in the same area so they will not tower over them. They are aware the neighborhood is concerned about the extra traffic, but they feel most of it is caused by existing and new businesses coming into that same area. There will be a little over 1100 units and 100 of them will have three bedrooms, an indoor gymnasium, more trail utilization, and 4 to 5 hundred trees. They showed a design of what it will look like.

Dave DeGrandpre, Development Services reviewed the same presentation as he did at the Planning Board meeting. The property is a former gravel pit and has been there for many years. He described the surrounding property and land uses. There are hotels, restaurants, and single home dwellings.

Friends of Grant Creek opposes the rezone request, but supports the project with the current zoning. They are concerned when there is a fire or a possible natural gas leak that not everyone may not get out. The project will allow at least 5000 additional people and will cause more traffic congestion. The Grant Creek Road is already overcrowded and it takes a long time to get out every day. The rezone does not support the Growth Policy, there is no public transportation and everyone is dependent on vehicles. The road lacks shoulders where people can ride their bikes or walk and is dangerous. The extra vehicles will cause more air pollution.

There was discussion on the new MDT road enhancements, and the neighborhood does not feel that there will not be enough done to help traffic flow better.

Rocky Mountain Elk Foundation opposes the rezone. The rezone does not fit into the Growth Policy and it has many issues. They petitioned the City to stop the rezone request and it is on file at the City.

There were questions and comments from citizens that include opposing the rezone, lowering the amount of apartments, traffic congestion, additional crime, noise, air pollution, and not fitting in with the Growth Policy. They would like to hear comments from the DNRC, County Rural Fire Department and the Forest Service. They feel there needs to be more information and discussion.

This item will be discussed at the Land Use & Planning committee on August 26, at 8:20 am by virtual Zoom.

Colin Woodrow, Office of Neighborhood Coordinator said more questions and comments can be addressed on the City's website www.EngageMissoula.com. The City website is set up so citizens can make comments, submit ideas and learn about City projects to help the City make better decisions on design projects.

Adjournment—8:15 p.m.