

Grant Creek Neighborhood Council Leadership Team
7 to 8 p.m. July 15: Zoom

Attending: Kim Birck, Wendell Beardsley, Ron Larsen, Bert Lindler, Kevin Davis (members of the Grant Creek Neighborhood Council Leadership Team), Ken Ault, Jessica Mao (w Ken Ault), Luke Nevill (w Ken Ault), Kelly Elam (Office of Neighborhoods)

Members of the leadership team had video of each other. Everyone else was connected to the meeting only through audio.

Minutes: Bert Lindler asked whether there were any corrections or additions to the minutes of the February 25, 2020 leadership team meeting as circulated through email. There were none. The minutes were approved by unanimous voice vote of the leadership team.

Noise and Light throughout the Night at the Quarry: Bert Lindler said that a number of residents of the Cottonwoods Condominiums and the Prospect neighborhood had expressed concern about noise and light in the quarry throughout the night. Kevin Davis said there had been a dozen verbal complaints. Ken Ault said he had adjusted some of the lights. The vehicle entry was moved to the opposite end of the quarry to keep noise farther away from the condos. Ken Ault said the area had been a gravel pit for 40 years and that the neighbors knew they were living by a gravel pit. Bert Lindler said that in his experience the pit had been inactive for the last 20 years. Ken Ault said neighbors had not contacted him about the noise and said they were welcome to do so (but not to call him about the proposed rezoning, which is being handled through a separate public process). Kevin Davis said that neighbors would have appreciated involvement before the work and noise began. Ault said that the contractor resurfacing concrete on Reserve Street needs an area for equipment and that the entire community is benefitting. He said that the construction would just be for a short while. Bert Lindler said that the Montana Department of Transportation says in its weekly news releases that the work will continue through November. Ken Ault said that the most aggressive portion of the work would end by July 21.

Rezoning of the Quarry at 2920 Expo Parkway: Ken Ault said the existing zoning allowed three-story apartments, but he's seeking four-story apartments to allow him to create an outstanding development unique to Missoula and the state. He said that if he didn't get the request for four stories (45 feet), he would build just as many units in three-story apartments (zoning for 35 feet), sacrificing the pet-friendly open space he could provide with four stories. He said he could build 1,000 to 1,100 units on the 22 to 24 acres of flat ground without the zoning change--the difference in zoning was only whether the apartments would be three stories or four stories. Bert Lindler said that the city's Development Services office says that Title 20, the city's current zoning regulation, requires that the most restrictive stripe of the existing zoning would apply to the entire parcel (striped zoning was allowed under the old zoning regulations but not under Title 20). Development Services says that no apartments could be built on the quarry's northern parcel, but that up to 158 single dwelling units would be allowed. Ault said that he could build three-story apartments in the 16- to 17-acre area striped for them on the northern parcel. Wendell Beardsley said he would like to know which of the two numbers was correct. Bert Lindler expressed his concern with the existing traffic study prepared for the rezoning and its failure to account for seasonal increases in traffic on Grant Creek Road—the summer tourism season and winter season at Montana Snowbowl—as well as other deficiencies. Ault said that the traffic engineer would be modeling the effect of the soon-to-be constructed through lane and right-turn lane on Grant Creek Road at the I-90 interchange and would be present at future rezoning meetings. Kevin Davis said that the proposed additional southbound lanes won't address the problems already being experienced by motorists

traveling northbound on Grant Creek Road as they negotiate motorists turning right into businesses such as Starbucks or turning left into Expo Parkway or Stonebridge.

General Meeting of the Grant Creek Neighborhood Council: There was extended debate about the advisability and the circumstances of a neighborhood council general meeting. Ken Ault said he was not interested in a Zoom meeting. Bert Lindler said he would not meet in person inside because of the Covid-19 pandemic, but would meet outside with proper social distancing. Kim Birck said the developer should be able to present graphics. Kelly Elam said the developer could be on video in future meetings but that she doubted whether the city would allow an in-person meeting. Bert Lindler said he wanted to take advantage of every opportunity for public process, even flawed opportunities. Wendell Beardsley said he wanted some means by which residents could provide input. Ken Ault said he liked the way the March 12 general meeting had been set up. That meeting, which was cancelled two hours before it was held because of the Covid-19 pandemic, would have been moderated by volunteers from the Community Dispute Resolution Center, which works with the city. Bert Lindler said he would try to arrange moderation for the meeting, if possible. The leadership team members voted unanimously to schedule a general meeting of some kind on July 30 at 7 p.m. Kevin Davis said that he hoped that Development Services staff and both city council members could attend the meeting.

Public Comment on Nonagenda Items: There was none.