

# **Virtual Meeting**

**1. Attendance Sheet**

**2. Meeting Minutes**

## MEETING MINUTES

Gooden Curtis St Subdivision  
IMEG #23002731.00  
February 12, 2024

**MEETING DATE:** February 12, 2024  
**LOCATION:** Virtual Microsoft teams/call-in.  
**PRESENT:** Danny Oberweiser & Tamara Ross

### ITEMS DISCUSSED: Gooden Curtis St Subdivision

Danny gave a project overview, summarized ownership, process involved to subdivide property, what we are proposing is 10 lots with ten townhomes resulting in 10 units etc. Review of adjacent property, access, and current conditions of the property. Review of Planning Board and City Council review process with formal governing bodies.

Public: Clarify the Density and quantity of townhouses.

- A. DO: Five buildings with a total of 10 units. Ten Lots with Ten units. Further expanded on the density of the development. RT4.5 residential with 5,400 sq foot lots "T" stands for townhome.

Public: what would be allowed with RT10 compared to RT5.4 how many would be allowed with this Zoning?

- A. DO: They could have six single family homes, or it could be three duplexes.
  - Public Growth Policy has a pretty broad range of 3 du/acre to 11 du/acres and this growth policy is under a massive code reform with the City. Review of Growth Policy (Residential Medium) and Rezone from RT10 to RT5.4.

Public: With the current Zoning what would the owner be able to do today. Would they be able to do six dwelling units or a townhouse? Multiple conversations confirming proposed and existing allowable density with individuals.

- A. DO: Six units instead of the proposed ten. To summarize, the landowner right now could do 6 single family dwelling units. The landowner could also build three townhomes totaling six units.

Public: Why do we want to have even more houses in the infill and infrastructure in the neighborhood. We don't even have sidewalks, parking, etc. we don't have infrastructure here. Consider safety issues and school children walking back and forth. Specifically considering adding more cars entering into S. Curtis to compete with the already crowded traffic that encompasses Curtis.

- A. DO: The Growth Policy dictates the allowable density and locations of infill/infrastructure. Just to reiterate the growth policy provides 3 to 11, it's just a guidance document. It's not necessarily a regulatory document. The city is going through a code reform, not telling how long this could take to complete.

Public: Is there an estimated time point that the builder has been thinking of? Many residents speak about affordable housing and why the developer wants so many units. Would the developer sell the property if the rezone was not approved. Was the landowner aware of this density prior to purchasing the property.

- A. DO: This could be market rate housing right now. Discussed increase in density would result in less expensive units. So not only is it just the developer trying to make a living, it's also the city's goal to have infill development within the bounds of the city limits. Yes, typically developers know the density of a property prior to buying it and he may sell it if rezone isn't approved. We are focused on the entitlement face and going before City Council for lot creation.

Public: Multiple resident questions regarding traffic and internal road construction. Concerned about the kids and the traffic and people use the driveway about twice a week because they are in the wrong location. How do you regulate how people will park on one side of the street for these developments. I believe they would park on the same side of the street. Making it difficult for emergency vehicles. There are so many cul-de sac developments with a long history of dead-end development. There is a long track of high density for this type of density.

A. DO: There would be a stripped parking lane and no Parking. City police that would enforce and fire departments. The internal roadway is required to have signs and will be subject to a HOA.

Public: What testing, and feasibility studies would be completed. This includes questions regarding sewers, streetlights, and water. We're getting special assessments on our tax bills or now we're saying that we need the streetlights because there's 20 new homes while this subdivision alone maybe doesn't generate that when we're looking at the two subdivisions that are coming in on River Road and then this one. Shouldn't the developer share in the burden of that? The current infrastructure can't handle this and how does that affect the landowners today.

A. DO: I don't know if there are any long-range plans here. We can follow up with an email here. Traffic, sewer, water and traffic but we are unsure of the long-range plans for this area. The development plans for this project are still preliminary. But the property would have to waive their right to as RSID, so any future tax burden that you know the neighborhood would have this property would also have.

Public: Residents read a written letter prepared for this meeting. Additionally, apartment complexes are being built all over the city of Missoula. If you change the zoning to 10-units, there will be more children in a compact area. Does the city have current data to show that these complexes are at capacity to cram four more units into a very confined area that is already established? This seems unreasonable and does the city believe this will support the health and infrastructure of the city. Six units seems over the top and we don't really understand how this can be feasibility. Are any of the City Council members natives of Missoula? Accidents and overcrowding of the infrastructure. I was born at 115 S Curtis St 64 years ago and I understand that progress continues to happen, but Missoula was always Big Sky country, not Big city.

A. DO: You are welcome to email the letter you have shared with us (or mail it). Provided email in the chat and verbally confirmed it can be sent to IMEG/City Council to be included in the application packet.

Public: We're a community that has been fractured by so many dead-end, high-density developments, so many cul-de-sac developments. Parkland requirements were reviewed.

A. DO: Discussed proposed road standards and deviations proposed for the internal road and half-street improvements to S. Curtis. Discussed parking and requirements for each unit to have parking stalls.

- It will be an assessment that must be provided to the City prior to final plat approval. Typically, the landowner needs to select from three different appraisers. Your comments will be noted and provided to City Council. The state statutes do not require parkland dedication for all subdivisions. (dependent on location and preference of city staff).

Public: Ruling 337 Townhome bill how could this affect this development.

A. DO: I have seen a real example of this come through our doors yet. This development likely would not be subject to that ruling given the small lot sizes already proposed.

Public: Others have spoken to the lack of parking and infrastructure. The city allows for pay in lieu of but I have lived on Curtis Street for 30-years and green space is lacking. Just in terms of canopy the young trees that would replace the larger existing trees isn't realistic. The new replacement landscaping would not provide the same carbon emissions or habitat benefits.

A. DO: Yes, many of these will have to be removed. But we will have other ways to bring greenery back (bioswales, boulevard, etc.) Explain these terms further.



Public: The Milwaukee Trail to the North if we are not probably accounting for traffic on this. It is not well lit, and this is used as a prior mode of transportation without proper sidewalks. I would like to caution the city by rezoning these lots. I am on a half-acre lot. If we continue to allow for these exemptions, it could be detrimental. We don't have the infrastructure to handle like three or four or five more of this type of development. Further, nothing has been studied yet, especially in this neighborhood. Warning the city of if we start allowing this type of zoning, what kind of precedence that could happen, especially in a neighborhood where a lot of these lots are happy acres.

A. DO: Thank you.

Public: I am just wondering what the process is? This is only step one. Discussion of site visit on Thursday.

DO: Application will be submitted to the city. This goes through a few reviews process until we get to governing body. If approved, this is called the entitlement period. Otherwise, 18-20 months could start this process if the process was approved. Paul and Tamara, IMEG representatives, will be on site Thursday.

Public: I was really disseminated primarily by Fran O'Connell and Claudia and Carl and people I would have known nothing about it had it not been known for them because I don't live within 150 feet of the proposed subdivision. Generally discussed the word had not gotten out all that well. The others here would not have known a thing. Not good enough for Missoula, I think. That's not civic participation.

A. DO: Thank you.

Public: I agree with the prior statement. I feel the rules are minimum. I also wanted to express my appreciation. Generally had questions about the up-and-coming site visit, final submittal process and making comments during the formal review process.

A. DO: Thank you. If there is additional, if they wish to have an additional participation send it our way.  
TR: Discussed emails, letters and other correspondence received by IMEG is submitted to the city. Discussed ways to participate when a formal submittal is made and will send an email summarizing paths forward and outreach to ward representatives. Includes Planning Board and City Council public meetings or reaching out to our case planner once assigned. The recording will be available tomorrow and emailed to those who I already have and can be shared.

The meeting concludes at 5:03 p.m., a few side conversations begin, and folks start to leave. Meeting adjourned.

A transcript of this meeting is included with the Microsoft Teams Meeting. However, given the format when printed and lengthy page numbers it is not included in the formal submittal document but can be requested. Instead, the minutes included herein are general a summary of the meeting.

The foregoing constitutes our understanding of the matters discussed during the meeting. Participants are requested to advise author in writing of any corrections or additions within ten (10) days of receiving this document.

Prepared by: Tamara Ross

TRR

<\\files\\Active\\Projects\\2023\\23002731.00\\Design\\Civil\\CC07 PLANNING\\3 Working Docs\\Section E\\Neighborhood Meeting\\20240212 Virtual NH>

cc: All Present





## ATTENDANCE RECORD

IMEG #: 23002731.00

Project: Gooden Curtis St. Subdivision

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Meeting Description: Neighborhood Meeting – Virtual Microsoft Teams/Call In

Date: 02/12/2024 Time: 4:30-5:03 (total duration 1h 48m)

Place: Curtis St. – Virtual Meeting

ATTENDEE NAME	Address	PHONE #	E-MAIL
<i>Tamara Ross</i>	<i>IMEG</i>	<i>(406) 272-0253</i>	<i>Tamara.R.Ross@imegcorp.com</i>
<i>Danny Oberweiser</i>	<i>IMEG</i>	<i>(406) 721-0142</i>	<i>Daniel.G.Oberweiser@imegcorp.com</i>
<i>Mike Maine</i>	<i>IMEG</i>	<i>(406) 532-0270</i>	<i>michael.a.maine@imegcorp.com</i>
Kay Whitlock	Resident	406-880-9097	whitlockkj@gmail.com
Leslee Everard	Resident	Unknown	l.everard@hotmail.com
Rob and Toni Lefler	Resident	360-731-2300	-
Vicki & Jamie	Resident	Unknown	-
Phobe Hunter	Resident	406-239-6344	-
Charlie	Resident	406-207-7486	-
Karly Gooden	Resident	406-390-1373	karly.mtproperties@gmail.com
Kim W.	Resident	Unknown	-

ATTENDEE NAME	Address	PHONE #	E-MAIL
Justin Burke	Resident	Unknown	jburke@tmimontana.com
Alex Bramlette	City of Missoula	(406) 552-6052	bramlettea@ci.missoula.mt.us
Kristen Jordan - Ward 6	Ward 6 City Council Representative	406-240-9070	JordanK@ci.missoula.mt.us
Sandra Vasecka - Ward 6	Ward 6 City Council Representative	406-529-3851	VaseckaS@ci.missoula.mt.us
<i>Names and Phone Numbers provided by Ward Representative Sandra Vasecka in the Council Room. (see attached handwritten copy attached)</i>			
Bill Ellen	Resident	406-370-2699	-
Michelle Elle	Resident	406-360-6865	-
Karl Knudsen	Resident	406-240-9213	-
Claudia Paillao	Resident	406-240-1252	claudiapaillaoj@gmail.com
Fran O Conner	Resident	406-240-0056	-
Claire O Connell	Resident	406-443-1298	-

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Curtis Street Rezone		2/12/24
<u>Name</u>	<u>Phone #</u>	
Bill Ellen	406-370-2699	
Michelle Elle	406-360-6865	
Karl Knudsen	406 240-9213	
Claudia Paillao	406 240 1252	
Fran O'Connell	406 246 0056	
Clare O'Connell	406 443 1218	

**PENDING**





# **Site Visit Meeting**

- 1. Attendance Sheet**
- 2. Meeting Minutes**

## ATTENDANCE RECORD

IMEG #: 23002731.00

Project: Gooden Curtis St. Subdivision

Meeting Description: Neighborhood Meeting

Date: 02/14/2024 Time: 5:30

Place: Curtis St. Project Site

ATTENDEE NAME	Address	PHONE #	E-MAIL
Tamara Ross	IMEG	(406) 272-0253	Tamara.R.Ross@imegcorp.com
Paul T. Forsting	IMEG	(406) 532-0260	Paul.T.Forsting@imegcorp.com
Mike Hathaway	403 Augusta Drive		m/hathaway@mcg.com
Karly Gicklen	243 S. Curtis		Karly.mt@depart@mcg.com
Jameson Hamm	211 S. Curtis, Apt A		h.hamm@mcg.com
Karl Knudsen	720 S 5th St W	(406) 240-9213	
Mara Ann Randall	304 Nebraska St	406-344-2911	
John Kozlowski	115 So. Curtis		
Glendia Paillao	920 S 5th St W	406-240-1252	glendia.paillao@mcg.com
Debra Messer	217 B So. Curtis	830-9097	

## MEETING MINUTES

Gooden Curtis St Subdivision  
IMEG #23002731.00  
February 14, 2024

**MEETING DATE:** February 14, 2024  
**LOCATION:** 123 S Curts Street Project Site  
**PRESENT:** Paul Forsting & Tamara Ross w/ IMEG Corp.  
See Attendance List for interested parties & adjacent owner sign in.

**ITEMS DISCUSSED:** Gooden Curtis St. Subdivision

### Major Topics Discussed Below:

1. Discussion of project layout (what side are the homes on/what side is the road on).
2. Public infrastructure improvement needs for S Curtis St.
  - a. Discussion of school aged children walking to school.
  - b. Discussion of accidents and increased traffic.
  - c. Sidewalk and boulevard measurements discussed.
3. Shared Fence Line along southern property line.
4. What sewer connection is proposed to be used?
5. Have you had a contractor express interest in this project?
6. Concerns pertaining to stormwater and irrigation ditch. Discussed stormwater infrastructure possible with updated road plan we have not engineered at the time of either of these meetings.
7. Discussion of city growth policy and allowed zoning. Housing density in city is preferred over county given public infrastructure.
8. Confirmed Density again and lot lines proposed. The building envelope dashed lines are a separate topic.
9. Discussed density, housing types, height, adjacent uses and yard sq. ft. compared to home footprint.
  - a. Multiple questions on yard sizes and house setbacks.
  - b. Example development available for our review?
  - c. Examples adjacent to the subject property to the north and west were discussed. This includes height and facade designs that are possible. A contractor has not been selected until plat is supported and approved, difficult to answer many of the questions as it pertains to how the building will look
10. Summary of upcoming submittal process and who to contact.
  - a. Difficult to provide an exact timeline but resources are available to check status of proposal.
11. Neighborhood stated they appreciated the meeting and look forward to providing comment.

The crowd starts to dissipate, a few side conversations begin, and folks start to leave. Meeting adjourned.

The foregoing constitutes our understanding of the matters discussed during the meeting. Participants are requested to advise author in writing of any corrections or additions within ten (10) days of receiving this document.

Prepared by: Tamara Ross

TRR

[\\files\Active\Projects\2023\23002731.00\Design\Civil\CC07 PLANNING\3 Working Docs\Section E\Neighborhood Meeting\20240214 Site Visit NH](#)

cc: All Present



# **NH Public Comments and Inquiries (Emails)**

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**From:** Karly Golden <karly.mtproperties@gmail.com>  
**Sent:** Wednesday, January 24, 2024 4:48 PM  
**To:** Tamara R. Ross <Tamara.R.Ross@imegcorp.com>  
**Subject:** Neighborhood Meeting Notice for Gooden Curtis St. Subdivision

**External Email:** Treat links and attachments with caution.

Hi Tamara,

I'm writing regarding the notice we received.

Could you please send an active link for the Microsoft Teams meeting on February 12, 2024 at 4 p.m.?

Thank you!

Warmly,  
Karly Golden

Karly R. Golden, CPA  
Controller  
Southgate Mall Associates, LLP  
3011 American Way  
Missoula, MT 59808  
Direct: 406-390-1373  
Email: [karly.mtproperties@gmail.com](mailto:karly.mtproperties@gmail.com)

## Tamara R. Ross

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**From:** Claudia Paillao <claudiapaillaoj@gmail.com>  
**Sent:** Wednesday, January 31, 2024 11:30 AM  
**To:** Tamara R. Ross  
**Subject:** Re: Neighborhood Meeting Notice for Gooden Curtis St. Subdivision

**External Email:** Treat links and attachments with caution.

Hello Tamara,

Has IMEG changed its mind about the virtual neighborhood meeting? As I have mentioned before, people are still at work at 4 pm. And senior residents aren't tech savvy, so I am concerned that many won't be able to log into the virtual meeting.

Kindly,

Claudia Paillao

Sent from my iPhone

On Jan 29, 2024, at 1:41 PM, Claudia Paillao <claudiapaillaoj@gmail.com> wrote:

Thank you, Tamara

We would still like to request an in person meeting to address questions.

Have a good week,

Claudia Paillao

Sent from my iPhone

## Tamara R. Ross

---

**From:** Tamara R. Ross  
**Sent:** Monday, January 29, 2024 1:16 PM  
**To:** Claudia Paillao  
**Subject:** RE: Neighborhood Meeting Notice for Gooden Curtis St. Subdivision

Claudia, the project proposes 10 townhome units on 10 lots. Each of course being on its own parcel but sharing an abutting wall along the shared parcel line.

Subject to the setbacks, building standards and height standards of the City Zoning Regulations here:  
[https://library.municode.com/mt/missoula/codes/municipal\\_code?nodeId=TIT20ZO\\_CH20.05REDI\\_20.05.030BUTY](https://library.municode.com/mt/missoula/codes/municipal_code?nodeId=TIT20ZO_CH20.05REDI_20.05.030BUTY).

Thank you,  
**Tamara Ross**  
IMEG | Civil Designer / Planning Technician



1817 South Ave West | Suite A | Missoula, MT 59801

(406) 272-0253

Tamara.R.Ross@imegcorp.com

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This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

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**From:** Claudia Paillao <claudiapaillaoj@gmail.com>  
**Sent:** Friday, January 26, 2024 5:30 PM  
**To:** Tamara R. Ross <Tamara.R.Ross@imegcorp.com>  
**Subject:** Re: Neighborhood Meeting Notice for Gooden Curtis St. Subdivision

**External Email:** Treat links and attachments with caution.

Thank you for sending me the site plan, Tamara.  
I see ten lots. Does that mean 10 homes or 20 homes?

Claudia

Sent from my iPhone

On Jan 26, 2024, at 3:29 PM, Tamara R. Ross <[Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)> wrote:

Claudia – We have been communicating back and forth regarding the Gooden Curtis St. subdivision proposal.

I have attached the preliminary site plan above. If the file format does not work for you, please let me know and we can mail a physical copy to an address you provide (physical or mailing). You are welcome to return a list of questions or give me a call and we can work through a discussion.

If I miss your call, please leave me a voicemail as I am in and out of various meetings throughout the work week and I don't typically return missed calls without a voicemail.

Have a great weekend, best.

**Tamara Ross**

IMEG | Civil Designer / Planning Technician



1817 South Ave West | Suite A | Missoula, MT 59801

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Tamara.R.Ross@imegcorp.com

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---

**From:** Tamara R. Ross

**Sent:** Thursday, January 25, 2024 2:38 PM

**To:** Claudia Paillao <[claudiapaillao@gmail.com](mailto:claudiapaillao@gmail.com)>

**Cc:** Danny Oberweiser <[Daniel.G.Oberweiser@imegcorp.com](mailto:Daniel.G.Oberweiser@imegcorp.com)>

**Subject:** RE: Neighborhood Meeting Notice for Gooden Curtis St. Subdivision

Hello Claudia,

This specific meeting will be held virtually only. Sometimes, the Neighborhood Leadership Team will help work out a location for interested parties to meet up and call in on one phone number for the use of a larger TV or for the benefit of compiling questions collectively.

But once we have materials prepared for the neighborhood meeting, I can share them with you. This typically consists of an aerial photo of the site and a rough site plan. However, we are still working with our drafting team and the landowner to button up the preliminary layout and access. Lastly, you're welcome to provide a list of questions and we can provide some clarification or let you know its something we need to vet out with city engineering, fire, road department, etc.

Let me know if you have additional follow up questions.

Thanks!

**Tamara Ross**

IMEG | Civil Designer / Planning Technician



1817 South Ave West | Suite A | Missoula, MT 59801

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---

**From:** Claudia Paillao <[claudiapaillaoj@gmail.com](mailto:claudiapaillaoj@gmail.com)>  
**Sent:** Thursday, January 25, 2024 2:12 PM  
**To:** Tamara R. Ross <[Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)>  
**Subject:** Re: Neighborhood Meeting Notice for Gooden Curtis St. Subdivision

**External Email:** Treat links and attachments with caution.

Tamara,  
Can we join the meeting in person?

Sent from my iPhone

On Jan 25, 2024, at 12:57 PM, Claudia Paillao <[claudiapaillaoj@gmail.com](mailto:claudiapaillaoj@gmail.com)> wrote:

Thank you, Tamara!

Sent from my iPhone

On Jan 25, 2024, at 12:42 PM, Tamara R. Ross  
<[Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)> wrote:

Hi Claudia,

The Microsoft Teams information is provided below as requested. IMEG staff will be hosting this meeting virtually on **Monday, February 12, 2024, at 4 pm (MT)**. Members of the public may make comments or express concerns about the proposed project by either attending the meeting virtually via Microsoft Teams or through using the call-in number. Please try to use the teams meeting information in advance of the actual date and time. You should be able to use any web browser to access the meeting or you can download the Microsoft Teams App without creating an account.

Microsoft Teams meeting

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 225 916 842 83

Passcode: GLHuAt

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1 309-644-4427,,189890296#](#) United States, Rock Island

Phone Conference ID: 189 890 296#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

In answering the second portion of your email this is the first introduction of the project to neighbors or interested parties. There will be two additional formal public comment portions once the project is formally submitted to the City. There are multiple avenues to provide comments,

ask questions or review the project proposal which includes the [Engage Missoula](#) website, contacting your local Neighborhood Leadership Team, or reaching out to City Planning Staff ([cityzoner@ci.missoula.mt.us](mailto:cityzoner@ci.missoula.mt.us)) when the project is submitted. The Engage Missoula website will provide a link to all of the formally submitted application materials which will include information gathered during the Neighborhood Meeting and offers an interactive comment section.

The Community Council District within this area may be a great contact throughout the project.

Kalina Pritchard (Wickham)

[Neighborhoods Office](#) - River Road Leadership Team

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

Phone: (406) 552-6081

Let me know if you are having any issues and thanks for reaching out.

Best,

**Tamara Ross**

IMEG | Civil Designer / Planning Technician



1817 South Ave West | Suite A | Missoula, MT 59801

(406) 272-0253

[Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)

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-----Original Message-----

From: Claudia Paillao [claudiapaillaoj@gmail.com](mailto:claudiapaillaoj@gmail.com)

Sent: Thursday, January 25, 2024 12:20 PM

To: Tamara R. Ross [Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)

Subject: Rezoning meeting

External Email: Treat links and attachments with caution.

Hi Tamara,

I need the active link for the virtual meeting for February 12.

Also, why isn't the meeting in person and later after working hours? I see the time is at 4 pm and most ne at that time and the ones that don't, are retired seniors that aren't technology savvy.

Interesting timing, don't you think?

Claudia Paillao-Jimenez

Sent from my iPhone

<Draft Supplemental Data Sheets.pdf>

## Tamara R. Ross

---

**From:** Claudia Paillao <claudiapaillaoj@gmail.com>  
**Sent:** Monday, January 29, 2024 1:41 PM  
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Thank you, Tamara

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Have a good week,

Claudia Paillao

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Claudia, the project proposes 10 townhome units on 10 lots. Each of course being on its own parcel but sharing an abutting wall along the shared parcel line.

Subject to the setbacks, building standards and height standards of the City Zoning Regulations here: [https://library.municode.com/mt/missoula/codes/municipal\\_code?nodeId=TIT20ZO\\_CH20.05REDI\\_20.05.030BUTY](https://library.municode.com/mt/missoula/codes/municipal_code?nodeId=TIT20ZO_CH20.05REDI_20.05.030BUTY).

Thank you,

**Tamara Ross**

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Have a great weekend, best.

**Tamara Ross**

IMEG | Civil Designer / Planning Technician



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[Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)

[website](#) | [vCard](#) | [map](#) | [regional news](#) Three small square icons with red 'x' marks, likely representing redacted social media or additional contact links.

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---

**From:** Tamara R. Ross

**Sent:** Thursday, January 25, 2024 2:38 PM

**To:** Claudia Paillao <[claudiapaillao@gmail.com](mailto:claudiapaillao@gmail.com)>

**Cc:** Danny Oberweiser <[Daniel.G.Oberweiser@imegcorp.com](mailto:Daniel.G.Oberweiser@imegcorp.com)>

**Subject:** RE: Neighborhood Meeting Notice for Gooden Curtis St. Subdivision

Hello Claudia,

This specific meeting will be held virtually only. Sometimes, the Neighborhood Leadership Team will help work out a location for interested parties to meet up and call in on one phone number for the use of a larger TV or for the benefit of compiling questions collectively.

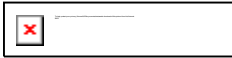
But once we have materials prepared for the neighborhood meeting, I can share them with you. This typically consists of an aerial photo of the site and a rough site plan. However, we are still working with our drafting team and the landowner to button up the preliminary layout and access. Lastly, you're welcome to provide a list of questions and we can provide some clarification or let you know its something we need to vet out with city engineering, fire, road department, etc.

Let me know if you have additional follow up questions.

Thanks!

**Tamara Ross**

IMEG | Civil Designer / Planning Technician



1817 South Ave West | Suite A | Missoula, MT 59801

(406) 272-0253

Tamara.R.Ross@imegcorp.com

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---

**From:** Claudia Paillao <[claudiapaillaoj@gmail.com](mailto:claudiapaillaoj@gmail.com)>

**Sent:** Thursday, January 25, 2024 2:12 PM

**To:** Tamara R. Ross <[Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)>

**Subject:** Re: Neighborhood Meeting Notice for Gooden Curtis St. Subdivision

**External Email:** Treat links and attachments with caution.

Tamara,

Can we join the meeting in person?

Sent from my iPhone

On Jan 25, 2024, at 12:57 PM, Claudia Paillao  
<[claudiapaillaoj@gmail.com](mailto:claudiapaillaoj@gmail.com)> wrote:

Thank you, Tamara!

Sent from my iPhone

On Jan 25, 2024, at 12:42 PM, Tamara R. Ross  
<[Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)> wrote:

Hi Claudia,

The Microsoft Teams information is provided below as requested. IMEG staff will be hosting this meeting

virtually on **Monday, February 12, 2024, at 4 pm (MT)**. Members of the public may make comments or express concerns about the proposed project by either attending the meeting virtually via Microsoft Teams or through using the call-in number. Please try to use the teams meeting information in advance of the actual date and time. You should be able to use any web browser to access the meeting or you can download the Microsoft Teams App without creating an account.

Microsoft Teams meeting

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 225 916 842 83

Passcode: GLHuAt

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1 309-644-4427,,189890296#](#) United States, Rock Island

Phone Conference ID: 189 890 296#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

In answering the second portion of your email this is the first introduction of the project to neighbors or interested parties. There will be two additional formal public comment portions once the project is formally submitted to the City. There are multiple avenues to provide comments, ask questions or review the project proposal which includes the [Engage Missoula](#) website, contacting your local Neighborhood Leadership Team, or reaching out to City Planning Staff ([cityzoner@ci.missoula.mt.us](mailto:cityzoner@ci.missoula.mt.us)) when the project is submitted. The Engage Missoula website will provide a link to all of the formally submitted application materials which will include information gathered during the Neighborhood Meeting and offers an interactive comment section.

The Community Council District within this area may be a great contact throughout the project.

Kalina Pritchard (Wickham)

[Neighborhoods Office](#) - River Road Leadership

Team

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

Phone: (406) 552-6081

Let me know if you are having any issues and thanks for reaching out.

Best,

**Tamara Ross**

IMEG | Civil Designer / Planning Technician



1817 South Ave West | Suite A | Missoula, MT 59801

(406) 272-0253

Tamara.R.Ross@imegcorp.com

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This email may contain confidential and/or private information. If you received this email in error notify sender.

-----Original Message-----

From: Claudia Paillao [claudiapaillaoj@gmail.com](mailto:claudiapaillaoj@gmail.com)

Sent: Thursday, January 25, 2024 12:20 PM

To: Tamara R. Ross [Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)

Subject: Rezoning meeting

External Email: Treat links and attachments with caution.

Hi Tamara,

I need the active link for the virtual meeting for February 12.

Also, why isn't the meeting in person and later after working hours? I see the time is at 4 pm and at that time and the ones that don't, are retired seniors that aren't technology savvy.

Interesting timing, don't you think?

Claudia Paillao-Jimenez

Sent from my iPhone

<Draft Supplemental Data Sheets.pdf>

**From:** KALEY BURKE <+14063963660>  
**Sent:** Saturday, January 27, 2024 5:18 PM  
**To:** Tamara R. Ross  
**Subject:** Voice Mail (48 seconds)  
**Attachments:** [audio.mp3](#)

**External Email:** Treat links and attachments with caution.

Hi, my name is Kaylee Burke and I am calling in regards of the rezoning of the lot on Curtis St. near Lovegrove Lane. I would like an in person meeting for the neighbors that actually has an option as the online attendance for those who can't. The current virtual meeting on Monday February 12th at 4:00 PM is extremely inconvenient as most people are still at work and most senior residents are familiar with Microsoft Teams. Both meetings in general, so we need an in person meeting after 7:00 PM so the majority can attend. My phone number is 4063 963660 and again my name is Kaylee Burke. Thank you so much.

You received a voice mail from [KALEY BURKE](#).

---

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[Set Up Voice Mail](#)



## Tamara R. Ross

---

**From:** Tamara R. Ross  
**Sent:** Monday, January 29, 2024 1:31 PM  
**To:** Bryan Flaherty  
**Cc:** Danny Oberweiser  
**Subject:** Neighborhood Meeting Notice for Gooden Curtis St. Subdivision  
**Attachments:** Draft Supplemental Data Sheets.pdf

Bryan,

A general summary of the Draft Supplemental Data Sheets attached show the proposed 10 townhome units on 10 lots. Each of course being on its own parcel but sharing an abutting wall along the shared parcel line. The project would, if approved, construct a internal roadway with a 20-drive surface, intermittent 5-foot sidewalks and a 7-foot lane for onsite parking. A new water main is planned to extend from the existing steel water main located in S. Curtis St. and septic connection is currently being perused from the sewer line adjacent to the south. Permission to connect to the public facilities described will be pursued during stage 2 engineering upon being deemed element complete and are very preliminary in nature. The property is intended to be rezoned to RT5.4 Residential (two-unit/townhouse) allowing for similar building types and property line setbacks but will allow for two-unit townhomes. Without specific questions, I am not actually sure what information you are looking for clarification or expansion on. Please follow up with any specific questions and I will get back to you.

The application is preliminary in nature and much of the engineering is still in the works. Therefore, the neighborhood meeting is a very basic introduction and the first notice that a project is proposed by the landowner. There will be two additional formal public comment portions once the project is formally submitted to the City. There are multiple avenues to provide comments, ask questions or review the project proposal which includes the [Engage Missoula](#) website, contacting your local Neighborhood Leadership Team, or reaching out to City Planning Staff ([cityzoner@ci.missoula.mt.us](mailto:cityzoner@ci.missoula.mt.us)) when the project is submitted. The Engage Missoula website will provide a link to all of the formally submitted application materials which will include information gathered during the Neighborhood Meeting and offers an interactive comment section.

The Microsoft Teams information is provided below if you or the landowner you represent would like to call in. IMEG staff will be hosting this meeting virtually on **Monday, February 12, 2024, at 4 pm (MT)**.

Microsoft Teams meeting

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 225 916 842 83

Passcode: GLHuAt

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1 309-644-4427,,189890296#](#) United States, Rock Island

Phone Conference ID: 189 890 296#

[Find a local number](#) | [Reset PIN](#)

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Best,

**Tamara Ross**

IMEG | Civil Designer / Planning Technician



1817 South Ave West | Suite A | Missoula, MT 59801

(406) 272-0253

Tamara.R.Ross@imegcorp.com

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This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

-----Original Message-----

From: Bryan Flaherty [APPRAISER@MONTANA.COM](mailto:APPRAISER@MONTANA.COM)

Sent: Monday, January 29, 2024 11:23 AM

To: Tamara R. Ross [Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)

Subject: Information request Lovegrove Ct, S Curtis subdivision

External Email: Treat links and attachments with caution.

Good Morning, I represent the owner interest of the Lovegrove Lane property six duplex units adjacent to this new proposal. Mr. Gaskin has requested I reach out for more information for this new development to review with him. Can you please send me any additional information you are able for this development? Thanks, Bryan

## Tamara R. Ross

---

**From:** P OCONNELL CONS <+14062409213>  
**Sent:** Tuesday, January 30, 2024 2:28 PM  
**To:** Tamara R. Ross  
**Subject:** Voice Mail (38 seconds)  
**Attachments:** audio.mp3

**External Email:** Treat links and attachments with caution.

Hey, my name is Carl Kinison. I'm calling With regard to the rezoning of the lot at off of Curtis St. near Logo Lovegrove Lane. It looks to me like it's about 1.5 acres zoned RT 10. I don't see how you could fit what? 2010 townhouses? 20 units in there doesn't make any sense. So I'm calling to request a live in person meeting at a time when people who work for a living can actually attend. Thank you so much.

You received a voice mail from [P OCONNELL CONS](#).

---

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[Set Up Voice Mail](#)

## Tamara R. Ross

---

**From:** WIRELESS CALLER <+14062396344>  
**Sent:** Thursday, February 1, 2024 10:53 AM  
**To:** Tamara R. Ross  
**Subject:** Voice Mail (1 minute and 8 seconds)  
**Attachments:** audio.mp3

**External Email:** Treat links and attachments with caution.

Hello, my name is Phoebe Hunter and I live on Curtis St. not far from the proposed Good and Curtis St. subdivision near Lane. I would like to request an in person meeting with zoom as a secondary option at a time 7:00 PM for instance. That would be considerably more convenient for people who work and or are not familiar with the Microsoft and telephone technology being offered. The current meeting at 4:00 PM on February 12th does not work for many neighbors. Neither would a gathering on site as this would not provide the opportunity for meaningful communication given the temperature and time of day. Because again, if the meeting is before 5:30, working people would not be able to make it, and if it's scheduled for later, it would be cold, quickly, dark. It would be appreciated if I am EG would make a good faith effort to provide an accessible opportunity to meet in person in the evening when more neighbors would be able to attend. We are not nimbys, we would simply like the opportunity for meaningful communication about a matter that would affect the entire neighborhood going into the future. Thank you for your time and attention. I appreciate it. Bye.

You received a voice mail from [WIRELESS CALLER](#).

---

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[Set Up Voice Mail](#)

## Tamara R. Ross

---

**From:** Sandra Vasecka <VaseckaS@ci.missoula.mt.us>  
**Sent:** Friday, February 2, 2024 11:13 AM  
**To:** Kristen Jordan  
**Cc:** phunter925@gmail.com; Claudia Paillao; Tamara R. Ross  
**Subject:** Curtis St. Rezone

**External Email:** Treat links and attachments with caution.

Hi all,

I have reserved the Ryman Street Conference Room at 412 Ryman St. (across the street from city hall) so Kristen and I can facilitate the virtual meeting for the neighborhood. Please let your neighbors know about this, so the neighborhood can let IMEG and the developer know your thoughts regarding the proposed rezone request.

As this is a Land Use and Planning (LUP) issue, Kristen and I cannot comment our thoughts off of the public record. We will only be there to help facilitate the meeting.

As a side note - I have tried a closer location, but that required a deposit.

Again, please tell your neighbors who are interested in this about the reserved conference room.

I understand this is during the workday. I request that someone gather a list of questions and comments that I and/or Kristen will read during the meeting to get answers to them.

This meeting is during a council conflict (which is next door), so Kristen and I will tag team the meeting.

Thank you for your patience and participation during this.

Sandra Vasecka  
Missoula City Council  
Ward 6

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## Tamara R. Ross

---

**From:** CHARLES VASECKA <+14065293851>  
**Sent:** Friday, February 2, 2024 11:58 AM  
**To:** Tamara R. Ross  
**Subject:** Voice Mail (1 minute and 2 seconds)  
**Attachments:** audio.mp3

**External Email:** Treat links and attachments with caution.

Hi, my name is Sandra Fasika. I'm one of the Ward 6 representatives for the Curtis St. Rezone request. And while I cannot comment on it off of the public record, I just wanted to let you know that a lot of the neighbors have asked me for help regarding the virtual meeting that's on the 12th at 4:00 PM. And I have done this for with some of your colleagues. So I'm reserving a conference room, the Ryman St. conference room that I will connect to the virtual meeting and then help facilitate the meeting so that the elderly neighbors and those that don't have Internet access can attend the meeting. I just wanted to give you a heads up so that you're not caught off guard. So if you have any questions or any concerns, my phone number is 406-529-3851. Again, my name is Sandra Basica. And 529-3851, no need to call me back unless you have any questions or concerns. All right. Thanks. Have a good weekend. Bye, bye.

You received a voice mail from [CHARLES VASECKA](#).

---

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[Set Up Voice Mail](#)

## Tamara R. Ross

---

**From:** LEROY GASKIN <+14067210996>  
**Sent:** Monday, February 5, 2024 1:53 PM  
**To:** Tamara R. Ross  
**Subject:** Voice Mail (38 seconds)  
**Attachments:** audio.mp3

**External Email:** Treat links and attachments with caution.

Hello, this is Leroy Gaskin, I'm owner of Lovegrove Court. I would like to be on site in person at the meeting next Monday, February 12th at 4:00 PM. I understand that that's possible. I would like to have a response to this 406-721-0996. Thank you very much.

You received a voice mail from [LEROY GASKIN](#).

---

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[Set Up Voice Mail](#)

## Tamara R. Ross

---

**From:** Kalina Pritchard (she/her) <PritchardK@ci.missoula.mt.us>  
**Sent:** Thursday, February 8, 2024 2:47 PM  
**To:** Tamara R. Ross  
**Cc:** Danny Oberweiser  
**Subject:** Re: Gooden Curtis St. NH - Site Visit

**External Email:** Treat links and attachments with caution.

Hi Tamara,

I have had a few neighbors reach out to see if we could send a notification of this meeting out to the neighborhood but I wanted to check with you first. Please let me know if you would welcome this or have any hesitations.

Thanks!

**Kalina Pritchard** | [she/her](#) | Neighborhoods Specialist  
Community Planning, Development & Innovation  
Neighborhoods Office, Community Development  
(406) 552-6081 | pritchardk@ci.missoula.mt.us



***Promoting equitable growth and a resilient, sustainable community.***

---

**From:** Tamara R. Ross <Tamara.R.Ross@imegcorp.com>  
**Sent:** Thursday, February 1, 2024 10:10 AM  
**To:** Tamara R. Ross <Tamara.R.Ross@imegcorp.com>  
**Cc:** Danny Oberweiser <Daniel.G.Oberweiser@imegcorp.com>  
**Subject:** Gooden Curtis St. NH - Site Visit

All -

This email pertains to the Gooden Curtis St. Subdivision neighborhood meeting and is provided to each individual who reached out to our office wanting to meet in person. You are welcome to forward this email to others who would like to provide comments or hear an overview of the project that are not able to provide comment through other avenues or attend the scheduled virtual meeting on 2-12-2024. The onsite meet up will be another informal opportunity for us to share information about project and to hear feedback on the proposal. There will also be ample opportunity to provide formal input during the public review process once the application is formally submitted to the city.

IMEG staff will be meeting interested individuals on **Thursday, February 15, 2024, at 5:30 p.m.** at the addressed location of **123 S Curtis St, Missoula, MT 59801**. See the meeting location pictured below.





There will be a sign in sheet requesting name, physical address, and phone number of everyone who participated that will be submitted to the City of Missoula.

Sincerely,  
**IMEG Corp.**

**Tamara Ross**  
IMEG | Civil Designer / Planning Technician



1817 South Ave West | Suite A | Missoula, MT 59801

(406) 272-0253

Tamara.R.Ross@imegcorp.com

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## Tamara R. Ross

---

**From:** Kay Whitlock <whitlockkj@gmail.com>  
**Sent:** Friday, February 9, 2024 3:11 PM  
**To:** Tamara R. Ross  
**Subject:** Request for link to Lovegrove/Curtis St. rezoning virtual meeting

**External Email:** Treat links and attachments with caution.

I would like to request an active Microsoft Teams link to the **Monday, February 12, 2024 virtual meeting at 4:00 p.m.**, convened by IMEG staff to present information about the proposed Gooden Curtis St. Subdivision rezoning request, and to hear concerns and questions from area residents? I am a Curtis Street resident.

How much time will neighborhood residents who "attend" this virtual meeting have to express concerns or ask questions?

Thank you.

Kay Whitlock

## Tamara R. Ross

---

**From:** Phoebe Hunter <phunter925@gmail.com>  
**Sent:** Friday, February 9, 2024 3:12 PM  
**To:** Tamara R. Ross  
**Subject:** Re: Curtis St. Rezone

**External Email:** Treat links and attachments with caution.

Hi Tamara,

I would appreciate it if you could send me the link for attending the virtual meeting scheduled for 4 p.m. this coming Monday, February 12.

Thank you,  
Phoebe Hunter

On Feb 2, 2024, at 12:09 PM, Tamara R. Ross <[Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)> wrote:

Received, I did also get your voicemail and just missed you coming back from lunch.

FYI – It took us a day or two to finalize the option to meet on site, but this has been sent as of 02/01 to those who reached out with an interest of meeting on site.

Additional avenues have been shared with those interested in alternatives other than the call-in/virtual option as calls come in which included but not limited to Q & A via email or phone calls. In the discussions I have had with those wanting alternatives I summarized that there will be two additional formal public comment portions once the project is formally submitted to the City. There are multiple avenues to provide comments, ask questions or review the project proposal which includes the [Engage Missoula](#) website, contacting your local Neighborhood Leadership Team, or reaching out to City Planning Staff ([cityzoner@ci.missoula.mt.us](mailto:cityzoner@ci.missoula.mt.us)) when the project is submitted.

Have a great weekend, best.

**Tamara Ross**

IMEG | Civil Designer / Planning Technician



1817 South Ave West | Suite A | Missoula, MT 59801

(406) 272-0253

[Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)

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---

**From:** Sandra Vasecka <[VaseckaS@ci.missoula.mt.us](mailto:VaseckaS@ci.missoula.mt.us)>

**Sent:** Friday, February 2, 2024 11:13 AM

**To:** Kristen Jordan <[JordanK@ci.missoula.mt.us](mailto:JordanK@ci.missoula.mt.us)>

Cc: [phunter925@gmail.com](mailto:phunter925@gmail.com); Claudia Paillao <[claudiapaillaoj@gmail.com](mailto:claudiapaillaoj@gmail.com)>; Tamara R. Ross  
<[Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com)>

**Subject:** Curtis St. Rezone

**External Email:** Treat links and attachments with caution.

Hi all,

I have reserved the Ryman Street Conference Room at 412 Ryman St. (across the street from city hall) so Kristen and I can facilitate the virtual meeting for the neighborhood. Please let your neighbors know about this, so the neighborhood can let IMEG and the developer know your thoughts regarding the proposed rezone request.

As this is a Land Use and Planning (LUP) issue, Kristen and I cannot comment our thoughts off of the public record. We will only be there to help facilitate the meeting.

As a side note - I have tried a closer location, but that required a deposit.

Again, please tell your neighbors who are interested in this about the reserved conference room.

I understand this is during the workday. I request that someone gather a list of questions and comments that I and/or Kristen will read during the meeting to get answers to them.

This meeting is during a council conflict (which is next door), so Kristen and I will tag team the meeting.

Thank you for your patience and participation during this.

Sandra Vasecka

Missoula City Council

Ward 6

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<Mail Attachment.eml>

**Tamara R. Ross**

---

**From:** Charles Byrne <lookbuster@gmail.com>  
**Sent:** Monday, February 12, 2024 1:57 PM  
**To:** Tamara R. Ross  
**Subject:** Re: Curtis St. Rezone - NH Meeting Inquiry

**External Email:** Treat links and attachments with caution.

Hello Tamara, would you please send me the active link for the Curtis Street Microsoft meeting today at 4:00 p.m.  
Thanks, Charlie Byrne

**Tamara R. Ross**

---

**From:** Leslee Everard <l.everard@hotmail.com>  
**Sent:** Monday, February 12, 2024 9:28 AM  
**To:** Tamara R. Ross  
**Subject:** Gooden Curtis Subdivision

**External Email:** Treat links and attachments with caution.

Please send me the link for your Teams meeting tonight at 4pm regarding this proposal.

Thank you

Leslee Everard

[l.everard@hotmail.com](mailto:l.everard@hotmail.com)