

From: [Pat Koster](#)
To: [Jenny Baker](#)
Cc: [Jordan Hess](#); [Mirtha Becerra](#)
Subject: Hellgate Meadows - Don't Rush to Judgement
Date: Monday, September 23, 2019 1:16:05 PM

Good afternoon Jenny Baker, & Missoula City Council Members,

I couldn't agree with Kevin Davis sentiments more (9/23/2019 e-mail attached), please don't rush to judgement on the rezoning of Hellgate Meadows. What will the outcome be for the entire Missoula Community with additional impact to an already congested area? More Emissions emitted into the atmosphere, while rows of automobiles sit idling at signals. Is Missoula really concerned about Global Warming? Maybe the City Council Members should be asking themselves that question before they take a vote on rezoning. More emissions, more health problems, more gridlock, more anxiety, more negative outlooks, are you ready to deal with the outcome?

Does Missoula really want to put the cart in front of the horse? Infrastructure uncertain, not in place and with no guarantee on a future date. What will the entire Missoula community think and how will they judge a decision made that creates additional problems instead of solving them with integrity. In my opinion these are important items to ponder over.

Pat Koster
Concerned Missoulain
4100 Mullan Rd
406-550-1626

Copy of Kevin Davis E-Mail:
10:07am 9/23/2019

Re: Please postpone the decision to rezone Mullan Rd. / Flynn Ln. for higher-density development.

Dear Jenny Baker,

I'm writing to respectfully request that Missoula Development Services and Missoula City Council postpone the impending decision on rezoning the Mullan Rd. / Flynn Ln. parcel until we citizens have a better understanding of the plan. I agree with Alderperson Becerra on the matter, who recently also stood to oppose the rezoning "until a federal grant is announced, followed by a more robust planning process." (Source: <https://www.missoulacurrent.com/business/2019/09/mullan-road-subdivision-2/>).

Among my endeavors, I'm also a citizen advocate working to improve conditions in, and help create a plan for, the Reserve St. corridor. I've been volunteering time and resources over the last two years to help address the longstanding traffic safety issues at and near Reserve St. / Mullan Rd. and Flynn Ln. The timing of this rezoning request is problematic for many reasons that I'm happy to discuss in the days ahead. It's also important for us all to consider the reality that this subject parcel

is just one of several soon to be developed in the area. In a nutshell, it is critical for our community to see significant traffic safety improvements in the area prior to higher-density development.

Please also understand that in my community volunteer work I also advocate for economic development, workforce housing, training, and mentoring, and attainable housing. As "new urbanism" experts and articles support, infill developments in urban cores like Missoula's downtown help fuel smart growth. Infill developments on the outskirts of cities with inadequate planning and infrastructure can lead to dire urban sprawl challenges. We neighbors (residential, business, and school) in the area have already been addressing such growth challenges and we need your assistance, through more collaboration, to better address.

I recently helped call a meeting (please see thread below) among the involved engineering firm, the developers, and our neighbors for a few reasons including: 1) Because many of us weren't even aware this rezoning request was occurring (more of Missoula needs to be given notice through additional channels as the current process is flawed), and 2) To address our many questions. The meeting size quickly grew out of my office conference room capacity, so Dr. Doug Reisig graciously offered to host the Aug. 28th meeting on his first day of school this year in the Hellgate Elementary board room. Twenty or so residents, school administrators and a board member, developers, and business representatives attended, and most all of us expressed serious concerns about higher-density development appearing in the area prior to significant traffic safety improvements. Missoula Current was also in attendance and provided a fair reflection of the meeting and concerns here:

<https://www.missoulacurrent.com/business/2019/08/mullan-road-subdivision/>

I asked Mr. Kaufman of WGM Group during that meeting, in the presence of attendees (a full list is available upon request), what our next action items can be. He stated he would digest all of the helpful input from all of us at that meeting, and would get back to me as a primary point of contact for the group to help revise the plan. To date, I've not heard back from Mr. Kaufman and I see the push for rezoning is going before city council tonight.

Thank you for considering my request, and the requests of so many other fellow citizens who have submitted a related petition. Please listen to us and include us for planning purposes. We, like you and other officials, very much desire to help keep Missoula a wonderful place to live, learn, play, and work as smart growth happens.

I look forward to hearing back from you soon, and thank you,

Kevin Davis
Co-Founder, Citizens for a Safer Reserve St.
A business owner in Hellgate Meadows