

**From:** [Marty Rehbein](#)  
**To:** [Jenny Baker](#)  
**Subject:** Fwd: Rezoning for Flynn Field  
**Date:** Monday, October 7, 2019 7:57:01 AM

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Marty  
Sent from my iPad

Begin forwarded message:

**From:** Rosemary Thurston <[seattlethurstons@gmail.com](mailto:seattlethurstons@gmail.com)>  
**Date:** October 6, 2019 at 5:32:35 PM MDT  
**To:** [council@ci.missoula.mt.us](mailto:council@ci.missoula.mt.us)  
**Subject:** Rezoning for Flynn Field

Thurston  
4100 Mullan Road Unit 918  
Missoula, MT 59808

October 6, 2019

Missoula City Council  
435 Ryman  
Missoula, MT 59802

Dear City Council:

Rezone the north 8.5 acres at 10 units per acre. Make smaller lots but keep the community similar to Hellgate Meadows, with a 2 story limit and some smaller rental units interspersed. That kind of development is less likely to decrease our property values.

I previously understood that Edgell and Hoyt had the north 8.5 acres and an option for the next 17 acres. Now the Spokane firm has an option on the 49 acres south of the 8.5 acres. I tried to Google them, and found nothing. Do we know what they build - would it fit in with Hellgate Meadows - what is the quality and cost??? We know they want the maximum number of units - thus all the apartments down Mary Jane and next to our condominiums. By the way we are not transient dwellers, we pay over \$315,000 in taxes from 4100 Mullan.

Mr Edgell and Hoyt are building the north end. We know what they do and they are good at what they do. It would keep jobs in the area and match the types of buildings already in the area. We know the quality and cost.

Think about the burden on the Hellgate School. We need to think as a whole area, not just Flynn Field. There is development happening west of Flynn Lane, with even greater potential for the area at the end of the airport that backs up to the school. Making Flynn Field so dense will fill the school, disregarding children coming from the other developments.

Traffic will go through Hellgate Meadows using Oleary as a main thoroughfare, with narrow streets, making it unsafe and unwalkable for the young and the elderly. Several parents already spoke about dangers to the little ones. There are also senior apartments, assisted living units and many retired home owners in the area. It needs to be safe. Consideration also needs to be given to the development behind the AMC theater, which will empty out onto Union Pacific, an extension of Oleary. Not allowing large apartments will help decrease traffic.

Interestingly, 775 total residential permits were given in 2016. 501 apartment units were added to our neighborhood in 2017 - 2018. We don't need more apartment complexes.

My questions to you:

1. Have you read the Missoula Growth Plan? It is a good plan with lots of thought from many Missoula residents.
2. Do you as Representatives of the citizens of Missoula think the the proposed development of Flynn Field agrees with the Growth Plan? Is it livable and makes the area desirable for the buyers and the community around it?

It is in your hands.

Thank you,

Rosemary Thurston