

City of Missoula, Montana  
City Clerk's Office  
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AUG 29 2019

David Small  
4100 Mullan Road, Unit 712  
Missoula, MT 59808

11:30 AM  
PM KE Initial

Missoula City Council  
435 Ryman  
Missoula, MT 59802

Dear Councilmembers:

Thank you for accepting feedback from those of us who live next to the three parcels north of Mullan Road that are being rezoned.

I co-own and live in Unit 712 of the 4100 Condominiums. I moved here in August 2017, just as construction began on the two apartment complexes east of us on Mullan Road. I have a strong basis for comparing the traffic flow on Mullan before and after those complexes went up. I can honestly say it went from moderate to heavy in a hurry. I'm certain if you zone the parcels west of us to allow more apartment complexes -- or high-traffic businesses for that matter -- it will become a nightmare to live here, not just for us, but for residents in the neighborhoods north and west of us.

All of us condominium owners knew those parcels would be rezoned eventually. But I share everyone else's concern about the gridlock, crime, and noise that will inevitably follow if more apartments go in. We're not speculating; we've seen it happen.

I urge the city council to limit the zoning of these parcels to allow for individual homes or low-profile office buildings only. I hope you will place the long-term good of the community ahead of the profit motives of developers.

Thank you,



David Small