

### PROTEST PETITION – REZONING REQUEST

I, BARBARA M. KING, am a property owner within 150 feet of the three (3) parcels (57.5 acres) located north of Mullan Road, east of Flynn Lane, south of Pleasant View Homes Subdivision, and west of Hellgate Meadows Subdivision, where there is a pending zoning change request. The legal descriptions for the subject properties are below.

The current zoning for these parcels is Hellgate Meadows Special District, and the proposed zoning for the properties is B2-1 Community Business.

I am signing this petition to indicate my **opposition** to the requested rezoning from Hellgate Meadows Special District to B2-1 Community Business.

|  |                                  |
|--|----------------------------------|
| Property owner(s) name(s)<br>(printed) | BARBARA M. KING                  |
| Property owner address                 | 4100 MULLAN #807<br>MISSOULA, MT |
| Date                                   | SEPTEMBER 2, 2019                |
| Signature(s)                           | Barbara M. King                  |

### LEGAL DESCRIPTION OF PROPERTIES PROPOSED FOR REZONE

Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.

Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.

September 2, 2019

BY EMAIL:  
council@ci.missoula.mt.us

**Subject: In re: Request for Rezoning**

**Parcel 1: Tract 2 of COS 4490; in Section 18, Township 13 North, Range 19 West, P.M.M.**

**Parcel 2 and 3: portion of Tract 2 of COS 5023 less and excepting Hellgate Meadows Subdivision, all in Section 18, Township 13 North, Range 19 West, P.M.M.**

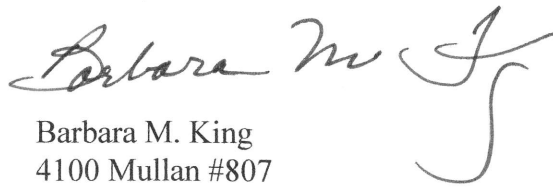
Dear Sir/Madam,

1. I am a homeowner at the 4100 Mullan condominium development.
2. I have owned Unit 807 since on or about December, 2017.
3. As such, I have enjoyed many positive attributes of this development, including, but not limited to, peace, solitude, unparalleled views, and a relative dearth of traffic during the hours on which I am traveling to/from this unit.
4. Recently, I learned that the Missoula City Council (Council) will soon be considering the possible rezoning of the property, specifically listed above, to the immediate west and northwest of our development.
5. I understand that such consideration may involve both a change in use/purpose and density to be imposed upon this area.
6. Specifically, such additional development may involve multi-family dwellings and commercial enterprises.
7. As a homeowner immediately affected by the possible zoning change, I oppose the proposed rezoning for the following non-inclusive reasons:
  - a. It will dramatically and negatively alter the historical residential use and purpose in this area.
  - b. It will impair the property values of the preexisting residences in this area.
  - c. The combination of residential and commercial ventures in this area will result in a disharmonious and incongruous "patchwork" of property uses in this area.
  - d. It will cause additional population density and related high traffic in this area.
  - e. The increased traffic will unduly burden the neighboring roads (Mullan, Flynn, and Reserve, among others).
  - f. The increased traffic will pose an ongoing and unremitting hazard to the children attending the Hellgate Middle School (2385 Flynn Lane) adjacent to the area under consideration.

For the foregoing reasons, the Council should deny the requested rezoning. If, in the alternative, you determine that the area warrants a rezoning falling short of the original request, then the Council should limit such rezoning to single-family homes only.

Thank you in advance for your assistance with this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara M. King". The signature is fluid and extends to the right.

Barbara M. King  
4100 Mullan #807  
Missoula, MT 59808  
email: [komododragonfly@gmail.com](mailto:komododragonfly@gmail.com)

(this area intentionally left blank)