

From: [R.J. Doornek](#)
To: [Jenny Baker](#)
Subject: Rezoning Hellgate Special Zoning District to B2-1 Community Business
Date: Monday, September 30, 2019 3:15:03 PM

Honorable Missoula City Council Members:

I am requesting that the following statement be included in the public record for the “Revised Public Hearing of the Hellgate Meadows—Growth Policy Amendment from Residential Medium to Neighborhood Mixed Use, Rezone from Hellgate Special Zoning District to B2-1 Community Business” that is scheduled at the City Council meeting on October 7, 2019:

In December of 2011, my wife and I purchased a second home. It is a condo unit in the **4100 Mullan Road** complex. We were attracted to the area because, at the time, it had just the right mix of single family and multi-family residential development. Of course, proximity to the more than thriving Reserve Street commercial district was appealing as well.

It goes without saying that the level of multi-family housing that has been added to the adjacent , formerly vacant property, has been overwhelming. When we moved into our condo we immediately had concerns about the dangerous and congested access onto the primary street for us, Mullan Road. Frankly, I cannot believe there has not been any serious traffic accidents at the point of our egress to Mullan Road. There is no stoplight at this spot, or any intersection on Mullan Road heading west after the Walmart street access off Mullan. Traffic travels with dangerous impunity on this totally inadequate two lane thoroughfare. While riding my bike that runs adjacent to Mullan Road, I have noticed many other intersections that are faced with the dilemma. This situation is just plain dangerous and adding more traffic by rezoning Hellgate to B2-1 (Community Business) will only exacerbate the hazard.

A re-zoning of the 57.5 acres could potentially triple the density of Hellgate Meadows! So far, I have only seen plans for the north 8.5 acres, which is similar to Hellgate Meadows although more dense - 84 structure in the 8.5 acres. Plans on the remaining 47 acres are not available to my knowledge, although WGM, the planning engineer, has said that there would be 3-story apartment buildings in the southernmost area - just west of our condominiums.

In my observations, I do not see a shortage of commercial business space already available to the Hellgate Meadow residents. There are vacant office buildings and undeveloped commercial lots in the Connery Way loop just 2 blocks north of our condo. Re-zoning would allow for businesses, possibly with living units above commercial structures, and could allow conditional uses such as: cideries, microbreweries, wineries, taverns, B&B's and tourist homes, vehicle repair, etc. I believe residents of Hellgate Meadows already have more than enough of these choices within reasonable proximity.

I am not one to oppose progress, but I believe that Hellgate Meadows is already overdeveloped and too densely populated. I would look favorably on developing single family dwellings on the property in question. The City of Missoula has not taken care of the practical need for better traffic control and less congestion on the hazardous west Mullan Road. So, my advice is don't get the proverbial

cart in front of the horse. **Do NOT** approve the Rezoning petition for Hellgate Meadows to B2-1 Community Business.

Respectfully yours,
R.J. & Arlene Doornek
4100 Mullan Rd # 618
Missoula, MT 59808
Mobile: 406-939-0590