

From: [Marty Rehbein](#)
To: [Jenny Baker](#)
Subject: Fwd: 57.5 acre rezoning
Date: Monday, October 7, 2019 7:56:41 AM

Marty
Sent from my iPad

Begin forwarded message:

From: Rosemary Thurston <seattlethurstons@gmail.com>
Date: October 6, 2019 at 5:33:58 PM MDT
To: council@ci.missoula.mt.us
Subject: 57.5 acre rezoning

4100 Mullan Condominiums HOA Board of Directors
4100 Mullan Road
Missoula, MT 59808

October 6, 2019

Missoula City Council
435 Ryman
Missoula, MT 59802

City Council:

Purchasing a home is often the biggest investment people make in their lives. Most people want some certainty about the property they are purchasing before making this kind of investment. It should be noted that as recently as 2017, when many residents here were deciding whether or not to buy, the city represented that the parcel in question was part of the Hellgate Meadows Master Plan. This plan called for homes directly adjacent to our property to be primarily single family on small lots with a 2 Story Height Limit. The proposed zoning would change that to some of the highest densities allowed in Missoula with a 40' Height Limit, meaning Big Apartment Buildings similar to the ones to the East. It is safe to say that if you were told that the property 20' behind your property line was now going to allow very large apartment buildings that could be 40' high you would be concerned also. This is the reality we are facing.

Here is how we see things:

1. Nick Kaufman has stated that by agreeing to make some changes to the new zoning they will be "giving up" 50% of the allowed zoning. We strongly disagree with this statement. We believe that even adding 1 additional lot would be a gain for the developers. By changing the zoning to one of the highest allowed in the city, even with the 50% reduction, the developers would "gain" hundreds and hundreds of units. They in fact would not be giving up anything. Let's keep in mind that Nick is being paid by the developers to get as many units as possible. Nick has been very long on generalities and very short on specifics. We would like some specifics.
2. The prospective buyer of the parcel directly adjacent to our property is from out of State and has no connection to our city or its citizens. They are going to try to maximize what they build without regard to how it affects us or our community in general. We believe these will be many 40' High Apartment Buildings.
3. We have not seen a comprehensive plan to deal with the impacts on Traffic, Noise, Schools or View Sheds.
4. This zoning is being represented as Black and White that must be decided upon today. We do not believe this to be the case. The parcel in question is very large and has a lot of possibilities. We understand Missoula needs to grow and are not unreasonable people. We believe there is a lot of room for compromise to allow Missoula to grow and still limit the impacts to the neighbors and community. We suggest a council member make a motion to extend this deadline, and possibly just zone the north 8.5 acres now. This will give all of the affected parties time to meet and come up with a solution. This could allow higher density and still mitigate many of the problems that we and others have. Please give us the opportunity.

Thank you.

The 4100 Condominium HOA Board - Lyle Lafranchi, Leslie Clayborn, Rosemary Thurston, Karen Bailey, Michele Esser