

From: [Marty Rehbein](#)
To: [Jenny Baker](#)
Subject: FW: Letter of protest regarding Hellgate Meadows district
Date: Thursday, September 19, 2019 12:13:57 PM
Attachments: [image001.png](#)

From: 4100condos hoa <4100condoshoa@gmail.com>
Sent: Thursday, September 19, 2019 12:09 PM
To: Grp. City Council and City Web Site <Council@ci.missoula.mt.us>
Subject: Letter of protest regarding Hellgate Meadows district

This letter was sent to the 4100 Condominium HOA board from Russ Peterson who lives at 4100 Mullan Rd #607.

Dear Missoula committee,

Thanks for hearing out the Neighborhoods surrounding the development of the Flynn Lane and Mullan Road Rezoning.

I Showed up today as a homeowner Who lives at the 4100 Community; Directly on Mullan Road where the cars drive by at 45 miles an hour. The condition of the Neighborhood In the Mullan Reserve Area has grown. A recommendation to further concentrate people in the area is inappropriate and abusive by developers. Putting in Apartments 4 stories high with a 50 eaves line is far beyond the single home 35 foot zoning I understood when buying my home. This proposal will change my home and I will live in a dark box zoned in by rentals and lose large value on the property. I will be sad to not see the St Regis Valley during evening sunsets. I estimate that 65 homeowners would be blocked out from this view with a rezoning unimagined when purchasing their home.

I have had 5 cars gone thru and 2 bikes stolen. There is a crime problem with this growth that is problematic for safety.

Additional factors already make living in my neighborhood difficult without increasing the population density; There is an inappropriate amount of parking in my community. This was partially enabled by the city listening to a for profit developer who wasn't upfront about final parking needs; Allowing him to under claim bedrooms to short the parking. I have been harassed by neighboring apartment managers when looking for a parking space. These places are mandated to have public spaces and what you are approving is not meeting the need. Where should I park? 5 blocks away in front of somebody else's house? You can't have friends or guests with these parking conditions; where should they Park? Often there is nowhere so there is no reason to invite anybody.

Finally, there is no public transportation in this neighborhood. I have been shocked for years how the longest straight 5 mile stretch of reserve south to north can have no direct bus line. The people who live around Mullan and Reserve have no bus option within 2 miles. Owning a car is essential in this neighborhood right now and there is no available parking.

We need more space and more infrastructure for the over building that has taken place with fixes for parking, crime and transportation. Do not increase the zoning density directly around the Mullan reserve area.

A final vote against this measure is not made until you have decided to support communities and not developers. Take this moment ahead of time understand that your denial of zoning change vote leads to a traditional neighborhood that is a spaced enough community to avoid overdevelopment issues.

Thank you for your time, Regards,

Russ Peterson