

**From:** [Gwen Jones](#)  
**To:** [Cassandra Tripard](#)  
**Cc:** [Jordan Hess](#)  
**Subject:** Fw: Rezoning the Missoulia Building  
**Date:** Tuesday, September 28, 2021 9:42:32 AM

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Cassie, please attach to the record in this matter. Thanks, -Gwen

Gwen Jones  
Ward 3 City Councilwoman  
606 Woodford St., Missoula, MT 59801  
406 549-3295

Note: All emails to and from this address are in the public domain.

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**From:** Gwen Jones <JonesG@ci.missoula.mt.us>  
**Sent:** Tuesday, September 28, 2021 9:41 AM  
**To:** Casey Charles <caseycharles50@hotmail.com>  
**Subject:** Re: Rezoning the Missoulia Building

Dear Casey, thank you for this email. Since this is a land use decision, I cannot, under MT state law, discuss it prior to hearing all public comment at public hearings.

I will forward this on so that it can be included in public comment on the matter, and it can be attached to the record. Thanks, -Gwen

Gwen Jones  
Ward 3 City Councilwoman  
606 Woodford St., Missoula, MT 59801  
406 549-3295

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**From:** Casey Charles <caseycharles50@hotmail.com>  
**Sent:** Saturday, September 11, 2021 11:34 AM  
**To:** Grp. City Council and City Web Site <Council@ci.missoula.mt.us>  
**Subject:** Rezoning the Missoulia Building

Dear Council,

I would like to go on record to express my complete opposition to the rezoning of the Missoulia Building property for the following reasons:

1) density and sustainability. The area south of Higgins has its own cultural and social environment that a nine story building (125 feet high) would ruin. As you know, the Berquist Condos were approved in spite of overwhelming opposition during a public meeting when few if any of the participants were able to be heard.

2) height restriction: the planning commission is rubber stamping a developer's proposal (what developer?) without knowledge of the commercial/residential apportionment, without answers to parking questions, without considering the Hip Strip neighborhood, its social charm and relaxed atmosphere that makes Missoula the attractive small town it is. To ruin that social setting in the name of economic development is short-sighted and ultimately economically unsound to the degree the development will ruin the neighborhood that now makes it attractive.

The current rezoning variance allows a building on the river of only 25 feet lower than the Millennium Building. This will impact the Kim Williams trail, the beauty of the Clark Fork, the very reasons we have come to live in this town.

Please respect our zoning laws, please have the political courage to restrict this development.

Casey Charles  
320 S 2ND W.  
Missoula, MT 59801