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City of Missoula Planning Board

With regard to the draft development agreement proposed for the rezoning request at 2920 Expo Parkway, I respectfully request that:

**2.d. \_: Additional Limitation and Obligation**

Dedicate a permanent 18-foot-wide emergency access/egress easement as shown at the red dot on Figure 1 below to provide emergency access/egress for:

- 1) Residents of the Prospect and Prospect Meadows subdivisions in the event the Prospect Drive bridge fails or if residents are otherwise unable to enter/leave their subdivisions on Prospect Drive, the only route in/out.
- 2) In addition to (1) above, other residents of Grant Creek if Grant Creek Road south of Prospect Drive is blocked by wildfire, landslide, automotive accidents or other incident.
- 3) Vehicles using the dedicated emergency access/egress easement would be allowed to exit Grant Creek Village to Stonebridge Road or Expo Parkway by whatever streets the owner of Grant Creek Village permits. Similarly, during an emergency, vehicles would be allowed to enter Grant Creek Village to reach the designated emergency access/egress easement by whatever streets the owner of Grant Creek Village permits.
- 4) If Grant Creek Village is fenced, a gate at least 20 feet wide will allow emergency access at the dedicated emergency access/egress easement. The gate will be locked with a chain so emergency responders provide access by cutting the chain.
- 5) No permanent structure or other obstruction to emergency vehicular access will be built in the dedicated emergency access/egress easement.



Figure 1—This schematic shows the emergency access/egress easement being requested as an addition to the draft development agreement proposed for the rezoning request at 2920 Expo Parkway. The red dot shows the location of the requested easement. The route to the easement would pass from a city-owned 40-foot-wide opening in the homes on Old Quarry Road through a corner of the Rocky Mountain Elk Foundation, subject to the Rocky Mountain Elk Foundation’s granting emergency access/egress. Discussions with the Rocky Mountain Elk Foundation would take place only if the Grant Creek Village grants the permanent access/egress easement being requested.



Figure 2—During the fall of 2012, Prospect Drive had to be closed while damage from the 2011 flood could be repaired. This was the first time residents of the Prospect and Prospect Meadows neighborhoods needed emergency access/egress but it may not be the last.