

Grant Creek Village / 2920 Expo Pkwy Rezoning

Engage Missoula

Public Comment

5/15/22 – 5/18/22

Comment	Date	Name
<p>Firstly, thank you for the work that you do for our community. I am writing today because of a deep seated love for Missoula, the only home that I have ever known. Please vote YES on the Grant Creek Rezone. This Rezone would allow for hundreds of families and individuals to find affordable housing in Missoula and continue contributing to our wonderful Missoula community, instead of being forced out of the life and connections they have grown here. The Grant Creek rezone is just the beginning of a possible solution to the immense housing shortage and crisis within Missoula and this issue CANNOT fall by the wayside. Low income missoulians; families, children, students, etc. are counting on the City Council to advocate for their ability to actually live and prosper in this community - which seems less and less viable as the housing crisis continues to grow. The traffic concerns that have been mentioned in previous public comments seem trivial in comparison to the fact that there are hundreds of people in Missoula that cannot afford a roof over their head. Council, please listen to the voices of the Missoula community. You were elected into your position by the residents of Missoula because we believed that you would listen to our voices and concerns and implement change accordingly. Now is the time to step and take action! VOTE YES ON THE GRANT CREEK REZONE! Yes, in my backyard! #YIMBY</p>	5/16/22	Lucia Heutmaker
<p>Thank you for opening this for comment and for the work you do. When the Master Plan for the City of Missoula was conducted, I'm sure each parcel was carefully considered for how it would ultimately integrate into the city, that is why you conduct a Master Planning exercise. And when zoning and re-zoning is considered, its always looked at through the lens of "</p>	5/12/22	James Kuiken

The Master Plan", does the zoning fit with the Master plan? Does the proposed changes fit with "The Master Plan"? Was the Master Plan done a few years ago wrong? incorrect? Did the neighborhood change? We know the answer to the above are false. The Master Plan was done well, and it guides the city and its associated boards throughout the decision making processes, that is what it is for. And that is why its updated every 5-10 years or so, to keep it updated and relevant to the needs of the people and the community. If the project moves forward under the existing zoning, an additional 495 units will be added to the housing stock, and it will be inline with "The Master Plan". That is and was considered acceptable, otherwise it wouldn't have been in zoned that way and in the "Master Plan" to begin with. To be clear, the additional 495 units will be at Market rate... they will not be "affordable housing". The 495 units will not have access to Public Transportation, and they will be in a food desert (more than 1 mile from a supermarket or large grocery store). So having personal transportation or access to it will be required to get to work, get to the store for food etc. As long as the additional units are not detracting from the character of the neighborhood, and are inline with current zoning, there is little to dispute. The wildfire evacuation question is still a large and looming concern which should overshadow any attempt to modify the zoning beyond the already approved density. The intersections in question at the bottom of Grant Creek road are also problematic, and adding an additional 495 units will contribute to the concerns but likely contained within the existing infrastructure, at least for now. Any attempts to ignore the existing Master Plan and its associated zoning is basically saying that the previous efforts were wasted, the plan means nothing and community involvement in the planning and zoning process are ignored. If the existing Master Plan is ignored in this case, I fail to see how the point of getting another one in the future, apparently its not worth the paper its printed on and the city will ignore it at the first opportunity it gets to choose

<p>a different path. I support the existing Master Plan and the existing Zoning as it stands for Grant Creek Village</p>		
<p>It is a matter of common sense. Until such time when the city is ready to act on and include much needed infrastructure, overbuilding an area beyond capacity puts residents at risk. Grant Creek residents are not opposed to development of the Expo Parkway gravel pit site. The current zoning allows just under 500 units which are a significant addition to the Missoula housing inventory. It is also a quantity the existing infrastructure will have a hard time absorbing but will have to since the zoning is and has been in place for a number of years and is consistent with the neighborhood. The developer is not satisfied with adding 500 units and wants to rezone to double that to approximately 1000 units. He has offered to include a development agreement that would limit development to 700 units but a development agreement is not enforceable and in a few years, he or another developer could continue to add units if the rezoning request is approved. The developer chose to purchase the property knowing what the existing zoning was but must have assumed he would have no problem having the zoning changed. Perhaps a valid assumption if the city already had public transit and infrastructure improvements in the short and long range plans but these are absent and not included in the foreseeable future. Missoula does need housing but not at the expense of endangering residents. Unlike most areas in Missoula, Grant Creek and Rattlesnake Valleys have limited egress options. Overbuilding in any valley that does not have safe infrastructure lacks common sense. Please oppose the rezone request and keep the current zoning in place.</p>		<p>Lynda Zschaech ner</p>