

**From:** [Mirtha Becerra](#)  
**To:** [Wendell Beardsley](#)  
**Cc:** [hwest@ci.missoula.mt.us](mailto:hwest@ci.missoula.mt.us); [Jordan Hess](#); [Jennifer Savage \(she/her\)](#); [Gwen Jones](#); [sherrila@ci.missoula.mt.us](mailto:sherrila@ci.missoula.mt.us); [Mike Nugent](#); [Stacie Anderson](#); [John P. Contos](#); [Sandra Vasecka](#); [Kristen Jordan](#)  
**Subject:** Re: 2920 Expo Parkway Rezone proposal  
**Date:** Monday, June 6, 2022 8:00:09 AM

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Wendell and Barbara,  
Thank you for your comments. We'll ensure they are part of the public record.  
Respectfully,  
Mirtha Becerra  
Missoula City Council -Ward 2

Sent from my iPhone

On Jun 3, 2022, at 10:48 AM, Wendell Beardsley  
<[wendellbeardsley@gmail.com](mailto:wendellbeardsley@gmail.com)> wrote:

600 Colorado Gulch Road  
Missoula, MT 59808  
June 3, 2022

To Members of the Missoula City Council:

We write to comment on the application for rezoning of two parcels of land at 2920 Expo Parkway. We have 43 years as active citizens of the Grant Creek community and have witnessed considerable change, some of it positive, but have serious objections to this rezoning request.

“Our Missoula” City Growth Policy provides excellent goals and objectives for positive, sustainable growth of Missoula. The **current** zoning at 2920 Expo Parkway provides an opportunity to implement many of them. However, the proposed rezoning and development clearly fails virtually every criterion in the Policy contrary to the assertions and hopes expressed in the Development Services Staff Report. E.g., it incorporates no mixed-use commercial/residential development that would comprise a “cohesive sustainable neighborhood,” almost no parks, green infrastructure or playground areas, no linkage to public transportation and is distant from shopping, schools and restaurants, forcing occupants to rely totally on automobiles to connect to city services, amenities, education and employment. The proposed entirely-rental “market-rate” apartments do nothing to provide the low-income or owner-occupied housing we all agree is most needed. It is not compatible with the surrounding area. It does not “focus inward.” The assertion that this parcel

falls within the “urban core” defies common sense. The “Development Agreement” proposed by KJA may not be legal, is not durable or certain, and unlikely to be enforced. Alternatively, these parcels could become a proud legacy for Missoula if their development went through the formal subdivision review process under the current zoning.

Our primary concern is about safety, the focus of Growth Policy Goal SW 10. Our home lies within 300 yards of three recent “Colorado Gulch Fires.” Sight of flame and smoke sent panicked neighbors fleeing. A major wildfire, a likely possibility, would trigger heavy evacuation traffic. The addition of up to 2,000 vehicles in the proposed rezoning/development would severely hinder both evacuation (our ONLY WAY OUT) and entry into the valley by emergency vehicles. Anxious Grant Creek residents caught in town and “looky-lous” would attempt to enter the area, together with emergency vehicles, and traffic flow from Prospect and the proposed 2920 Expo development could prove a disastrous bottleneck above the I-90/Grant Creek Road intersection. The reconstruction of that intersection last summer is unfortunately only adequate for today's traffic with no consideration for future growth or evacuation. Before any significant increase in development-induced traffic on lower Grant Creek Road is permitted we must have an alternative second way out of the valley and effective evacuation plans **as called for 42 years ago** in the Grant Creek Area Plan. The safety of its citizens is the government's most important responsibility. As another resident stated, “it is a matter of common sense.”

It is widely believed that “growth” is out of control in Missoula. We submit that this rezoning proposal is a prime example and a clear test – which is most important, adhering to our Missoula Growth Policy and prioritizing citizen's safety, or bending to “developer” pressure anywhere they find a parcel they can persuade the Council to rezone to fit their desires and maximize profits.

Thank you for your consideration.

/s/ Wendell and Barbara Beardsley