

From: [Prospect Meadows HOA](#)
To: [Dave DeGrandpre](#)
Cc: [Jordan Hess](#); mirtha.a.becerra@gmail.com; birder1@bresnan.net; [Mike Cole](#); [Peggy Walker](#); [Scott Nicolarsen](#); melissabd@gmail.com; [Bert Lindler](#)
Subject: Concerns about Development Agreement for 2920 Expo Parkway
Date: Monday, June 20, 2022 2:09:07 PM

5771 Prospect Drive
Missoula, MT 59808
June 21, 2022

Dave DeGrandpre
Development Services
435 Ryman St.
Missoula, MT 59802

Dear Mr. DeGrandpre,

The Prospect Meadows Homeowners Association had no idea that the draft development agreement for the proposed rezoning at 2920 Expo Parkway had been altered to obligate the city to seek connections from Grant Creek Village to Prospect open space.

It is only through the diligent searching of one homeowner in the neighboring Prospect subdivision that we learned of this change the weekend before the City Council's Wednesday meeting of the Land Use and Planning Committee at which the agreement will be discussed.

The Prospect Meadows Homeowners Association shares unfenced, unsigned common area hillsides west of our homes with the Prospect Homeowners Association.

Homeowners pay annual assessments to their respective homeowners association to cover costs of managing the common areas.

Both homeowners associations donated permanent public easements to the City of Missoula free of charge allowing construction of about one-half mile of the Grant Creek Trail through the associations' creekside common areas. In addition, many of the homeowners donated to the Grant Creek Trails Association's campaign that raised \$180,000 to match the federal grants that funded the trail's construction.

We are deeply concerned that the development agreement is part of a flawed process being used to rezone 2920 Expo Parkway for four-story apartments despite the lack of services, transit, and sorely needed improvements to safely handle greatly increased traffic and provide for safe evacuation during emergencies. The development agreement does not require the developer to provide public easements for streets or trails or to provide trails that meet the city's standards. Yet at the same time the city is expected to try to connect the developer's inadequate trails to public trails, at least one of which (the Grant Creek Trail) were developed to city standards.

It's clear to us that the City of Missoula and the residents of Grant Creek would be better served by a planned unit development or subdivision review that would require that that public interest was addressed transparently before the northern of the two parcels at 2920 Expo is developed.

We ask that the City of Missoula:

- Reject the rezoning request at 2920 Expo Parkway and entertain submission of a planned unit development for the northern parcel there. If so, the Development Agreement would be a moot point.

If the rezoning request continues to be considered, we ask that the City of Missoula

- Delete the words “the Prospect open space” from Article 3 (Obligations of the City to Seek Trail Connections) of the 6/1/2022 Development Agreement (KJA Development LLC and City of Missoula)

OR

- Delay any action on the Development Agreement and the proposed rezoning for 30 days so homeowners and city departments can be notified of the Development Agreement’s provisions and provide comment.

Sincerely,

Scott Nicolarsen
President, Prospect Meadows Homeowners Association

Cc: Mirtha Becerra, Jordan Hess, Mike Cole (Prospect Homeowners Association), R.T. Cox (Friends of Grant Creek)