From:	Kathy Carl
To:	Lauren Stevens; Dave DeGrandpre; Mike Nugent; Amber Sherrill; Donna Gaukler; Lucy Rummler; Mary McCrea; jason.s.rice@imegcorp.com; John Foley
Subject:	Proposed subdivision off Simons Drive and Landons Way
Date:	Tuesday, December 13, 2022 7:15:25 PM

Dear Ms. Stevens,

My name is John Foley. I was born and raised in Montana and have lived my entire adult life in Missoula after graduation from the University of Montana in 1981. We live at 1217 Landons Way. Like many of our neighbors, we were very disappointed to hear of a proposed subdivision at the end of Landons Way. The constant unchecked growth and development in Missoula County is changing the landscape of what was once the most beautiful city in Montana. On November 2, 2022 we attended a meeting hosted by IMEG Corp who represents the developer, Rebecca Donnelly. Ms Donnelly was not present. At the meeting we were abruptly informed, by one of the IMEG Representatives, that several subdivisions have been approved in our area and this one would be no exception.

I would like to ask the Permits and Land use Manager along with the City Council to please consider the concerns voiced by the homeowners and taxpayers you represent. We understand that development and growth are going to happen, but at what cost. Should we allow developers to constantly put homes on every piece of ground in Missoula resulting in the loss of open space and quality of life. At the very least, developers should be required to pay for infrastructure improvements and changes required to allow safe and controlled access to a proposed development.

In addition to the concerns you have received from others please consider the following:

Landons Way / Woodbine / Black Pine were never designed to accommodate the amount of traffic that will be generated by the addition of 18 new homes in this subdivision. This is substantiated by the information submitted by residents Steve Hall and Char Hay. **Please require at least half of the homes in this subdivision to be accessed from Simons Way.** It is only logical and fair that traffic should be shared or spread across as many access points as possible. Requiring the developer to access half the lots from Simons Way removes some of the overwhelming traffic that will be generated on Landons Way / Woodbine. The Engineers representing the developers allege that access from Simons Way to the lots is too steep and not feasible. There are several streets in this area that are much steeper than any access from Simons Way. The question needs to be addressed. Is the developer against accessing some of the lots from Simons Way because it may be more expensive to do so and she may lose a couple of lots in the process. Please consider what is more important to the Land Use Board,City Planners and City Council - dollars in the developers pocket or the interests of the taxpayers and citizens who live in the area and are greatly impacted by this proposed development.

Thank you for your consideration to all the issues identified and listed by myself and other concerned citizens living near this proposed subdivision,

John F. Foley