

Katie Gardner
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Missoula City Council and Planning Board
City of Missoula
435 Ryman Street
Missoula, MT 59802

Dear Members of the Missoula City Council and Planning Board,

I am submitting comments regarding the High Park Views Subdivision, specifically Variance Request #1 regarding Dead-End Streets, Cul-de-Sacs, and Circle and Loop Streets. I am strongly opposed to this variance due to the location of this subdivision within a Wildland-Urban Interface area. Our zoning laws around WUI regulations are in place to support public safety, and variances to our current regulations should not be taken lightly.

The developer's request to grant a variance because "Implementing a through connection would result in additional clearing and grading, impervious surface and add construction costs" is simply not a strong enough reason to endanger the safety of existing community members and the residents of the new subdivision. The granting of this variance would also set a dangerous precedent that undermines established zoning regulations designed to protect communities in high-risk areas, essentially stating that it is ok to put community safety at risk if it means increased profit for the developer. Please do not prioritize short-term development interests over long-term safety of Missoula residents.

Sincerely,

Katie Gardner