

**From:** [Kurt McGrane](#)  
**To:** [Bob Campbell](#); [Stacie Anderson](#); [Zoe Walters](#)  
**Subject:** Opposition to Conditional Use Wireless Communication Facility at 5425 Gharrett St  
**Date:** Sunday, December 7, 2025 11:37:30 PM

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Dear City Council Members and Planning Staff,

I am writing as a concerned neighbor to respectfully oppose the conditional use permit for an 80-foot tall radio tower at 5425 Gharrett Street in our residential neighborhood. With dozens of built and yet-to-be built single family homes within 200 feet of the site, the tower is inappropriate for the scale and character of this area. I understand that in order for City Council to approve a Conditional Use it must meet all of the applicable review criteria outlined in Title 20.85.070 section H. As I've outlined in bold below, the proposal does not meet the standards required for approval and fails six of the seven points.

- a. Is **NOT** in the interest of the public convenience and **will** have a significant adverse impact on the neighborhood or community;  
**This 80' radio tower provides limited public benefit while creating a significant visual intrusion and reduction of neighborhood character, resulting in a clear adverse impact on nearby homes. The tower will affect the views of hundreds of homes in the area with the most severe impact landing on the 32 nearest lots within 200'. The applicant has plenty of other options to achieve their broadcast goals which wouldn't be a burden on the surrounding community - including locating the tower on their existing building, co-location with an existing radio tower, or construction of a new radio tower in a district where they are permitted.**
- b. **WILL** impede the orderly [development](#) and improvement of the surrounding properties for uses permitted in the district;  
**Its presence will discourage residential investment and potentially reduce property values, impeding orderly development. There are 6 unbuilt lots directly adjacent to the proposed tower which will be negatively affected. Based on the Land Use Plan, the City should be encouraging housing development instead of prioritizing the construction of radio towers in our neighborhoods that only serve a small percentage of the community.**
- c. Has operating characteristics that are **NOT** compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation;  
**Broadcast operations introduce noise and activity incompatible with a quiet residential environment. The applicant has stated that there will be an audible hum emitting from the facility which could be a nuisance to the adjacent neighbors. This type of development and scale makes more sense in a commercial district rather than a quiet residential neighborhood.**
- d. Will not have a significant adverse impact on traffic safety or comfort.  
**I have no concerns about how this project would affect traffic.**
- e. Is **NOT** in accordance with the Growth Policy and other relevant adopted plans;  
**This tower, if allowed, conflicts with City growth objectives by discouraging development of Tanja Point homes in a residentially zoned area, potentially reducing new housing units. Radio towers of these heights may have made sense in the past when Missoula was more rural, but they have no place in the densely populated residential neighborhoods of our future. There are plenty of commercial districts where this project would be more appropriate.**
- f. The site **DOES NOT** properly address open space, light, and protection of natural features;

**The tower would dominate the skyline, reduce perceived open space and visual connection to the mountains, and alter light patterns affecting nearby homes.**

g. Uses are **NOT** compatible with adjacent properties and uses in terms of physical elements such as open space design, screening and buffering, any applicable use-specific standards and any other elements considered important by the City Council.

**The everyday presence of an 80-foot tower in a residential area has significant adverse impacts on the neighborhood, particularly for neighbors in the Tanja Point subdivision who will all have clear sightlines to the tower. Contrary to the applicant's application, the southwest corner is not a remote corner, as this corner is immediately adjacent to Tanja Point road in a densely developing new subdivision of 8 lots. Additionally, the SW corner does not contain any natural features or landscaping to mitigate the tower's visual intrusion or the loss of perceived open space from view of Tanja Point residents.**

For the reasons stated above and for the fact that the proposal fails to meet six out of the seven criteria for approval, I urge you to deny this conditional use permit. Thank you for your time and consideration.

**Zoe, please include this letter as public comment on this conditional use application.**

Sincerely,  
Kurt McGrane  
Ward 5 Resident, Missoula, MT