

July 12, 2020

The Honorable John Engen  
Mayor of The City of Missoula Montana  
435 Ryman St.  
Missoula MT, 59802

Re: 2920 Expo Parkway re-zoning application RM1-45

Dear Mayor Engen and members of the City Council:

I'm writing to give input on the 2920 Expo Parkway re-zoning application RM1-45. Like many others, I petition the City Council to reject this re-zoning application, and I support the original/current zoning for 2920 Expo Parkway.

I support the work that everyone in Missoula put into the City Growth Policy 2035 adopted in 2015. It was well-thought out and addressed the needs of a growing city. It brought together the input of all citizens and as the document states, it represents a shared community vision and clear a pathway to realize that vision. Approval of the proposed re-zone is in direct opposition to the stated goals of the City Growth Policy 2035.

**Environmental Impact:**

The Climate Ready Missoula plan stresses the need to be ready for longer fire seasons associated with climate change. The increased addition of vehicles in Grant Creek, if the re-zone is approved, would put residents in danger during the longer fire seasons due to the probability of a log-jam while evacuating Grant Creek.

In 1987, my husband and I moved to Missoula from San Diego, CA. with our three children, ages 4, 3 and 1 at the time. We found a place half mile North of Snowbowl road. At the time, upper Grant Creek was very affordable. We loved the area, the quiet, the Creek, easy access to hiking/biking, Hellgate Elementary and a caring, connected neighborhood. In 1988-9 there was a fire on the hill by Snowbowl. The fire marials came to our property to alert us to get ready to leave if there was a change in the wind. It terrified us. I loaded the car with scrapbooks and essentials. Since then, there have been two other fires in Grant Creek. Two different years, we rented a storage unit in Missoula and filled it with household goods we wanted to protect. I had nightmares of not being able to get out of Grant Creek due to traffic congestion. Currently, depending on the time of day, the wait is 2-3 light changes to exit Grant Creek! To approve the re-zone and add more people and vehicles to Grant Creek, without addressing how to get people OUT and firefighters IN, seems crazy and irresponsible and a recipe for disaster! If Climate Ready Missoula's focus is adaption, not mitigation, we need to consider the impact of this re- zoning plan on the wildlife of Grant Creek and the catastrophic risk should an emergency evacuation be needed.

Will there be adequate addition of EMTs, ambulances, and medical personnel to handle the increased population? With the increased traffic in and out of the narrow road of Grant Creek, will there be

impediments to emergency vehicles getting to their destinations in the quickest manner? All this will increase the taxes of all Missoulians.

I'm not opposed to growth. What I oppose is putting the residents of Grant Creek in a potentially dangerous evacuation situation, with no suggested changes to the current entrance and exit to the Grant Creek area.

### **Building Housing in Existing Areas:**

As stated in the City Growth Policy 2035, Missoula has a "focus inward" policy that promotes compact development. Infill development is encouraged in the urban core where infrastructure already exists. There is no infrastructure in place within Grant Creek to accommodate the proposed re-zone. By locating housing within walking and biking distance of infrastructure, we decrease reliance on alternative modes of transportation to get to and from grocery stores, work, schools, and parks.

From the City Growth Policy 2035: "Because the community has voiced needs for a variety of housing options near services, alternative transportation systems, a less automobile-dominated community, and has raised concerns about climate change, the high cost of housing, and preservation of open lands and agricultural soils, the plan's policies represent a shift in focus from developing vacant land on the outskirts of the urban area to redevelopment of central areas with existing services."

How is the re-zoning consistent with the above? This directly contradicts the city's stated guidelines!

I am very concerned about Grant Creek itself if the proposed re-zoning is approved. No provisions for addressing the pollution run off caused by additional vehicles, oil etc. We will need a comprehensive study investigating the effects 1195 units would have on Grant Creek. The citizens of Missoula would have the taxable burden of remediating any harm that results from a lack of planning.

This puts the clean water in jeopardy, restricts the habitat and tranquility for the abundant wildlife of Grant Creek, and does not strengthen our sense of place.

In summary, approval of the re-zone would create overcrowding, additional pollution, no infrastructure currently in place, and create a dangerous evacuation situation. This is why, like many others in Grant Creek, I vehemently oppose the 2920 Expo Parkway re-zoning application RM1-45.

Thank you for your time in reading my letter and giving consideration to my concerns as a resident of Grant Creek.

Sincerely,

Dodie Moquin,

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10410 Grant Creek Rd

