

**From:** ROBERT W JOHNSON  
**To:** [Dave DeGrandpre](#)  
**Subject:** Expo Way apartment construction  
**Date:** Wednesday, July 15, 2020 4:04:31 PM

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Robert w. and Barbara Johnson

2617 Old Quarry Rd

Missoula Mt. 59808

406-218-8519 or 406-207-3038

July 14<sup>th</sup> 2020

To whom it may concern,

I am Robert W. Johnson and I have lived in Missoula for over 55 years. I built this home in 1986 and have lived here since Dec. 15<sup>th</sup> 1986. I am writing to you because when we built this home it was our understanding that the proposed property on Expo Way was to be single family homes and town houses. This current proposal for rezoning will allow approx. 950 apartments is a travesty.

I know this will impact the property values for those of us who are on the north end of the expo way site. Our homes will look directly down on this site and we will lose the desirability of our location because of these apartments. Our view of the mountains and valley will be partially obscured forever changing our special place here.

The general health and safety that we enjoy here will be forever changed. The 950 units means 2000 people and I estimate 2000 more vehicles on a simple two lane road. We already experience Snow Bowl traffic, school bus traffic, summer vacationers, businesses traffic to the hotels and the interstate traffic off I-90. Now we want to place 3 times that burden on the current infrastructure. I would speculate that the contractor is not footing the bill for any improvements to alleviate this either. This is the only fire egress out of the Grant Creek and you want to congest this with 2000 more vehicles. This is not a smart move to be making. I would also like to point out that it is the home owners on the north end of this project who maintain the fire suppression of grasses and weeds on this property now and I don't see this development taking that over either.

The infrastructure was originally designed for the current homes in the Grant Creek and the original zoning for the Expo Way. I question if there is adequate sewer, water, and essential lighting for a complex of this size. School district 4 has seen so much growth in the past 25 years and it continues to be expanded to meet the needs of the growth. This places undue burden on the district's current residents with no contractor funds to offset the growth. If these units put 500 additional students into the District 4' the school will have to expand again. I don't know how much more I can afford in additional school levies before I will not be able to live here any more. I estimate that this one project will increase the strain of the current infrastructure by 3 times its current demands. In short we face higher taxes based on the needs for the area because we can only estimate the impact. So who will pay for these impacts, we will.

This construction is not comparable to what currently exists in the Grant Creek. This project is being placed at the very entry to the Grant Creek and impacts will be profound. The original zoning was for single family homes and town houses. This was a major reason why we bought here 35 years ago. The current zoning does consider what is currently surrounding this site. I believe this will impact the property values of all the homes which border the north end of this site. I also believe that this will downgrade the reputation of this area's desirability as a great place to live. I can only speculate that people looking to buy will look further up the drainage so they don't have to deal with this at their back door. I have invested over \$50,000 in improving my home in the last 5 years. I feel I have made a very poor investment due to this becoming a reality. I am 69 years old and rezoning will cost me significantly.

My summary of all this is as follows is.

1. Huge impact on schools
2. Higher taxes and fees due to impact of new demands created by this construction.
3. A traffic nightmare for all concerned
4. The area's ombiance will be greatly impacted, The views, quiet neighborhoods, wildlife impacts, and the degradation of our quality of life as we know it.

This is not compatable growth for this area of Missoula or the Grant Creek.

5. The fire issues are what they are but you cannot plan for a paniced public when they have to evacuate. Two lane roads cannot handle 3000 people all trying to get out of harms way.

I have been at this residence for almost 35 years. I am the original home owner. I have invested time and money into this community that we call Propect. I am retired now and have earned the right to live out my days as we planned it originally when we built here. I ask you to not rezone this property as proposed but to leave it as it is currently zoned. My home is on the north end of this site and it will impact my family every day if you allow it to be rezoned as proposed.

Thank you