

From: Scott Nicolarsen
To: [Peggy Walker](mailto:Peggy.Walker)
Cc: friendsofgrantcreek@gmail.com; [Dave DeGrandpre](#); [Heather Harp](#); [Jordan Hess](#); [Amber Sherrill](#); [Stacie Anderson](#); [Sandra Vasecka](#); [Jesse Ramos](#); [Mirtha Becerra](#); [Gwen Jones](#); [John P. Contos](#); [Julie Merritt](#); [Heidi West](#)
Subject: Re: Zoning of the quarry at 2920 Expo Parkway
Date: Monday, July 13, 2020 2:45:59 PM

Peggy,

I couldn't agree more. You are spot on with your reasons for denying the rezoning of the old quarry. I would like to put my name behind your letter.

Scott Nicolarsen
President, Prospect Meadows HOA

Sent from my iPhone

On Jul 13, 2020, at 2:16 PM, Peggy Walker <pwevergreen@gmail.com> wrote:

Members of the Missoula Development Department and the City Council:

As a resident of the Grant Creek area and a member of the Prospect Meadows Homeowners Association board of directors, I write to express my strong opposition to the proposed rezoning of what is known as the "old quarry" at 2920 Expo Parkway for the purpose of an inappropriate and ill-considered housing development.

I object for the following primary reasons:

1. The city council will be limited to making a yes or no decision regarding the rezone only, and no conditions can be placed on the rezoned property.
2. Public participation/comment will be limited to the rezone request only, and will not include the issues surrounding future development of the land.
3. The developer would be in complete control of how the land is developed and would not be obliged to recognize and adhere to city and neighborhood plans and character.
4. The rezoned parcel would not be subject to critical environmental review processes.
5. The proposed density of the development - tripling the current Grant Creek population - would create havoc with traffic, air and light pollution.
6. The proposed rezoning would allow only for HIGH DENSITY 4-STORY residential structures, potentially housing up to 1000 or more people. This would be wildly out of character for the existing neighborhood.

For these and other reasons, I urge you to reject the proposed rezoning of the property at 2920 Expo Parkway.

Peggy Walker
President

Walker Consulting, Inc.
Board Member, Prospect Meadows Home Owners Association