

From: Mary Maynard
To: [Dave DeGrandpre](#)
Cc: [Alan Maynard](#); bukomaynard@gmail.com
Subject: Rezoning - Heron's Landing
Date: Tuesday, August 11, 2020 4:59:57 PM

The purpose of this email is to provide comment and protest the proposed rezoning of 72 acres east of Roundup Drive from the current C-RR1 to RT5,4. Specifically the land east of Roundup should remain C-RR1 and NOT REZONED. The current roads and connection to Mullan Road cannot safely handle this huge volume of homes.

A condition of the approval of the 44 Ranch subdivision north of 44 Ranch Estates was that ½ acre lots would surround 44 Ranch Estates. See the June 2019 meeting minutes where Nick Kaufman was asked if 1/2 acre lots would surround 44 Ranch Estates and his response was yes. Yet, the city allowed the developer to sell lots less than ½ acres directly north of 44 Ranch Estates. If the city rezones the land east of Roundup Drive, and pursuant to the current plans, ½ acre lots do not surround 44 Ranch Estates. Please, do not let another development be allowed to ruin the current neighborhood. There is no need to allow for rezoning. As property owners and citizens we have a right to live in a safe environment. Rezoning for multifamily housing will ruin the current homes and devalue our property, along with providing an unsafe environment.

The proposal summary submitted by Heron's Landing states that it will be similar to the Ranch Club development. There are no \$275,000 homes at the Ranch Club, nor area there multiplex or multi family homes. Who would build or buy a home with a value of \$700,000 next to a home valued at \$275,000. The Heron's Landing proposal has numerous flaws and errors and should not be allowed.

The Herron Landing's subdivision should not be allowed to begin until the connection of Chuck Wagon Drive and Mullan road has been completed. The developer of 44 Ranch and the City of Missoula have delayed this connection for years. When the 44 Ranch development north of 44 Ranch Estates was proposed it was approved with the condition that Chuck Wagon Drive was to be constructed and connected to Mullan Road with turn lanes. The developer of 44 Ranch delayed in building Chuck Wagon. Now, an additional subdivision (with rezoning) is attempting to seek approval. Yet, the original conditions of the development have yet to be completed – turn lanes from Mullan Road at the intersection with Chuck Wagon. Further, there is another subdivision, Remington Flats, that is seeking approval. Yet, the connection to Mullan nor the light at George Elmer have been completed (yet started).

When Heron's Landing subdivision begins, it should start with homes being built near George Elmer Drive because of its connection to Mullan Road. The city has a number of traffic studies done (one by Abelin) which identify the issue with traffic and the intersection of Chuck Wagon and Mullan (currently no turn lane) For the safety concerns, the traffic light at George Elmer and Chuck Wagon's connection to Mullan Road MUST BE COMPLETED prior to the beginning of additional subdivisions. The includes more phases of 44 Ranch, Heron's Landing and Remington Flats. At the very least, Chuck Wagon should connect to Mullan with turning lanes and any development of Heron's Landing should begin east of Chuck Wagon and connect to George Elmer first (not Chuck Wagon). Currently

the intersection at Mullan and Chuck Wagon is extremely dangerous. To date, WGM has yet to submit a final plan to the state of Montana for approval. This dangerous intersection must be completed prior to any more/new developments. The City of Missoula should not continue to be allowed to rezone and develop without addressing safety concerns of traffic.

Please reconsider what you are doing to the community, our home values and our safety when you look at rezoning. There is no need to rezone this property and there are numerous reasons to keep the zoning as is.

Thank you for your consideration,

Mary and Alan Maynard