

**From:** Samantha Gunderson  
**To:** [Dave DeGrandpre](#)  
**Subject:** 44 Ranch Subdivision Anexation and Rezoning  
**Date:** Sunday, August 9, 2020 10:14:27 PM

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Hello Dave,

I am currently an owner in the 44 Ranch subdivision of Missoula, and wanted to voice my concerns about the proposed rezoning of the 72 acres south of the division. The proposed 347 residential lots would be a density increase that would overwhelm the current and proposed infrastructure changes, making it extremely difficult to navigate the division streets as well as Mullan Road. I am concerned with the number of people that would inhabit an area with currently 1 road going East into town, and only a second proposed road with the connection to Broadway. There are already times during the day where it is almost impossible to turn East onto Mullan, especially during the winter months. This rezoning proposal of multi-family style units would congest the area even further, making it more difficult than it already is.

My other concern with the type of housing that is being proposed is the increase in potential rental units, and transitional housing that would create inconsistencies with the current dwellings being built in the division, and the future construction of the proposed units. Currently we have single-family units in our division, some of which are rentals, but still adhere to the architectural aspects of single-family homes. Adding courtyard/patio style dwellings, row houses and townhome/duplex style dwellings would decrease the desire to live in a development specifically designed with single-family homes, thus decreasing the property values of those who already reside in this subdivision.

My final concern is that this is a very child-friendly subdivision, with hundreds of kids who are frequently out and about with their friends. Adding the proposed 347 residential units greatly increases the population density, which in turn increases the traffic within the subdivision streets. That will increase the danger of those children being injured as a result of the increased frequency of cars on the road.

The proposed rezoning will bottleneck the already congested streets coming out of the 44 Ranch Development, as many people work in town around the same time. This bottlenecking not only has an impact on those who live in the division, but for those who live further west on Mullan, who have only one route to drive into town. Assuming one car per dwelling (and maybe more for transitional housing, as many people have roommates), the increase in population density will overwhelm the current and proposed infrastructure. There will be a greater danger to the children who have a wonderful area and neighborhood to play in, and will decrease the property value of the homes that are already build, and will continue to be built within the development.

Thank you for your time, and I sincerely hope you reconsider the proposed rezoning.

Samantha Morton