

From: Blake Morton
To: [Dave DeGrandpre](#)
Subject: 44 Ranch Subdivision Rezoning Concerns
Date: Monday, August 10, 2020 12:23:30 AM

Dave,

As a first-time homeowner in the 44 Ranch subdivision in Missoula, I am contacting you today to voice my concerns about the proposed rezoning of the 72 acres south of the neighborhood.

The proposal to add nearly 350 residential lots south of the 44 Ranch subdivision (particularly transitional housing) raises three major areas of concerns that I hope are considered before making your decision.

My first concern is that a significant increase in the number of residents means a similar increase to the amount of traffic. With Mullan being the primary means of accessing Reserve, Broadway, and other areas of Missoula, the area is already facing long wait times when turning onto Mullan in either direction due to the amount of traffic. The increased population in such a condensed area will only lead to more traffic incidents and is a major safety concern, especially in the winter months. Assuming at least one car per residence (with many having more) being added to the area may add to the current challenges and exacerbate these issues further.

My second concern is the type of properties in the proposed rezoning. Currently, the neighborhood is sought after for the inherent benefits of single family homes: safety, consistency, and community. The proposed housing solution to add a large number of apartments or shared residence properties doesn't serve families in the same way the neighborhood was designed. The addition of these types of residences may ultimately reduce the property value and desirability of the area as a whole.

My final concern is that adding the proposed housing may negatively impact the community and its safety. While there are some retired and older residents in the subdivision, the majority of people are families with small or young children. One of the reasons the neighborhood is so desirable is because of its safety. Being set back from Mullan means there is less traffic and danger to children in the neighborhood. With the proposed 347 residential lots, the inherent dangers of that additional traffic may drastically reshape the dynamics of the area.

In summary, the proposed rezoning of the 347 residences will likely add to the bottlenecks experienced on Mullan and interior roads, reduce the desirability and property values of those already in the neighborhood (as well as future homes), and is a safety concern for families and their children in the area.

Thank you for your time and the consideration of these issues.

Best,

Blake Morton