

**From:** jenniferbarnard@eralambros.com  
**To:** [Dave DeGrandpre](#)  
**Subject:** Heron's Landing Annexation, Rezoning, Subdivision  
**Date:** Thursday, August 13, 2020 8:33:22 PM  
**Importance:** High

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Hello Dave,

My apologies for not meeting the requested deadline for commentary, please consider including my comments though they are a bit late.

**The magic of Missoula is disappearing.** Talk to the people that have lived here for 10+ years, they will almost resoundingly agree... mismanaged development and growth is partially responsible for killing the magic of Missoula and it's heartbreaking.

**Zoning restrictions reinforce property value.** Transition from higher density to lower density is a must and it seems like developers are pushing to *draw an imaginary line between the two*. Upholding property values is a must. Having one acre lots, where my home is currently located, adjacent to 6 homes per acre **will bring down the value** of the homes in Forty Four Ranch Estates and the surrounding areas. It also **wrecks the aesthetic** of the established county neighborhoods. A staggered buffer around these established neighborhoods is essential. A minimum of .5 acre lots should be adjacent to and surround Forty-Four Ranch Estates as promised during the development of 44 Ranch by the developers and the city at that time. Open space is a must! Wildlife interface is a must! I used to see so much more wildlife but over the past 2 years it has **dwindled to almost nothing**. Heron's landing is just that... it's literally where the Herons land and gulp up gophers... *they will disappear soon like everything else*. I've watched a fox family be raised for the last 6 years consecutively, until the encroaching development over the past 2 years has **eliminated her**. No more fox den.

Also, as a licensed Realtor I would like to share that home buyer's are **seeking refuge in single family, low density zoning**. *People are stressed to the max, they need more space to retreat to, especially now that children are "distance learning" and parent's are working from home*. Now more than ever people are looking for larger homes, larger lots, more open space to help **cope** with all the changes that the Covid virus has inflicted. I've had client's say... "after being in my home, with no real idea of what the future holds regarding things going back to normal, I've realized that we need more space so that we are not on top of each other."

The Flynn -Lowney ditch is a good gauge that mirrors the change in density. My property is located almost at the tail end of the ditch before it terminates back into the Clark Fork River. I've watched the ditch over the years and have witnessed **the amount of concerning refuse and debris increase steadily over the years**. The occasional plastic bag or water bottle or random piece of Styrofoam would float by but we are now seeing **alcohol bottles and have even retrieved used**

**needles** from the ditch. This is a perfect illustration of the negative impact of increasing density.

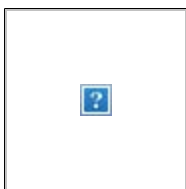
The proposed rezoning and annexation and increased density for Heron's landing is **concerning and upsetting** at the least. I live in Forty Four Ranch Estates, we purchased our home on a 1 acre lot in April of 2013. Our primary criteria in purchasing was:

- Single family residence outside the city limits
- Home located in residential zoning that does not allow multi-family development
- Home on a larger lot, .5 acre or larger
- Cul-d-sac or location not on a through street

We have a child (now young adult) **with special needs that will live with us indefinitely** and finding a home that meets the above criteria was two-fold: First and foremost- SAFETY, secondly- freedom to explore in an area with less commotion and overall noise than that of a congested neighborhood. Sensory issues were a huge consideration, we were very intentional in looking for the right location. **This community seriously lacks supports and services for special needs children and adults and their families.** In a similar way to that of the "age-in-place" and "zero step construction" movement; families of individuals with disabilities have **more to consider in securing housing that fits the unique needs** of their family. **Our next-to-nothing options are being further jeopardized and compromised by the proposed changes...**

Thank you for considering my commentary.

Sincerely,



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