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Re: Grant Creek Zoning Request



JOSEPH ALDEGARIE <aldegarie@msn.com>

Mon 7/27, 7:31 AM

Dave DeGrandpre; Mary McCrea 

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From: JOSEPH ALDEGARIE

Sent: Sunday, July 26, 2020 8:03 PM

To: DeGrandpreD@ci.missoula.mt.us <DeGrandpreD@ci.missoula.mt.us>

Subject: Grant Creek Zoning Request

First, let me introduce myself. My name is Joe Aldegarie, I was the City of Missoula Public Works Director for 15 years. I retired over 20 years ago. When I retired, I promised my self that I would not be involved in the City functions-I moved out into the county and have not participated in any of the issues facing the City.

However, I have at the request of several people, remeged on that promise and have taken an interest in the Grant Creek rezoning request.

I have looked at the proposed layout of the development and find one glaring mistake. They have proposed to have a road to the east of the development and use Stonebridge Road to access Grant Creek Road. Not possible. Stonebridge Road is a private access easement granted to the Cottonwood Condos-not for public use and remains a private street. Furthermore, the easement does not extend westerly to the development's property line. Even though the area is paved and looks like a street, there is no easement and is located on the Elk Foundation private property. Therefore, any decision on zoning should be based on all traffic from the development using Expo Parkway and entering Frant Creek Road from that access point.

I have attached two portions of some surveys that support this determination.

As a side note. I find it very disturbing that they are in violation of current zoning (residential) and the city noise ordinance. They are using the area as a staging area for the Reserve Street Repving project. This a commercial use in a residential zoned area and the noise levels recorded in the Cottonwood Condos is about 80 decibels-the noise ordinance specifies not to exceed 50 decibels. It is loud enough that it is keeping the residents of the condos awake all night.

If were still the Director, I would have gone to the City Attorney, got an injunction and shut them down immediately.

I would be very happy to talk with you. I can be reached at 880-2344

Joe Aldegarie
City of Missoula
Public Works Director Retired