

From: Travis Gauer
To: [Dave DeGrandpre](#)
Subject: 44 Ranch Rezoning Project
Date: Monday, August 10, 2020 9:31:03 AM

Good morning Mr. DeGrandpre,

My name is Travis Gauer and I live on Hereford Pl in the 44 Ranch subdivision. I am writing you to express my concern with the proposed rezoning of the area east of Roundup Drive. My wife and I just had a home built a few months ago so we are still fairly new to the area. When we decided to buy the lot in 44 Ranch, we did our research on the surrounding area, which played a role in our final decision. At the time, the area being discussed was zoned for single family homes, and we understood that it was only a matter of time that this area would be developed. However, with this proposed development, it is only logical that this will drop the value of our home and that is a big concern for us.

Another issue I have with your proposal of rezoning this area for multi family dwellings and row houses, is the infrastructure in the area. As things currently stand, it is often very difficult to turn on to Mullan Road. With the addition of the large number of additional residents that this proposal would create, I am very concerned for not only the George Elmer and Roundup Drive access points, but the larger surrounding area as well. I think it would be an absolute must that stop lights be added for the residents to be able to better access Mullan Road not only at George Elmer and or Roundup Drive, but at Flynn lane as well. Has anything been discussed with Hellgate Elementary school? With other development booming in the area, I am concerned they will not be able to handle this additional influx of students without some extensive planning. Our son attends Hellgate Elementary and this outstanding school is the largest factor as to why we continue to live in this area. We are concerned that additional planning and thought needs to be taken before expanding the capacity of student enrollment. I understand that additional affordable housing is a big issue in Missoula, but I only ask that these factors are considered before implementing the change.

I really appreciate your time and consideration, and I realize there are many factors related to this decision. I just wanted to speak up and voice my concerns as a resident of the area.

Have a great day,

Travis Gauer