

**From:** Susan Flanagin  
**To:** [Dave DeGrandpre](#)  
**Subject:** Tollefson's request for rezoning his land at the end of George Elmer  
**Date:** Friday, January 22, 2021 9:20:20 AM

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Dear Mr. DeGrandpre,

I moved to Missoula in 1952, went all through school here, graduating from the U of M with high honors, and then taught here for 32 years. I once lived across from John Engen when he was still home. In other words, deep roots here.

I left the slant streets after 40 years to buy a house in Flynn Ranch suitable for my old age and declining health, with an HOA to mow and shovel. Being here had elements of the farm outside Stevensville where I began life. ( My family began coming to that location in 1856!)

Tollefson's land at the current end of George Elmer is bordered by a ditch that has trees that are home to hawks and so many song birds. I have seen a blue heron, ducks, and geese in the field. All of these will be displaced if he gets to build apartments. He has a solid reputation for shoddy construction, which will become decaying eye sores who ruined our residential neighborhood.

The land in question is clay. Flynn Ranch and The Ranch Club already experience problems because of the unstable soil. Our porches and fences sink!!

His land is not beside Broadway. Renters will need to use George Elmer, adding 4000 DAILY car trips through residential neighborhoods.

Public Notice for this rezoning request was published less than a month before your meeting. His engineers, whom we met with to express our concerns, basically told us we couldn't object because of the B2-2 zoning, which actually had not been approved of yet.

I feel betrayed. Please don't betray our existing residential neighborhoods further.

Susan Flanagin 2567 Freedom Loop 59808