

On Wed, Feb 17, 2021 at 7:35 AM Jolyn Ortega <jjortega7@gmail.com> wrote:

Our concerns with the McNett Flats Subdivision:

- There was confusion on the part of the Permits and Land Use Review committee that was not resolved during their meeting on McNett Flats:
- Why the Airport Authority's issues had not been addressed (They disapprove of the subdivision.)
- Questions as to why they were charged with the task of giving approval for a subdivision that was not yet annexed and that this was cutting corners.
- Major lack of communication between parties. Several "guessed" the developer's plans but all that's known for certain is he wants to have three-story apartment buildings built.
- Comments that the developer was simply following the rules in place for county land and therefore his development should be approved. Woith Engineering and the developer were 100% aware of their opportunity to build a subdivision in guidance with or at least compatible with the Mullan Area Plan. They instead chose the path to make the most money. Good for his pocketbook but wrong for the Missoula community.

Other Concerns:

- Approval to narrow George Elmer. When questioned why this was necessary, the first answer was to provide more land to build on, which is not a necessity. The second answer was for safety.
 - Safety is questionable. Add in bicyclists, pedestrians, delivery trucks, school buses, emergency vehicles, and parking - safety is not enhanced. (Side note - since Covid, UPS, Fed-Ex, and other delivery truck traffic has greatly increased.)
- Please see the letter to the editor below. The same comments have been provided previously to the City.

We are hopeful serious conversations will take place and not a "go along to get along" attitude that does not represent the people and community you serve.

Sincerely,

Jolyn Ortega and Mark Wiggins
2539 Granary Road

Missoula, MT 59808

Plan not right for neighborhood

Re: McNett Flats – off Mullan Road.

We understand the need for more housing and we know this land will be developed. Our neighborhood already has two large residential developments approved. There is a considerable difference between them and the proposed McNett Flats. The developer's plan to build three-story apartments would negatively affect this area. The added traffic alone would increase commute times, bad air quality and noise.

We understand that McNett Flats is a huge financial undertaking for the developer and he would like to make as much money as possible. All too often, profits trump quality of life.

We know that our neighborhood is small and our voices and concerns may be heard but not truly considered. Let's work together and do it right.

Iolyn Ortega and Mark Wig-