

February 15, 2022

To The Planning Board:

I am a resident of Carter Court (a 55+ community) adjacent to the proposed River View subdivision.

I have served in the past as a member of the Lake County Planning Board.

And I am well aware of Missoula's ongoing and necessary plan to increase urban density, for reasons that I totally agree with.

It is my opinion that the River View Subdivision Re-Zoning request will have a sad adverse effect on Carter Court's residents, for the following reasons.

1. "Climate Change"--Two-story townhouses to the west will almost completely block out the late afternoon and evening sun for many of us, especially in the long dark winter months when the sun is low on the horizon. With the present R10 zoning and with single-story dwellings, that would not be an issue.
2. Privacy--Our small backyards on Carter Court are 11 feet wide from house to fence line. We each also have a peaceful, private indented patio, opening onto the backyard. A two-story townhouse, beetling down on us from fewer than 20 feet away will completely destroy any sense of peaceful privacy and the resulting property value therefrom. Single level housing in RiverView would preserve that privacy to a great extent.
3. When we bought our homes on Carter Court, the River View property was Zoned R10 which would be an appropriate and livable density for the neighborhood, commensurate with the character of the neighborhood. R5.4 zoning and River View's proposed density "squeeze" under it would significantly lower the value of neighborhood homes, especially on Carter Court. And for those of us on fixed incomes, our home is our major (and sometimes only) life investment. We were counting on the designated R-10 zoning next door to safely maintain it.

I think the city of Missoula can successfully increase density in in the urban core without seriously damaging the quality of life for those of us who are already here.

In short, this re-zone request and design proposal seem to be more a concession to the almighty dollar than it is a thoughtful provision for civic well-being and the common good.

Warm regards,
Barbara Barmeyer
Barbara Barmeyer
620 Carter Court
Missoula MT 59801