

To the members of the Missoula City Council, Missoula,

Subject: River Road Subdivision

Dear Council Member,

Thank you for reading this email. As you know, we are concerned about the rezoning of 1923 River Road from (RT10) 11 houses to (RT5.4) 19 houses. **I ask you not to approve this rezoning effort.** We state again that we are not opposed to a new development, just the number of houses. In past letters, emails and zoom comments we've addressed several of our issues. This email will focus on the 'criteria' for the rezone as stated in your letter dated February 18, 2022.

There are nine (9) criteria. Starting with 'whether the zoning...' I'll address those where I have concerns.

**Number 2: '...is designed to secure safety from fire and other dangers'** With the number of houses and the parking lane on one side of Road A, we have concerns if safety vehicles can easily reach each house. Usually, an ambulance is met with a firetruck. What if two firetrucks are needed? It does appear the local fire department has Ok'ed this, but we see concerns.

**Number (3)** '... is designed to promote public health, public safety, and the general welfare.' **Public Safety:** Once again, we are concerned with the lack of sidewalks on River Road (RR). This has been an issue since before we moved here in 2016. RR used to be easier to walk, but once the Russell Street bridge was built, it has become more recognized as an easier way for vehicles to get from Reserve to Russell, hence more traffic, and many more big trucks. As people do walk on RR cars, out of courtesy, sway to the other lane. What happens when we have an added 152 (from IMEG) trips a day from just this one development. Concern for the safety of the kiddos who must walk to the school bus, crossing streets and often standing in snow and mud. This is also a very serious **Public Health** and **General Welfare** issue. **We do not want one child to be hurt.**

**Number (4): '... is designed to facilitate the adequate provision of transportation.'** There is a bus stop available on the East side of Russell St. That means walking RR and trying to cross Russell (which is not easy or safe) or walking RR, go under the bridge and up the paved incline to get to the bus back on Russell St. IMEG stated this was .7 miles. Not sure if that was how the crow flies or if they considered these necessary steps. At different times, these may not be safe, either.

**Number 5: '... considers the reasonable provision of adequate light and air.'** Obviously, part of light and air has to do with cloud cover, inversion, etc. What if there are wood fueled fireplaces in these homes? Other than 2unit/townhouse that has been the only description regarding the building. Please advise if we are incorrect.

**Number 6: ‘...considers the effect on motorized and non-motorized transportation systems.’** Please reference Number 3 above: Public Safety. As stated by IMEG this will increase the amount by 152 trips per day of motorized traffic on RR. Also, it will make it more dangerous for bike riders and those walking.

**Number 8: ‘...considers the character of the district...’** As noted many times, this RR corridor is a relatively old area and very eclectic. **Please ride though, so you can see its current beauty!**

There are several housing communities off RR, including ours on Carter Court. Each one is a bit different, and they are tucked back from RR with some green, common space. Our HOA and Skyla court does not allow for parked cars on their street, we do not see them on Missy way either. We are not familiar with some of the other housing divisions on RR.

This is what we would like to see with this new subdivision also. Why do they need the parking lane if each home has a 2 car garage and a 30 ft driveway? The houses are right up to RR. What happens when they finally fix RR and put in sidewalks which is to be 6-15 years in the future? The city will have to pay to tear down the houses. Where is the planning for that?

IF you feel you must approve this rezoning, please consider “Approving on Condition” that there will be a fewer number of houses and green, common areas at River Road.

Thank you very much for your considerations and feel free to call.

Most Sincerely,

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