

From: [Sandra Vasecka](#)
To: [Alex Eidam](#)
Cc: [Kristen Jordan](#); [Gwen Jones](#)
Subject: FW: River Road Public Comment
Date: Thursday, March 3, 2022 1:24:07 PM

Hi Again Alex!

Another public comment for the River Road. Thanks!

Sandra Vasecka
Ward 6
Missoula City Councilwoman

From: Eric Kinsey <ekinsey318@gmail.com>
Sent: Wednesday, March 2, 2022 6:43 PM
To: Sandra Vasecka <VaseckaS@ci.missoula.mt.us>; Kristen Jordan <JordanK@ci.missoula.mt.us>
Subject:

Hi Sandra and Kristen,

As my Ward Reps I wanted to share with you the disappointment I felt after the Planning Board Public Hearing on this Subdivision. They were all respectful, but I felt like they did not care that everyone surrounding this subdivision is against rezoning. Every one of my neighbors has signed a protest petition, so we just need to have council support to not rezone.

I'd like to let you know that my husband and I are not anti-development. We knew this lot at 1923 River Rd would be developed at some point but assumed under the R-10 Zoning. When we purchased our home we specifically looked into the zoning on that lot so we didn't end up buying next to land that could possibly end up an apartment building.

- I support development standards – I believe standards are very important to create a functioning stable urban environment. The entire area other than the Carter Court PUD is zoned at R-10. If exceptions to standards and rezoning keep happening why even have standards? Don't standards exist to protect us?
- I-MEG is requesting a rezone from R-10 to R 5.4 along with 4 variances to City Development Standards.
 - I believe it is important to maintain the general characteristic of the Orchard Homes neighborhood by keeping the R-10 zoning in place.
 - They are cherry picking the Missoula Growth Plan for rezoning. The intent of reducing lot size from 10,000 sq ft to 5,400 sq ft and increasing density was to

create AFFORDABLE housing. They are certainly not hiding the fact that these units will be sold for Market Value, which will start them around \$400K. I don't know about you, but I don't know anyone who would think that is affordable. Most of the young people I work with will never be able to afford to purchase a home here in Missoula.

- This is a very narrow lot that's not adequate to accommodate 19 dwelling units.

- Any subdivision putting in 19 units in should meet minimum road design. There is a road off of Lafray Ln that is build similar to what they are proposing with this subdivision, that variant allowed them not to put in sidewalks! I watch Republic Service trucks back into this street because they can't turn around via the hammer head.

- I-MEG also sites River Rd as a safe urban collector. River Rd is far from being a safe road. It really needs to be a "complete street" to accommodate increased development in the Orchard Homes neighborhood.
 - It needs to be widened, with sidewalks and bike lanes added for safe travel
 - It's scary to walk or ride your bike down River Rd in its current state with no sidewalks, or shoulders.

- In addition, they state the Mountain Line Transit pick up (River Rd & Russell) is within a mile of the subdivision, but there again there is no real safe way to get there on River Road – especially in the Winter – you're essentially walking in the street! I see folks walking in the street every morning on my way to work – even in the non-winter months because there is no shoulder you are forced to walk in the street, it is just worse in the winter because you can't just easily step off the road and out of danger. In addition, the road that access River other than Russell & Reserve are in horrible shape, Wyoming is a single lane with it's own parking issues and Curtis is falling apart.

- In the Developers Application - I take exception to the number of times they describe the properties adjacent to this lot as "*rental properties, an existing subdivision, and a public park on all sides*". This is a false, misleading statement. To the East of the "subdivision" is Carter Court and these homes are all owner occupied. On the west side there are 3 owner occupied homes that make up most of the length - with the park at the end of that west property boundary.

- Throughout the application for variances they state that the rezoning and variances are not injurious to other persons or property. I adamantly disagree with that statement. If approved, I believe the density of this subdivision will devalue our property.
 - Our front room bay window view will be of 3+ backyards sitting 20' off the property line.

- I'm asking you to consider keeping the R-10 zoning. How would you feel if this was to become your front room view? This development could easily locate 9 houses on the East side of the lot, oriented with backyard to backyard with Carter Court homes. Each unit would also have proper setbacks in the front yard vs. sitting directly on top of the sidewalk. And would also allow for the street to be a standard width with parking on both sides.
 - By constructing an access roadway and a cul-de-sac on the west side of the lot would provide the properties adjacent to this subdivision the opportunity to subdivide in the future with the houses oriented to face the front of the proposed houses on the River View Development.
 - In addition, this type of configuration would also add street side parking for Lafray Park. There is very limited parking on Lafray Ln due to residents not being able to park in front of their houses.

- There is also a Prescriptive Easement for the private lateral irrigation lines running from the Ditch. My neighbor at 1925 River Rd and our property want the Ditch Easement maintained to keep our water shares available and active. This easement needs to be in place to provide for maintenance on the lines. My neighbor at 1925 River Rd has an active water line, mine is currently inactive but I would very much like to keep my options open for use of my water share.

I just feel like it is poor planning to allow this developer to build that many dwelling units on this narrow of a lot. For that many dwelling units they should be required to adhere to standards set by current development minimums. Over the past 16 years I've poured my heart and soul into improving our property, just thinking about this proposed rezoning and development leaves me exasperated.

Thank you so much for your time!

Shirley Kinsey
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