

Jason McMackin and Alison Gadbow

1925 River Rd., Missoula, MT 59801

RE: Opposition to current River View Development plan

To whom it may concern–

While we recognize the need for more housing in the area, we simply ask that the infrastructure is improved as the neighborhood is infilled (River Rd, Wyoming, and Curtis). Currently our children wait at a bus stop with no lighting or sidewalk. Many segments of River Road have no bike lanes or sidewalks. In order to access the existing trail system from the proposed development, people currently have no choice but to walk or bike on the road, which has no shoulder. We ask that you consider prioritizing these improvements and make River Road a complete street before considering any adjustments to current zoning.

It is disingenuous for developers to claim that this project has affordable housing. The intent of rezoning from R10 to R5.4 allows for increased density, decreasing lot size from 10,000 sq ft to 5,400 sq ft. in order to create more affordable housing. The developer has stated that these units would be put up at current market value: “Current market value” is not affordable housing.

The developer needs to address the Prescriptive Easement that exists for the private lateral irrigation lines. We have an active line and intend to retain our water shares. In order to maintain maintenance access, development must respect the easement. There are also existing mature trees along the western property line that should not be destroyed.

Currently, River Road is not a safe road to walk or ride on, day or night. Adding 150 more vehicle access trips per day is a concern if updated infrastructure is not implemented prior to further development. In addition, the feeder streets are in dismal shape. The additional traffic impact on Curtis and Wyoming will require those streets to be addressed sooner than later to accommodate the additional traffic.

Regards,

Jason and Ali