

Missoula Planning Board  
and City Council:

March 11, 2022

Dear Council Members:

We write to urge you not to approve current plans for development of the River View project, which we have been discussing for some time now. Unfortunately, our misgivings about the project have been interpreted by some (including the builders) as opposition to ANY development on the property; nothing could be further from the truth.

Rather, our opposition is based on the plans submitted by IMEG and made available on line, which we believe show serious problems, most of which are either caused or exacerbated by building too many units in too little space. It seems that the housing density that would fit the property was first chosen, and then the plans were modified to fit.

Additionally, the situation is complicated by some of the rezoning requests not really satisfying the relevant criteria. These requests just don't follow the requirements.

For example, the zoning should have "reasonable provision of adequate light and air," but two-story houses will obscure sunlight from the single-story houses in the adjacent development, Carter Court.

The zoning should consider "the promotion of compatible urban growth," but this project is not compatible with the existing residential buildings, which are fairly eclectic in design and arrangement; hardly the nineteen buildings similar to tract homes.

The zoning should consider "the character of the district and its peculiar suitability for particular uses." Once again, this does not fit in with the eclectic area as it is now.

The zoning should "conserve the value of buildings and encourage the the most appropriate use of land." It is not clear whether the proposed high-density project will conserve the value of the existing residential buildings.

One last note: numerous examples in the IMEG plans show little concern for what's best; the only factor that matters is how many units can be shoehorned in.

These are just a few examples that could best be considered with fewer units, and would make a better development overall.

Very Truly yours,

Richard Fizell  
Treasurer, Carters Orchard Homes Homeowners Assoc.

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