

Public Comment

Engage Missoula

11/29/22 through 12/6/22

Carl Fuemmeler 11/29/22

I am opposed to this development. Only a few blocks away a massive residential development is in the early stages. The Teton development, along Lower Miller Creek and Christian roads, is being built out and will add over 500 residential units. The impact of this development is certain to have major implications on the traffic conditions and the quality of life for the neighbors surrounding it. All of this new vehicle traffic and the traffic from the existing neighborhoods off of Upper Miller Creek and Lower Miller Creek funnel through the single traffic circle where Upper and Lower Miller Creek roads meet. This proposed development, Riverfront Trails, must also use the same single road and singular traffic circle. I am respectfully asking the city council to delay the approval of this development until we can actually see and truly understand the real impact that the Teton development will have on our neighborhood. Please don't add this gorilla to the back of our community until we can digest what is already in the works. Thank you.

Shawn Hiesterman 11/29/22

My husband and I are strongly opposed to this subdivision UNLESS it is accompanied by a new means of ingress/egress to/from Hiway 93. We already have a ridiculous situation in this area.

Medora O'Connor 11/30/22

1. From Walmart on Brooks, going towards the Round-About, change the entrance by making a Right Turn Only lane into Lower Miller Creek, this facilitates Emergency Services access into the LMC area. Lower MC Exit would stay as is. 2. Streets within the subdivision must accommodate Fire Trucks. 3. Reopen Cold Springs School.

Kyle Gauthier 11/30/22

Overall, the proposed subdivision seems well put together and appropriate for the greater good of this area of Missoula. However, while there are seemingly great benefits, I do have two primary major concerns. Foremost, I fail to see how the proposed roundabout on Lower Miller Creek Road would be of direct benefit to those outside of the proposed subdivision. As a result, I am strongly against the use of an SID to pay for the proposed improvements, provided that the SID is inclusive of the great Maloney Ranch area. But, if the SID is solely placed on those lot contained within the proposed subdivision, that seems to be appropriate. Again, Maloney Ranch residents will NOT benefit from the roundabout/proposed SID as it will not provide them with an increase in traffic flow or safety. Secondly, a request for a variance on structure heights should absolutely be denied. Structure heights in excess of 30' tall are not fitting with the character of the area, would not match the surrounding structures, would set an undesirable precedence, and would detract from the beauty and viewshed of the

surrounding mountains/valley. I hope that you strongly consider these concerns. Thank you!

Lewis YellowRobe 12/2/22

The city should approve this subdivision. The city needs more housing available to reduce the housing demand in the city and surrounding area. One of the major elements of the city's 2012 10-Year Plan to End Homelessness is to create a Building Block II: Continuum of Housing Options. The major element of this section is building adequate, affordable housing for all income levels. This development will help increase the housing supply and options for residents who are able to buy a home. The Miller Creek area residents and all Missoula City residents must pitch in and help solve the housing and homelessness problems. Approving this subdivision will help address the housing and homelessness crisis pointed out in the 2012 10-Year Plan to End Homelessness.

Pat Hintz 12/3/22

What is planned for an additional egress for Miller Creek? Let's see what the school district has planned for redistribution of students, a plan for reactivating the Cold Spring School buildings. How will that impact our taxes? More study needs to be done on the impact of the projected traffic increase.

John Melvin 12/5/22

Please address the increased traffic on Miller Creek before approving more developments. Currently Miller Creek/93 intersection is too congested.

Mackenzie Smith 12/6/22

The building height change should not be allowed. It does not fit with the neighborhood and is a money grab for the developer. They can still build senior living with a shorter building and lower capacity, which may not be as profitable for the developer. A church could still be built without being taller than the rest of the area. The surrounding area is modest homes and pasture land, taller buildings do not fit. Why have zoning code if the city is going to change it whenever a developer wants? It would be wonderful to see the city take some neighborhood concerns into consideration instead of allowing the developer to be the only winner.

James Wiley 12/6/22

Key question before you approve this project is how you will improve traffic out of/into the Lower Miller Creek area. Specifically, the junction of Lower Miller Creek and Hwy 93 is already a mess. Without some other outlet, the will only become more of a mess!