

**From:** [Mike Nugent](#)  
**To:** [kenzclee@gmail.com](mailto:kenzclee@gmail.com); [Stacie Anderson](#)  
**Cc:** [Cassie Tripard](#)  
**Subject:** Re: Riverfront Trails Sub  
**Date:** Wednesday, December 7, 2022 11:02:31 AM

---

Hi Mackenzie,

I appreciate your suggestions and some of these questions were asked Monday night and will be discussed again this afternoon in the Land Use and Planning Committee meeting. I am sharing this email to assure it is included in the public comments record and shared with all council members. Many questions in regards to these items were asked and additional information requested during the opening of the public hearing this past Monday evening.

Because this land use matter is before council, all discussion on potential changes or amendments from Councilwoman Anderson and myself must be in a publicly noticed meeting so we are limited by law on what and how we can engage. That being said, between the two of us we will make sure your suggestions are shared with all council and discussed during today's meeting.

Mike

Mike Nugent  
Missoula City Council | Ward 4  
435 Ryman Missoula, MT 59802  
Office: [406.552.6658](tel:406.552.6658)

**\*\*Please note this is a government provided email account and any correspondence to and from are potentially available for public review\*\***

---

**From:** kenzclee@gmail.com <kenzclee@gmail.com>  
**Sent:** Wednesday, December 7, 2022 10:55 AM  
**To:** Mike Nugent <NugentM@ci.missoula.mt.us>; Stacie Anderson <andersons@ci.missoula.mt.us>  
**Subject:** Riverfront Trails Sub

Hello,

Has there been any consideration to allow some of the requests by the developer, but also deny some out requests to meet some of the current residents requests?

Requests for building height variances seems like an easy “no.” A church can still be built at the height currently allowed in the area, an assisted living community can still be built at the height currently allowed in the area. Neither of those facilities have to do with the need for housing or affordability in Missoula. My grandmother lives in a senior facility here in Missoula and it is not cheap, nearly \$5,000 a month, and the rent increases yearly. So an assisted living facility seem like a money grab by the developer. Taller buildings do not fit with the areas character..pasture land and

modest residential neighborhoods. Why have any building code at all if city council will change it whenever developers ask?

Saddling residents with the cost of the roundabout seems unreasonable. The need for the roundabout is only because of the new development. There is no stop sign currently at that intersection, only a stop for people who would be coming from the new development. The developers will have a huge financial gain because of this subdivision, and the current residents will see no obvious benefit to their daily lives with more traffic, construction, noise, and more crowding, plus even HIGHER taxes. You saw residents vote down two levies this fall, the taxes are high enough. Tell the developer to fund his development and whatever he needs in infrastructure to make it happen, that is not the responsibility of people not benefiting from subdivision. Protect your constituents finances.

People in Missoula already feel the city council rubber stamps developers desires at the expense and dissatisfaction of affected residents. It would be a nice change to see some residents concerns not only be considered, but acted upon and accommodated.

I would like a response to this email before the December 12 meeting, a response is difficult to get one these days from city government and MCPS apparently.

Mackenzie Smith