

Cassie Tripard

From: Matt Johnson <matt.majohnson@gmail.com>
Sent: Tuesday, December 6, 2022 4:46 PM
To: John P. Contos; Stacie Anderson; Cassie Tripard
Cc: Heidi West; Daniel Carlino; Gwen Jones; Sierra Farmer; Amber Sherrill; Sandra Vasecka; Kristen Jordan
Subject: Riverfront Trails Subdivision

Hello,

I am writing to express my concern over the proposed density of the Riverfront Trails subdivision. Please consider the following:

- Zoning provides developed land owners some knowledge, predictably and protection against un-developed or re-developed land within their neighborhood. Allowing a few developers to change the rules to fit their needs defeats the purpose and protections zoning provides everyone else.
- The proposed density is drastically different from the surrounding development. This is not a little variance; this is a massive zoning request that should not be taken lightly and could set a bad precedent. Approving would have a negative impact on property values and is in complete disregard to the original zoning intent of the surrounding neighborhoods.
- Access to the Linda Vista and Lower Miller creek area is already a problem. Please keep in mind that the Twite family also has acres of land in the area they will continue developing for years to come, adding more density to the area will only create further problems. Currently in progress are additional subdivision phases and apartment projects. What is the plan to address the continually increasing traffic on Miller Creek Road from highway 93 to the first roundabout and then on to Lower Miller Creek Road? This has to be addressed, and adding another roundabout is not a solution. Missing sidewalks, crosswalks and signage in and around the JRE school remain an unresolved issue.
- Jeannette Rankin school is at max capacity and is already inadequate for additional students. The added traffic the school has created has only added to the traffic flow problems. Where will these families send their kids to school? Will we now have to run more buses out of the neighborhood? Do we have to pass a mill levy to add yet another new school?
- Mountain line bus, we all pay for it in our taxes, not one route is scheduled into the neighborhoods. This is also not a solution, but could at some point help.
- Assisted living and commercial space within the subdivision will only add to the traffic concerns and density issues. The neighborhood alone cannot support these businesses therefore outside resources and customers will be required to sustain these businesses. Please don't consider adding commercial mixed use as being a solution, it's not realistic or practical.
- What would an emergency evacuation of this area look like with one primary way in and out? How would the assisted living residence get out? I feel this is already a troubling thought with the current number of homes in the area. We should have a plan and a second road in and out of the area.
- Building within or near a flood area can be challenging and could pose costly issues for future homeowners. Contamination of the adjacent river in high water events is likely.

- In Missoula inadequate infrastructure for added development always seems to come back to existing property owners who had no involvement or benefit in the form of added property taxes. This needs to stop, people are being taxed out of their homes in Missoula.
- The developer has no hardship in this case, the constraints of the property in question have been known for years, and were known when purchased. They need to work within the existing zoning parameters.

I live in ward 5, I work in the building industry and I make a living building homes. Missoula has a housing need; poor zoning is not the answer. I am not opposed to this land eventually being developed and annexed under the current low-density zoning. I am however strongly opposed to the re-zoning, zoning variances, and amendments to the city growth policy being requested. I am asking the city to NOT approve the Riverfront Trails development under the current proposal.

Sincerely,
Matt Johnson