

Cassie Tripard

From: Joe Blattner <joe.blattner@gmail.com>
Sent: Tuesday, November 8, 2022 7:04 PM
To: Cassie Tripard
Subject: Public Comment: Riverfront Trails Major Subdivision

Please confirm the receipt of this email as having been delivered before the end of Nov. 8th. Thanks!

City Council, Planning Board, Case Planner, and other key decision-makers,

Please record my opposition to the Riverfront Trails city rezone application. Although change is inevitable and development should be expected on many undeveloped lands, rezoning of the subject property to a higher density will result in negative, and irreversible, consequences. I accept development will occur on the subject property; its zoning, however, should remain unchanged.

A review of submitted documents and their proposed changes demonstrates a disregard for future concern for ingress and egress the Miller Creek area. Higher density infrastructure will bring increased use. Egress from the greater Miller Creek area in the times of emergency (e.g., flooding, wildfires) seem to be merely an afterthought. They state, "much of Lower Miller Creek Road is operating at an acceptable level under present conditions" however, the increase of residents this rezone would result in no longer pertains to 'present conditions'.

Furthermore, the application slyly pawns the ingress/egress infrastructure as not their problem and the City of Missoula will address it ("*Future improvements planned by the City will address current concerns with traffic, congestion, access, and nonmotorized connectivity, as well as future growth and additional trips per day anticipated as a result of this rezone request and future development.*"). The city will be burdened with this problem, taxpayers will need to pay more for that fix, and residents will still only have one street for ingress and egress to the ever-expanding area.

It is important to note, the documentation states that emergencies services (specifically law enforcement) are all within 5 miles of the proposed Riverfront Trails rezone (pg. 43 of PUD and pg. 5 of the Rezone Application). The PUD document contradicts itself later when it is stated law enforcement is 5.2 miles away. A quick search reveals mapping results of 5.7 miles. These contradictory statements are a resounding concern and bring up question regarding the veracity any statements made in all submitted documents. These are not trivial matters when law enforcement access (ingress/egress) are of critical importance.

Increasing the number of Missoula residents, in higher density, will expose those residents to the perils of flooding. As evident from the 2018 floods in Missoula, this poses extreme danger to residents, first responders, and others. It was stated in the submittal package that "*the proposed development is not in an area where no official floodway delineation has been made.*" I implore decision makers to include in their metrics that rivers can and will shift and re-route over time. This combination, while maybe not 'our problem' today, will be a problem for the future. Future residents may not know or understand this risk, it is up to our public servants to protect them and prevent undue hardship.

Please reject the Riverfront Trails city rezone application.

Respectfully, Joe Blattner

Joe Blattner
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