

Dear City Council Members,

I live in East Missoula and I'm writing as a neighbor who cares deeply about how our community grows.

East Missoula residents showed up in large numbers to participate in this process, and the Planning Board listened. After careful consideration, the Planning Board recommended changing the Aspire Subdivision parcel from Urban Residential High to Limited Urban Residential, and from U-R3 to LU-R2. I support those recommendations and respectfully ask you to adopt them.

East Missoula is not opposed to growth. We are asking for reasonable, incremental development that matches our reality. Our neighborhood is not walkable, not transit-served, and not rich in amenities. We have aging roads, limited infrastructure, and significant environmental constraints from the Clark Fork River, Mount Jumbo, and the interstate. Funding for promised corridor improvements has been revoked. These are not the conditions the City itself says are appropriate for Urban Residential High or U-R3 zoning.

By the City's own standards, U-R3 is meant for well-connected, service-rich areas near the city core. East Missoula is none of those things. The Aspire parcel is effectively an island of high-density zoning, surrounded by low-density county neighborhoods and the river. That is not context-sensitive planning.

Many of us were also surprised to learn how dramatically these designations could affect East Missoula, especially after being told early on that changes wouldn't apply to us. Yet here we are, facing some of the highest residential density zoning in the city without the infrastructure to support it.

Finally, as neighbors of the Clark Fork, we are deeply concerned about riparian protection. A 50-foot setback does not reflect current science or state agency recommendations. Missoula is a river town, and we should do better to protect our rivers—especially when approving higher-intensity development nearby.

The Planning Board did its job. East Missoula residents did our part. Now the decision is yours. Please adopt the Planning Board's recommendations for the Aspire Subdivision parcel and apply zoning that truly fits our community.

Thank you for your time and service.

Respectfully,

__Kathy and Stephen Hughes

East Missoula