

Miller Creek Neighborhood Council Public Comment Meeting

for Riverfront Trails Subdivision Minutes

November 29, 2022

Jeannette Rankin Elementary School, 5150 Bigfork Rd.

Introductions were made:

Kalina Pritchard, Missoula Neighborhoods submitted sign in sheets.

Alex presented the proposed Riverfront Trails Subdivision project and explained the annexation from County land to the City for 92.73 acres to be developed by Nate Tollefson. The project includes 173 residential units, a multi-use complex, including a river park, trails, large church, and a roundabout.

The timeline of City Council meetings to discuss this project are on Dec 5, and Dec 12, 2022, and are all public meetings.

The meeting was turned over to Stacie Anderson (City Council, Ward 5) to respond to public comment questions and concerns.

- a. Traffic impacts, including speeding, more cars coming in and out of lower miller creek. With a park and church being built it will bring more people from out of the neighborhood.
- b. With building of apartments and duplexes, is there enough parking being accounted for in building.
- c. Cost of roundabout falling on homeowners and increasing already expensive taxes.
- d. Concern about already full schools and adding an increase of population to the area without additional schools being built.
- e. Flood plain area, having an impact of the river, and opening that up to more use from people possibly attracting homeless population and litter.
- f. Concern of the height request of 45 ft., when the highest structure is currently 30 ft.
- g. Overlay on zoning increases the population higher than what their proposal suggests. Public wants clarification on this in future meetings.
- h. The concern of mixed use that is being built does not necessarily serve the current residence.
- i. Bus Line coming into the neighborhood to help reduce traffic, some support it while others do not.
- j. Positive comments about bringing in more affordable housing and bringing more diversity to the area.
- k. Price point of housing being built.
- l. Positive response to sidewalks and gutters being put in by developers.
- m. Concern of water usage and where the water is coming from.

- n. Neighbors having frustration of feeling like they keep getting asked to pay more on taxes without the actual concerns of traffic and increase of population being addressed.
- o. Comments on the bridge to be built, Stacie talked about the need for federal funding and approval for that to take place.

Stacie Anderson answered all questions and concerns to the best of her knowledge, if she didn't know the answer, she stated they would find the answers at the City Council meeting that will be held on the 30th.

The community is being encouraged to get involved in the public process and join the next Miller Creek Neighborhood Leadership meeting held on January 17, at fire station 5.

Meeting adjourned.

Submitted
Sonja Wagner, Secretary