

**From:** [John DiBari](#)  
**To:** [Anita McNamara](#)  
**Subject:** Fwd: Today's Land Use and Planning meeting  
**Date:** Friday, January 25, 2019 7:57:25 AM

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For your project file.

Thanks!

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Sent from my iPhone

Begin forwarded message:

**From:** Jan Brocci <[jkbrocci@gmail.com](mailto:jkbrocci@gmail.com)>  
**Date:** January 23, 2019 at 6:10:26 PM MST  
**To:** [jdibari@ci.missoula.mt.us](mailto:jdibari@ci.missoula.mt.us)  
**Subject:** Today's Land Use and Planning meeting

Dear Councilor DiBari,

I want to thank you and the rest of the city council, especially my representative Stacie Anderson, for the seriousness with which you are approaching the Hillview Crossing townhome development. I very much appreciate your understanding of the uniqueness of this particular project --a large townhome development on a 25 percent slope-- and its potential impacts to our neighborhood below. I also respect your commitment to addressing our concerns, as well as some of staff, and trying to find solutions.

As the leader of the committee, you have created comfortable and open atmosphere for the representatives of the developer as well as those of us who live where the development will occur. I thank you for that.

I also want to thank you for what you said today about requiring a geotechnical report PRIOR to approving the project. That is very important to our neighborhood, especially with all the drainage, grading, floodplain and maintenance challenges. I mentioned at one public meeting that when we went to build our home in 1999, we were told that we could NOT build into the hill as the design called for. The city told us we needed to be "so many" feet from the toe of the 25% slope due to the danger of earthquakes. (I don't remember exactly how many.) So I'd like to know what changed. Why is the potential for ground movement from an earthquake no longer important? This development poses a serious threat not only to its own residents, but also to those of us who live below.

In the city's Criteria for Conditional Uses, it says that the City Council must

"determine that the proposed use ... will not have a significant adverse impact on the general welfare of the neighborhood or community." Also that it "is compatible with the character of the surrounding area in terms of site planning, building scale and project design." This project does not meet those criteria. It has a public trail and farmland above it. It is surrounded by mostly single family homes, with a few duplexes on 43rd, and a neighborhood park below. And the adverse impacts it poses to the neighborhood are severe.

Territorial Landworks would like us to believe they are doing us a big favor by already having reduced the density of the development (based on what is allowed per acre) to 68 units. But all they've done is maximize the number of units allowed due to the steepness of the hillside and the Criteria for Conditional uses. I would like to see the City Council ask them to reduce the number of units to make the development fit the hillside it is being built on. They need to provide openings between the units so it's not just a huge blockade on the hill, and people and wildlife can travel the breaks between the units. Three north-to-south breaks through the four levels of the development, or something similar, could help resolve some of the wildlife issues, turn it into a more liveable environment and keep it from being an eyesore for the rest of the neighborhood.

Thank you for your time, Mr. DiBari. I appreciate the opportunity to share my thoughts. Once again, the main reason I'm writing is to thank you for the way you are running the meetings and for your comment about requiring the geotechnical report *prior* to granting approval for the development. That is very important, considering what is at stake here.

Many thanks,  
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