

**From:** [Jason Rice](#)  
**To:** [John DiBari](#)  
**Cc:** [Paul Forsting](#); [Alan F. McCormick](#); [Grp. City Council and City Web Site](#); [Mary McCrea](#); [Troy Monroe](#); [Jeremy Keene](#)  
**Subject:** Re: Hillview Crossing TED  
**Date:** Wednesday, August 21, 2019 5:45:36 PM

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Thanks

**Jason Rice**, P.E., CEO

**Territorial-Landworks, Inc**

1817 South Ave West Suite A | P.O. Box 3851 | Missoula, MT 59806  
406/721-0142 phone | 406/215-1016 direct | 406/240-4265 cell | 406/721-5224 fax  
[JasonR@TerritorialLandworks.com](mailto:JasonR@TerritorialLandworks.com)

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** John DiBari <[JDibari@ci.missoula.mt.us](mailto:JDibari@ci.missoula.mt.us)>  
**Date:** 8/21/19 5:44 PM (GMT-07:00)  
**To:** Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>  
**Cc:** Paul Forsting <[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>, "Alan F. McCormick" <[afmccormick@garlington.com](mailto:afmccormick@garlington.com)>, "Grp. City Council and City Web Site" <[Council@ci.missoula.mt.us](mailto:Council@ci.missoula.mt.us)>, Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>, Troy Monroe <[MonroeT@ci.missoula.mt.us](mailto:MonroeT@ci.missoula.mt.us)>, Jeremy Keene <[KeeneJ@ci.missoula.mt.us](mailto:KeeneJ@ci.missoula.mt.us)>  
**Subject:** Re: Hillview Crossing TED

Jason,

We've adjusted to accommodate your request to meet on the 18th.

John

John DiBari  
City Council Ward 4  
[jdibari@ci.missoula.mt.us](mailto:jdibari@ci.missoula.mt.us)

Note: All emails to and from this address are in the public domain.

Sent from my iPhone

On Aug 21, 2019, at 9:50 AM, Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)> wrote:

Thanks John. There surely must be alternative ways of communicating the meeting times to the public based on me participation received from the neighbors at the last meeting. I assume there must be some sort of electronic communication that can be used similar to what was used for the last meeting.

Keep us posted

**Jason Rice**, P.E., CEO

**Territorial-Landworks, Inc**

1817 South Ave West Suite A | P.O. Box 3851 | Missoula, MT 59806

406/721-0142 phone | 406/215-1016 direct | 406/240-4265 cell | 406/721-5224 fax

[JasonR@TerritorialLandworks.com](mailto:JasonR@TerritorialLandworks.com)

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: John DiBari <[JDibari@ci.missoula.mt.us](mailto:JDibari@ci.missoula.mt.us)>

Date: 8/21/19 7:53 AM (GMT-07:00)

To: Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>, Paul Forsting

<[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>, "Alan F. McCormick"

<[afmccormick@GARLINGTON.COM](mailto:afmccormick@GARLINGTON.COM)>, "Grp. City Council and City Web Site"

<[Council@ci.missoula.mt.us](mailto:Council@ci.missoula.mt.us)>

Cc: Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>, Troy Monroe

<[MonroeT@ci.missoula.mt.us](mailto:MonroeT@ci.missoula.mt.us)>, Jeremy Keene <[KeeneJ@ci.missoula.mt.us](mailto:KeeneJ@ci.missoula.mt.us)>

Subject: Re: Hillview Crossing TED

Thanks for the note, Jason.

My concern is providing adequate notice to the public regarding a change of meeting date. At last week's meeting we were very clear with everyone that the next meeting would be held on the 11th for 3 hours.

I'll check in with the Clerk's office and DS to double check about ability to get out adequate notice to the neighbors.

John

~~~~~  
John DiBari

Missoula City Council, Ward 4 Representative

406-274-7337

*Please note, email to and from this account is in the public domain.*

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**From:** Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>

**Sent:** Tuesday, August 20, 2019 2:17:55 PM

**To:** John DiBari; Paul Forsting; Alan F. McCormick; Grp. City Council and City Web Site

**Cc:** Mary McCrea; Troy Monroe; Jeremy Keene

**Subject:** RE: Hillview Crossing TED

John – hope all is well with you. As we look at our calendars, we see that Jordan and myself will be in Washington DC trying to help bring back the BUILD Grant for Missoula. Considering that the next item is the road width and I think I was actually missing during the meeting where the 35' width was voted on, it seems appropriate to have the project engineer present to better inform the decision. We have presented new information in writing and I would like to be able to answer questions if they arise.

I have spoken to our client and since this has been going this long, they are ok with another week. Is it possible to get us on the agenda for the 18<sup>th</sup>?

This has been a long haul and our schedules don't always align, but I feel that we are nearing the finish line and it would be good to have everyone there to make the best decisions possible.

Thanks for your consideration.

**Jason Rice**, *P.E., CEO*



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[JasonR@TerritorialLandworks.com](mailto:JasonR@TerritorialLandworks.com)



[<image009.jpg>](#)[<image010.jpg>](#)

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**From:** John DiBari <[JDibari@ci.missoula.mt.us](mailto:JDibari@ci.missoula.mt.us)>

**Sent:** Tuesday, May 7, 2019 5:26 PM

**To:** Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>; Paul Forsting <[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>; Alan F. McCormick <[afmccormick@GARLINGTON.COM](mailto:afmccormick@GARLINGTON.COM)>; Grp. City Council and City Web Site <[Council@ci.missoula.mt.us](mailto:Council@ci.missoula.mt.us)>

**Cc:** Mike Haynes <[HaynesM@ci.missoula.mt.us](mailto:HaynesM@ci.missoula.mt.us)>; Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Troy Monroe <[MonroeT@ci.missoula.mt.us](mailto:MonroeT@ci.missoula.mt.us)>

**Subject:** Hillview Crossing TED

Good afternoon,

All parties -- staff, the public, council and the development team -- have been diligently working to move the proposed Hillview Crossing TED conditional use permit application forward to resolution. I appreciate that effort.

As discussions have progressed, LUP has voted on several items in the effort to provide direction to the development team. The LUP's actions are as follows:

- March 13, 2019, LUP voted for revised conditions 11 and 13 in Memo #3.
- March 20, 2019, LUP voted for Option A (Geotech Report updated before Council decision) and proposed conditions 25 and 26 in Memo #4, and Option A (Storm Water plan updated before Council decision) and revised conditions 2 and 3 in Memo #4.
- April 3, 2019, the committee voted for a concept drawing entitled Proposed Trail Exhibit Secondary Option proposed by the development team.

Jason Rice left with the committee and staff several documents relating to the Geotechnical and Storm Water reports at the April 3, 2019 LUP meeting. Troy Monroe, Assistant City Engineer, reviewed the items left by Jason as they relate to the above committee actions and prepared an email memo (see attached). Similarly, a review by staff of the Proposed Trail Exhibit Secondary Option brought to light some questions, the answers to which would help everyone better understand whether the trail meets standards and would achieve its intended purpose.

What follows is a list of items I am requesting from the development team. Once those items have been submitted and reviewed for completeness by staff, we should be ready to meet again and carry on the process. Thanks to all for your patience.

Pedestrian access:

A fully detailed version of the concept drawing known as Proposed Trail Exhibit Secondary Option, vetted by city staff to ensure the proposed trails can meet applicable standards and regulations. Once complete, and provided it meets city standards, the plan will need to be distributed for committee and public review in advance of any subsequent meeting.

This revised concept drawing needs to include:

1. A description of the width and construction materials for the proposed pathway and stairs between units 58 & 59 and between units 8 & 9.
2. Slope calculations and widths for all segments of the proposed trails.
3. Grading plans describing side slopes for areas adjacent to the trails, including side slopes along the east boundary of the parcel.

Storm Water:

A storm water plan, complete with details regarding site-wide grading and drainage as articulated in Option A and revised conditions 2 and 3 in Memo #4 as approved by the LUP.

Please update the storm water plan to address:

1. Storm water discharge calculations associated with the 35-foot wide roads.
2. Location of retention facilities relative to the slopes.
3. Calculations and discussion of how the offsite storm water flow will be handled along the west side of the development adjacent to the gravel path.

- The plan needs to be reviewed and approved by a geotechnical engineer and the City Engineer.

A new geotechnical report stamped by a certified geotechnical engineer and effective for a 5-year period that addresses revised conditions 11 and 13 in Memo #3, and all items in Option A and proposed conditions 25 and 26 in Memo #4, as approved by the LUP.

1. The current site plan including the 35-foot road width and retaining wall.
2. Slope stability at the site proposed for the storm water detention tank, as the location would be affected by development of the 35-foot wide roads.

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