

From: [Paul Forsting](#)
To: [John DiBari](#); [Grp. City Council and City Web Site](#); [Mary McCrea](#); [Mike Haynes](#)
Cc: [Jason Rice](#); [John Giuliani](#); ["Alan F. McCormick \(afmccormick@GARLINGTON.COM\)"](#); [Daniel L. Ermatinger](#)
Subject: Hillview Crossing Council Review
Date: Monday, March 11, 2019 8:54:53 AM

Hello Mary et al.,

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We would like to suggest the following conditions of approval for the project. These conditions would be in addition to the current list in the staff report. These conditions relate to comments that have been communicated during the LUP meetings. They capture the important timing and reporting requirements for the project's Geotechnical considerations, stormwater improvements, mass grading, utilities, and roadways.

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Proposed Conditions of Approval

1. Specific Geotechnical Reports shall be prepared for each building permit. The Geotechnical Report shall be prepared no more than six months in advance of the building permit. Each foundation excavation shall be inspected by a geotechnical engineer in accordance to the specifications in the Geotechnical Report.
2. The applicant shall provide an updated Geotechnical Report that is valid for a minimum of five years. The report shall include provisions for roads, infrastructure, home locations, excavation or embankment locations, construction staging of topsoil, erosion control measures during construction, retaining walls, final grading, stormwater facilities, and other applicable final plans for construction. The updated Geotechnical Report shall be reviewed and approved by City Engineering prior to zoning compliance approval of the townhome exemption declaration.
3. The mass grading, utilities and roadways shall be constructed and certified by a professional engineer in accordance with the Geotechnical Report. The mass grading, utilities and roadways construction plans shall be reviewed and approved by City Engineering prior to zoning compliance approval of the townhome exemption declaration. The mass grading, utilities and roadways shall be installed prior to building permit approval for the first structure or included in an Improvements Agreement guaranteed by a security subject to review and approval of the City Engineer.
4. The applicant shall provide an Operation and Maintenance (O&M) Manual prepared by a professional engineer. The O&M Manual shall include appropriate inspections, maintenance, and repairs provisions to ensure the long term viability of the stormwater facilities. A budget for stormwater facilities regular maintenance and replacement costs shall be included with O&M Manual. The manual shall be reviewed by City Engineering prior to zoning compliance approval of the townhome exemption declaration.
5. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and submitted for review in conjunction with the Geotechnical Report and infrastructure construction plans. The SWPPP shall be followed until the site is stabilized in accordance with the City of Missoula and Montana Department of Environmental Quality (MDEQ) regulations. The SWPPP shall be reviewed by City Engineering prior to zoning compliance approval of the townhome exemption declaration.

Paul Forsting, AICP, Land Use & Environmental Planner



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From: John DiBari <JDibari@ci.missoula.mt.us>
Sent: Wednesday, March 6, 2019 8:03 AM
To: Grp. City Council and City Web Site <Council@ci.missoula.mt.us>; Mary McCrea <McCreaM@ci.missoula.mt.us>; Mike Haynes <HaynesM@ci.missoula.mt.us>
Cc: Jason Rice <jasonr@territoriallandworks.com>; Paul Forsting <paulf@territoriallandworks.com>
Subject: Note from Teresa Jacobs

Good morning,

Ms. Jacobs sent me a note with issues she would like addressed as she will be unable to attend LUP today.

Please see attached.

Thanks,

John

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