



Moose Can Gully
& South 39th St.
Neighborhood Councils

Office of Neighborhoods

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September 30, 2019

Mayor John Engen, Mary McCrea, and Missoula City Council:

At the joint leadership team meeting of the Moose Can Gully and South 39th Street Neighborhood Councils, the leadership teams voted to express the following concerns regarding the proposed Hillview Crossing development.

1. The severe slope of this project dictates extensive disruption of the hillside, making this a less than desirable development.
2. The hillside has a well-established history of flooding, thereby posing a considerable risk to adjoining neighborhoods.
3. There is also concern that homeowners below the development cannot purchase insurance to protect themselves from loss related run-off flooding.
4. The extensive addition of impermeable surface that would result from this project will require an elaborate flood control system beyond that which is already in place.
5. We are concerned that the developer has failed to honor the Land Use and Planning request for updated studies on soil stability and drainage and now will apparently not be held to that request.
6. We support the proposed 35" street width in spite of the fact that it will increase impermeable surface. The 28' street width in the similarly-sized Village at Elk Hills, half a mile further up Hillview Way, has been a source of frustration for tenants there for many years. Street width in the Wapikiya area is 30' and is inadequate. It is unlikely that a homeowners association would have the time, resources or inclination to effectively enforce a one side of the street parking restriction on a 28' street.
7. In addition, a homeowners association would be burdened with the expense of maintaining streets, curbs, sidewalks and a complex drainage system. We are concerned about the long term practicality and sustainability of such an arrangement.
8. The single access and egress for this development promises to pose a significant problem, especially during slick conditions or emergencies.

Sincerely,

Moose Can Gully and South 39th Street Neighborhood Council Leadership Team Members:

Jeff Stevens

Paul Kilzer – abstained

Janet Van Dyke

Carol Garlington

Betsy Weber

John Nugent