

**From:** [John DiBari](#)  
**To:** [Jason Rice](#); [Mary McCrea](#)  
**Cc:** [Paul Forsting](#); [Grp. City Council and City Web Site](#); [Mary McCrea](#); [Mike Haynes](#); [Alan F. McCormick](#); [Jim Nugent](#)  
**Subject:** RE: Hillview Crossing TED Conditional Use  
**Date:** Monday, March 25, 2019 7:44:08 PM

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Hi again, Jason.

Please consult Memo 4 items A, Geotech and A, Stormwater for the information and associated conditions that are related to both topics. The Geotech will need to contemplate previous action regarding road width as well as whatever subsequent action is taken concerning the block length and/or pedestrian access issue (the items may or may not be married). Both the Geotech and Stormwater plan will need to also contemplate whatever other infrastructure the developer is planning (e.g., retaining walls), mass grading, etc. When we are done moving through the items in the first staff memo, which shouldn't take much time, we will have a meeting summarizing what action council took.

We are trying to determine if there is time on April 3<sup>rd</sup> to take up where we left off. We should know by the end of the week. There are multiple lengthy committee items planned that day, including a joint city council – county commissioner meeting. Due to a number of scheduling issues the next meeting opportunity may be April 17<sup>th</sup>, May 1<sup>st</sup> or May 8<sup>th</sup>.

I hope this helps.

John

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**From:** Jason Rice [mailto:[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)]  
**Sent:** Friday, March 22, 2019 2:43 PM  
**To:** John DiBari; Mary McCrea  
**Cc:** Paul Forsting; Grp. City Council and City Web Site; Mary McCrea; Mike Haynes; Alan F. McCormick; Jim Nugent  
**Subject:** RE: Hillview Crossing TED Conditional Use

John – are there any preliminary ideas of when we would have our next LUP?

Also, what else do we need to cover while we get updates on the stormwater and Geotech info? I have lost track of what needs to be addressed.

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



1817 South Ave West Suite A | Missoula, MT 59801



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**From:** John DiBari <JDibari@ci.missoula.mt.us>  
**Sent:** Tuesday, March 19, 2019 9:53 AM  
**To:** Jason Rice <jasonr@territoriallandworks.com>; Mary McCrea <McCreaM@ci.missoula.mt.us>  
**Cc:** Paul Forsting <paulf@territoriallandworks.com>; 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>; Alan F. McCormick <afmccormick@GARLINGTON.COM>; Jim Nugent <NugentJ@ci.missoula.mt.us>  
**Subject:** RE: Hillview Crossing TED Conditional Use

Hi Jason,

We covered this point during last week's meeting.

I appreciate your interest in responding through email, but these conversations need to happen in public at our committee meetings.

I expect we will have the opportunity to discuss both block length and pedestrian access Wednesday.

Thanks,

John

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**From:** Jason Rice [<mailto:jasonr@territoriallandworks.com>]  
**Sent:** Tuesday, March 19, 2019 9:29 AM  
**To:** Mary McCrea  
**Cc:** Paul Forsting; Grp. City Council and City Web Site; Mary McCrea; Mike Haynes; Alan F. McCormick  
**Subject:** RE: Hillview Crossing TED Conditional Use

Mary – I see one item in the Findings of Fact in Memo 5 that is not complete in my opinion. I believe it was not complete in the original staff report prepared by Anita. I think it is important to have the complete language as the part you have chosen to show does not convey the original intent of the regulation which allowed flexibility in design when topographic constraints exist.

25. Per Title 20 Section 20.40.180.F, blocks may not be longer than 480 feet. Pedestrian access easements that create a break within a block may be required where there is a need for

pedestrian access to school bus or transit stops...

I read directly from Title 20:

*Blocks shall not exceed 480 feet in length and be wide enough to allow two tiers of dwelling units in a Townhome Exemption Development **unless topography or other constraining circumstances are present**.*

Thanks

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



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**From:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>  
**Sent:** Monday, March 18, 2019 5:26 PM  
**To:** Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>  
**Cc:** Paul Forsting <[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>  
**Subject:** Hillview Crossing TED Conditional Use

Attached is Memo No.5 – Block Length and Pedestrian Paths for the Hillview Crossing TED Conditional Use and comment from Elizabeth Erickson regarding trails and block length. Both of these documents will be uploaded to the SIRE record for this item at LUP this Wednesday, March 20, 2019.

Best regards,

*Mary McCrea*

Mary McCrea  
Planning Supervisor  
Development Services  
Permits and Land Use Section  
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