

Hillview Crossing Townhome Exemption Development – Neighborhood Meeting
Meeting Minutes
Tuesday - May 29, 2018
6:00 p.m.

Location: Wapikiya Park, Missoula, MT

ATTENDEES:

- A Sign-in Sheet is attached.

ITEMS:

➤ **Topic: Introduction & General Information**

- Paul Forsting and Jason Rice, of Territorial Landworks, Inc. (TLI) introduced themselves before giving a brief overview of the proposed project.
- A 24" x 36" copy of the preliminary lot layout was present at the meeting along with four preliminary architectural building elevation renderings.
- A neighbor asked when the construction of the project infrastructure would occur. TLI described that the schedule will be based on the review and approval decision for the project. Construction is tentatively scheduled to start in the spring of 2019.
- A neighbor asked about the type/style of proposed housing. TLI said that 34 two-unit townhouses will be constructed.
- A neighbor asked about the proposed density and why it was denser than the previously approved 48 lot subdivision. TLI described the rationale (project costs & demand) for the number of proposed units.
- A neighbor asked about housing heights and setback/spacing distances. TLI discussed how the project will comply with the hillside design standards, maximum building height and internal side yard setback as required by Missoula zoning rules.
- A neighbor asked if there would be street lighting. TLI stated that they did not believe lighting would be required or proposed.
- A representative of the Human Resource Council stated that the council would like to purchase an access easement to their adjacent property. TLI noted the comment.

➤ **Topic: Parks, Trails and Common Area**

- TLI described the proposed common area plans and how the project will comply with the parkland requirements. A neighbor asked for information on what will be proposed for sidewalks and trails. TLI discussed the proposed trail and sidewalk designs and described how the HOA would maintain the common facilities.
- A neighbor asked about weed upkeep. TLI indicated that a weed management plan will be established as part of the City Development Services' review process. TLI let the neighbors know that weed control will be required of the future lot owners and the HOA will maintain the common areas.

➤ **Topic: Stormwater**

- TLI described the proposed stormwater system. A neighbor asked several questions regarding the suitability, capacity and design of the system for this proposed development.

TLI described the proposed stormwater methods and required review processes for the infrastructure. TLI encouraged the neighbors to follow up with the City Development Services Dept. to review any stormwater plans and/or reports once they are submitted for the project.

➤ **Topic: Sewer**

- TLI discussed the plans to connect the homes to the City of Missoula's sewer system. A neighbor asked if STEP system's will be required. TLI explained that the proposed sewer mains will utilize gravity, so STEPs are not required.

➤ **Topic: Grading**

- TLI discussed how the site will be graded to accommodate the development. A neighbor asked about the soils and the findings of a previously prepared Geotechnical Analysis of the site's soils. TLI confirmed that the development will be constructed based on the findings from the Geotechnical Analysis.

➤ **Topic: Roads**

- TLI discussed the proposed roads for the development. A neighbor asked several questions about the suitability of Hillview Way for accommodating the additional traffic created by the development. TLI discuss the road review process that will be required. TLI agreed that the access point onto Hillview will need to be designed appropriately to minimize potential conflicts. TLI explained how the new units will need to pay "latecomers" fees to the City for the recent Hillview improvements.

➤ **Topic: Next Steps**

- TLI stated that the first application for this project will likely be submitted to the City Development Services Dept. within a week or two.
- TLI noted that this project will require both a Land Use and Planning Committee meeting and a City Council Hearing. TLI indicated that the City Development Services Office will be sending out notices for these meetings.

Attachments:

- Sign-in Sheet for Neighborhood Meeting

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