

# ***TAB 6***

## **Tab 6 - Neighborhood Meeting**

- Meeting Noticing Procedures
- Map of Parcels Within or Near 300 Feet of Site And Meeting Sign Locations
- Addresses of Owners Within or Near 300 Feet of Site, and Others to Whom Notice of Meeting Were Mailed on September 6, 2022
- Copy of Mailed Meeting Notice
- Copy of Notice Posted at Three Locations Within 300 Feet of Site
- Photographs of Posted Notices
- Neighborhood Meeting Attendee List
- Meeting Notes of September 29, 2022

## MEADOW VIEW HOMES PROPOSED SUBDIVISION

### NEIGHBORHOOD MEETING NOTICING

The City of Missoula Subdivision Regulations, Section 4-010 states:

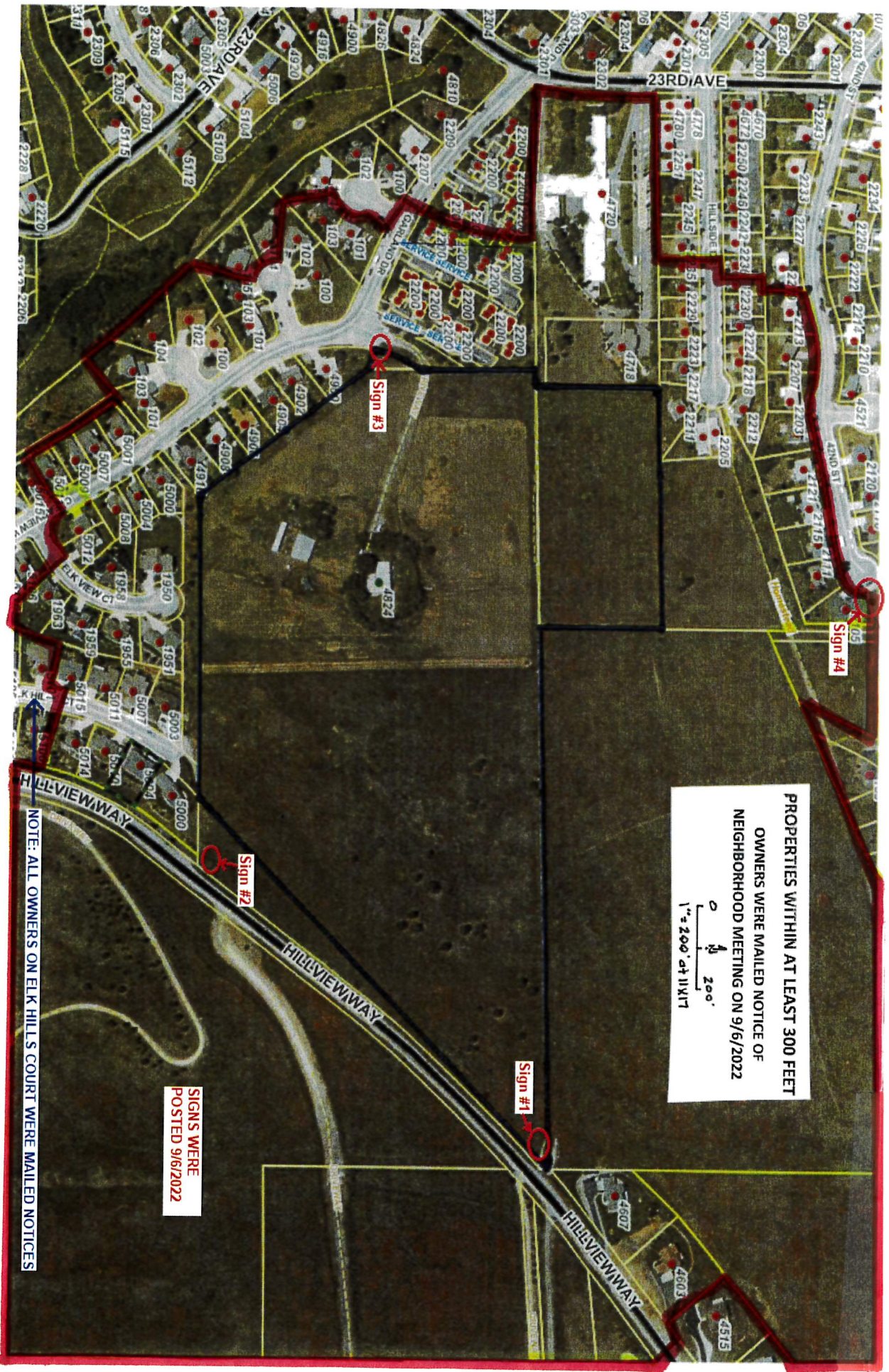
**“Neighborhood Meeting.** Before the application is submitted and after the pre-application meeting, the subdivider must meet with the appropriate registered neighborhood associations, neighborhood council, and any interested individuals. The subdivider may choose to meet with all groups at the same meeting at a location within the neighborhood. The applicant must post meeting notices within 300 feet of the property where the proposed project is to be located. The applicant must mail meeting notices, at least 15 business days in advance, to residents within 300 feet of the project, to City Council ward representatives, Development Services, and the neighborhood council and neighborhood association. The subdivision application must include any written response from the neighborhood organization contacts and any written comments received from individuals, the neighborhood group and minutes from the meeting detailing comments and suggestions.”

On September 6, 2022, 131 neighborhood meeting notices for the proposed subdivision were sent via U.S. Postal mail to all property owners within at least 300 feet of the property. Ownership information was provided by the Missoula County Property Information System. The mailing included a letter stating the time and location of the meeting, and some information and a map of the subject properties. The mailing included all owners on Elk Hills Court, the Elk Hills Homeowners Association, The Clearview Condominium Owners Association, the Moose Can Gully Neighborhood Association (via the City of Missoula Office of Neighborhoods), and the two Missoula City Council Representatives of Ward 5.

Four neighborhood meeting signs, 11” x 17” each, were strapping-taped to foamboard, heavy stapled to wooden lath, and posted within 300 feet of the property at four locations around the area to be subdivided. Two of the locations were on the west side of 39<sup>th</sup> Street- one on the north end of the property at the entry of the Tonkin Trail public pedestrian trail, and one toward the southern end near Elk Hills Phase 1. A notice was posted on Garland Street at the entryway into the property, which is also next to the Clearview Condominiums and the Tonkin Trail. A fourth notice was posted at the cul-de-sac at the east end of 42<sup>nd</sup> Street next to the South Hills public pedestrian trail.



# PROPERTIES WITHIN AT LEAST 300' OF SITE AND MEETING SIGN LOCATIONS





## NEIGHBORHOOD MEETING MAILING LIST

City of Missoula c/o Dave DeGrandpre Missoula CPDI 435 Ryman Missoula, MT 59802	Hillview Road LLC 1950 Rimel Road Missoula, MT 59803
John Contos Missoula City Council Ward 5 435 Ryman Missoula, MT 59802	SUN DEVELOPMENTS LLC 4810 Hillview Way Missoula, MT 59803
Sandra Vasecka Missoula City Council Ward 5 435 Ryman Missoula, MT 59802	LINDA FREY KIMBLE MARSHA FREY 4620 Hillview Way Missoula, MT 59803
Moose Can Gully Neighborhood Association c/o Office of Neighborhoods Kalina Wickham and Kelly Elam 435 Ryman Missoula, MT 59802	Thomas and Theresa Flor 4610 Hillview Way Missoula, MT 59803
Jan Miller 5103 Clearview Way Missoula, MT 59803	Kainoa Lake 1765 Shadow Lane Missoula, MT 59803
Terry and Dennis Tonkin 4824 Clearview Way Missoula, MT 59803	COREY DAVID ALDRIDGE BROOKE LEAH COX 4607 Hillview Way Missoula, MT 59803
District XI Human Resource Council 1801 S. Higgins Avenue Missoula, MT 59801	RICHARD G SLATER 4603 Hillview Way Missoula, MT 59803
Habitat for Humanity 725 W Alder Ste 19 Missoula, MT 59802	YOUTH HOMES INC 2105 42 <sup>nd</sup> Street Missoula, MT 59803
Habitat for Humanity 725 W Alder Ste 19 Missoula, MT 59802	JAN K BROCCI MICHAEL D WILLIAMS 2109 42 <sup>nd</sup> Street Missoula, MT 59803
	DEBORAH D & ROBERT GARRICK 2111 42 <sup>nd</sup> Street Missoula, MT 59803

DIANE C ALDEN  
2212 Hillside Drive  
Missoula, MT 59803

VIDA D LONG  
2205 Hillside Drive  
Missoula, MT 59803

LAWRENCE AND TANA LAMBERT  
2207 Hillside Drive  
Missoula, MT 59803

WILLIAMS NEIL K  
2211 Hillside Drive  
Missoula, MT 59803

ROBERT C CAMPBELL  
2217 Hillside Drive  
Missoula, MT 59803

MARY LYNN CRAWFORD  
DAMIAN INGELBY  
2219 Hillside Drive  
Missoula, MT 59803

RODNEY C & KIMBERELY R HOPE  
2223 Hillside Drive  
Missoula, MT 59803

RICHARD J PAUL TRUSTEE  
RICHARD J PAUL REVOCABLE LIVING TRUST  
2225 Hillside Drive  
Missoula, MT 59803

CORY M SOBIN  
2229 Hillside Drive  
Missoula, MT 59803

GLENN A & WENDY L FRASER  
2231 Hillside Drive  
Missoula, MT 59803

JOE BYINGTON  
2115 42<sup>nd</sup> Street  
Missoula, MT 59803

MAUS FRANCIS J  
2121 42<sup>nd</sup> Street  
Missoula, MT 59803

GARY J HONOLD  
2125 42<sup>nd</sup> Street  
Missoula, MT 59803

GILLET GARY L  
2203 42<sup>nd</sup> Street  
Missoula, MT 59803

HENRY ARTHUR E  
2207 42<sup>nd</sup> Street  
Missoula, MT 59803

BRENT AND KATIE FINNEMAN  
2213 42<sup>nd</sup> Street  
Missoula, MT 59803

CORI L MULCAHY  
2230 42<sup>nd</sup> Street  
Missoula, MT 59803

STEPHEN E BROWN  
2226 Hillside Drive  
Missoula, MT 59803

DENIS LAMONTAGNE  
2224 Hillside Drive  
Missoula, MT 59803

BRENDA S ROOP  
2220 Hillside Drive  
Missoula, MT 59803

CELIA BRAVO  
2218 Hillside Drive  
Missoula, MT 59803

FAMILY TRUST OF RONALD E & PATRICA KIPP  
2235 Hillside Drive  
Missoula, MT 59803

MICHAEL A & ILSA F MCKENZIE  
2237 Hillside Drive  
Missoula, MT 59803

HILARY L BERENDES  
2245 Hillside Drive  
Missoula, MT 59803

LEROY E GASKIN  
103 WESTVIEW DR  
MISSOULA, MT 59803-1532

HILLSIDE HEALTH CARE CENTER LLC  
HILLSIDE PLACE  
MICHAEL SLUIS  
4729 23<sup>RD</sup> Avenue  
Missoula, MT 59803

HILLSIDE HEALTH CARE CENTER LLC  
HILLSIDE PLACE  
MICHAEL SLUIS  
1107 HAZELTINE BLVD STE 200  
CHASKA, MN 55318-1070

JAMES T DRISCOLL  
2200 Garland Drive  
Unit 46  
Missoula, MT 59803

SAMPSON PROPERTIES LLC  
6030 GREENFIELD LOOP  
HELENA, MT 59602-8758

JESS GERNERT PRISKE  
2200 Garland Drive  
Unit 34  
Missoula, MT 59803

DEVIN A BROUSSARD  
8204 E MOUNTAIN HIGH LN  
SPOKANE, WA 99223-9705

SCHLIMGREN TROY J  
2200 Garland Drive  
Unit 31  
Missoula, MT 59803

LAWRENCE J and JANICE A INGOLD  
833 LITTLE LION RD  
HAMILTON, MT 59840-950

FRANCES HENNIGAN TRUSTEE  
FRANCES HENNIGAN TRUST  
624 ROOSEVELT AVE  
LOVELAND, CO 80537-5461

RAY FAMILY LIVING TRUST  
704 47TH ST S  
GREAT FALLS, MT 59405-5722

JULIE LUDWICK  
2200 Garland Drive  
Unit 42  
Missoula, MT 59803

ALBERT SOLANDER  
2200 Garland Drive  
Unit 41  
Missoula, MT 59803

DEBIE M CHRISTOFFERSON  
2200 Garland Drive  
Unit 40  
Missoula, MT 59803

SALMI STEVE  
509 WESTVIEW DR # C  
MISSOULA, MT 59803-2466

COTTON DARLA  
11377 STELLA BLUE DR  
LOLO, MT 59847-8491

CHRISTOPHER L and GINA ROGERS  
2200 Garland Drive  
Unit 29  
Missoula, MT 59803

CLEARVIEW CONDOMINIUMS OWNERS ASSOC  
2200 Garland Drive  
Unit 47  
Missoula, MT 59803

JOHN N and MARCY N SALMONSEN  
2200 Garland Drive  
Unit 38  
Missoula, MT 59803

MORGAN M JONES  
1404 IDAHO ST  
BELGRADE, MT 59714-8593

MICHAEL J and ROBIN L SHOOK  
2200 Garland Drive  
Unit 28  
Missoula, MT 59803

CFP LLC  
2200 Garland Drive  
Unit 27  
Missoula, MT 59803

ROSALYN J DAWKINS  
2200 Garland Drive  
Unit 26  
Missoula, MT 59803

SAUNDRA L AMSDEN  
456 WHISPERIDGE DR  
CORVALLIS, MT 59828-9387

SPARKS DALE A  
11109 FIRE BUCKET LOOP  
MISSOULA, MT 59808-8488

NINA M KALCKAR  
2200 Garland Drive  
Unit 36  
Missoula, MT 59803

ROBERT J GALLIMORE  
2200 Garland Drive  
Unit 23  
Missoula, MT 59803

DAMIEN R DOUGHERTY  
4215 SOUTH AVE W  
MISSOULA, MT 59804-6205

DICK G PRITCHARD  
PO BOX 26  
HELENA, MT 59624-0026

WALLIS ADELE ROBERTSON  
2200 Garland Drive  
Unit 15  
Missoula, MT 59803

SARAH E SCHUELKE  
2200 Garland Drive  
Unit 12  
Missoula, MT 59803

KATELYN DARLING  
2200 Garland Drive  
Unit 11  
Missoula, MT 59803

SAMUEL LARSON and BANKS LISANDRA  
2200 Garland Drive  
Unit 10  
Missoula, MT 59803

JOHN W and THOMPSON DAWNA L  
72820 WILLIAMS WAY  
ARLEE, MT 59821-9095

BURSZTYN NATALIE  
101 OAKHURST CT  
MISSOULA, MT 59803

MICHAEL R and SUSAN B PRIDY  
103 OAKHURST CT  
MISSOULA, MT 59803

PAUL and EDITH CRANOR BUCK  
100 PINEHURST CT  
MISSOULA, MT 59803

GREGORY ANDERSON and MIRIAM ZANGMEISER  
102 PINEHURST CT  
MISSOULA, MT 59803

CHAD and JENNIFER MARRIAGE  
103 PINEHURST CT  
MISSOULA, MT 59803

GENE COLLING and KYLE FAUGHT  
101 PINEHURST CT  
MISSOULA, MT 59803

WILLIAM V and KAREN K LAWRENCE  
100 ELMHURST CT  
MISSOULA, MT 59803

EVAN AND HEATHER MONSON  
102 ELMHURST CT  
MISSOULA, MT 59803

RICHARD J AND JUDITH FIELD  
104 ELMHURST CT  
MISSOULA, MT 59803

WAYNE and DAWN MARIE PASTORIUS  
103 ELMHURST CT  
MISSOULA, MT 59803

LEONARD L and MARY SUE PROCTOR  
101 ELMHURST CT  
MISSOULA, MT 59803

ELK HILLS HOMEOWNER ASSOCIATION  
C/O BILL WYCKMAN  
5113 ELK HILLS COURT  
MISSOULA, MT 59803

NOLAN ROBERT W  
5001 CLEARVIEW DR  
MISSOULA, MT 59803

JERHOFF DIANE BOYER  
5007 CLEARVIEW DR  
MISSOULA, MT 59803

JAMES C and ANN M GRANT  
5009 CLEARVIEW DR  
MISSOULA, MT 59803

DONALD and MARGARET HEATER TRUSTEES  
HEATER LIVING TRUST  
5011 CLEARVIEW DR  
MISSOULA, MT 59803

ROBERTA E POHNDORF  
5015 CLEARVIEW DR  
MISSOULA, MT 59803

DAVID WILSON and FRANCES TURNER  
4900 CLEARVIEW DR  
MISSOULA, MT 59803

CHRISTOPHER K MCCABE  
4902 CLEARVIEW DR  
MISSOULA, MT 59803

GEOFFREY G and PATTY J DUNCAN HARP  
4904 CLEARVIEW DR  
MISSOULA, MT 59803

MICHAEL L and MARY STOCKHILL  
GREEN ASHLEY M STOCKHILL - BENEFIT  
39340 LOST FOX LN  
POLSON, MT 59860



LOREEN E WIDLE  
4908 CLEARVIEW DR  
MISSOULA, MT 59803

GEORGE FAMILY TRUST  
PO BOX 5654  
MISSOULA, MT 59806

TML CAIRNS LLC  
6520 DRIFTWOOD LN  
MISSOULA, MT 59803

SANDRA JEAN SHEPPARD  
5004 CLEARVIEW DR  
MISSOULA, MT 59803

DANIEL M and CHRISTINE C LEE  
5008 CLEARVIEW DR  
MISSOULA, MT 59803

MAUREEN and KIMBERLY MASELLA  
5012 CLEARVIEW DR  
MISSOULA, MT 59803

SHIRLEY J SWEENEY  
1964 ELK VIEW CT  
MISSOULA, MT 59803

PHILLIP and CAROLYN UPTON  
1958 ELK VIEW CT  
MISSOULA, MT 59803

RIMROCK TRANSPORT INVESTMENTS INC  
PO BOX 81612  
BILLINGS, MT 59108-1612

WESLEY W and LUELLA MAE WILSON  
1951 ELK VIEW CT  
MISSOULA, MT 59803

JAMES AND ELVA SCHAPER  
1955 ELK VIEW CT  
MISSOULA, MT 59803

TONY and TOMMIE DOBBS  
5100 ELK HILLS CT  
MISSOULA, MT 59803

GARY L and KAREN M WALDEN  
5104 ELK HILLS CT  
MISSOULA, MT 59803

JODI S BROWN  
5110 ELK HILLS CT  
MISSOULA, MT 59803

ERNEST H and CARALEE A HENKEL  
5202 CLEARVIEW WAY  
MISSOULA, MT 59803

GERALD AND LORRAINE NOYD  
5200 CLEARVIEW WAY  
MISSOULA, MT 59803

FRANCES M DAUB  
5142 CLEARVIEW WAY  
MISSOULA, MT 59803

WILLIAM W AND ERIN MICHELE WYCKMAN  
5110 ELK HILLS CT  
MISSOULA, MT 59803

WOODY G AND JUDY M GERMANY  
5109 ELK HILLS CT  
MISSOULA, MT 59803

CAROLYN A KELLY  
5105 ELK HILLS CT  
MISSOULA, MT 59803

DENNIS TONKIN  
3560 Snowdrift Ln  
Missoula, MT, 59808

KENNETH R AND DAWN M SMITH  
1959 ELK VIEW CT  
MISSOULA, MT 59803

GARY R and KORI LYNN KOPRIVICA  
1963 ELK VIEW CT  
MISSOULA, MT 59803

MARY COLLETTE JOHNSON TRUSTEE  
RICHARD M JOHNSON FAMILY TRUST  
5101 ELK HILLS CT  
MISSOULA, MT 59803

THOMAS and JANET WING  
5015 ELK HILLS CT  
MISSOULA, MT 59803

ERIK J IVERSON  
5007 ELK HILLS CT  
MISSOULA, MT 59803

ERIK J IVERSON  
PO BOX 813  
MISSOULA, MT 59806

DAVID J ERICKSON  
5003 ELK HILLS CT  
MISSOULA, MT 59803

RYAN and TAWNEE BULYCA  
5000 ELK HILLS CT  
MISSOULA, MT 59803

WILLIAM and JILL MARIE MURPHY  
5004 ELK HILLS CT  
MISSOULA, MT 59803

SHAUN SCHRADER  
5010 ELK HILLS CT  
MISSOULA, MT 59803

CRAIG LEE BOLENBAUGH JR  
5014 ELK HILLS CT  
MISSOULA, MT 59803

CLEARVIEW CONDOMINIUMS OWNERS ASSOC  
2200 GARLAND DR APT 47  
MISSOULA, MT 59803-2131



Missoula Office  
3115 Russell Street • PO Box 1750 • Missoula, Montana 59806  
406-728-1880 • fax 406-728-0276

Hamilton Office  
1713 N. First Street • Hamilton, Montana 59840  
406-363-1201 • fax 406-363-1215

September 6, 2022

To: Property Owners Within 300 Feet of Site, and Others

From: Ron Ewart, PCI

RE: Subdivision Proposal- 102 Lots on 31.53 Acres, West of Hillview Way

Hello All,

You are invited to attend a neighborhood meeting to discuss a proposed subdivision of 84 single-family residential lots and 18 two-family residential lots on 31.53 acres. The subject property is in three parcels as shown on the reverse side of this page and is proposed to be rezoned from the existing R40 to R5.4 and RT5.4. The Missoula Urban Area Growth Policy Land Use Map designates the area as Residential Medium Density, 3 to 11 Units Per Acre. The overall density would be 3.25 homes per acre. The meeting will take place:

**Thursday, September 29<sup>th</sup> at 6:30 p.m.**  
**Chief Charlo Elementary School Gym**

A layout of the proposal will be presented at the meeting. Your attendance, comments, and questions are welcome and encouraged. If you need assistance or have initial inquiries, please feel free to call me at (406) 728-1880 or e-mail me at [rone@pcimontana.com](mailto:rone@pcimontana.com).

Sincerely,

Ron Ewart 

Land Use Planner

**Professional Consultants Inc.**

3115 Russell St / PO Box 1750

Missoula, MT 59806

(406) 728.1880

[rone@pcimontana.com](mailto:rone@pcimontana.com)



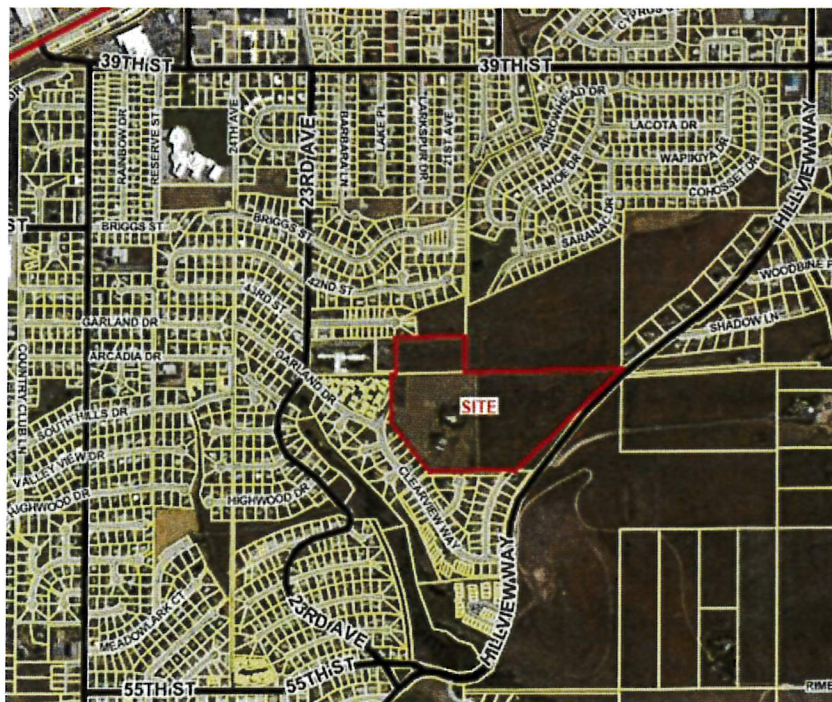
# NEIGHBORHOOD MEETING NOTICE

**THURSDAY, SEPTEMBER 29, 6:30 P.M.**

**CHIEF CHARLO SCHOOL GYM**

You are invited to attend a neighborhood meeting to discuss a proposed residential subdivision consisting of 102 lots with a rezoning from R40 to R5.4 and RT5.4 all on 31.53 acres. Design graphics will be presented.

For initial questions prior to the meeting, please call Ron Ewart at Professional Consultants, Inc., (406) 728-1881 or e-mail [rone@pcimontana.com](mailto:rone@pcimontana.com). Thank You.





## SIGN POSTINGS FOR NEIGHBORHOOD MEETING - SEPTEMBER 6, 2022



#1- Near NE Corner of Property, Hillview Way @ Tonkin Trail



#2- Near SE Corner of Property, Hillview Way @ Elk Hills Ph I



#3- Garland Drive @ Driveway Entry Into Subject Property



#4- End/ cul-de-sac of 42<sup>nd</sup> Street @ Wapikiya Trail

Signs were posted within 300 Feet of Subject Property, Per City of Missoula Subdivision Regulations Section 4-010









# Meadow View Homes Subdivision Proposal

Neighborhood Meeting 9/29/22

## Sign-In Sheet

Name

Address

Jane Vandyke	5602 Y Harrett
Timi Bismarck	2200 Garland Dr
LeRoy Scott	5145 Clearview
Karen Walden	5104 Elk Hills Ct
Bill Wooten / Melany Michael	5000 Clearview Way
Larry Buehler	5904 Skyview Dr
Randy Boehl	5904 Skyview Dr
Woody & Judy GERMANN	5109 Elk Hills Ct
Jeremy & Kate Treib	2200 Garland Dr #1
Jim Elbe Schepow	1955 Elkview Ct
Kim Masella & Maureen Walsh	5012 Clearview Way
Barbara Peterson	5143 Clearview Way
Keith Peterson	5143 Clearview Way
STAN VOREYER	5105 Village View #2

## **Meadow View Homes - Neighborhood Meeting Noticing and Notes**

A total of 135 meeting notices were mailed out on September 8, 2022 by U.S. postage to property owners within at least 300 feet of the property, to City Council Ward 5 representatives, to City personnel as needed, and to the area neighborhood associations and homeowner associations. The neighborhood meeting for the proposal was held on September 29th at Chief Charlo School, which is near the site. According to the numbers on the sign-in sheets, 52 people were in attendance. From PCI were Ron Ewart and John Kellogg. John took notes on large butcher block paper during the meeting. Two 24" x 36" preliminary plats, one over the aerial and one straight with green for Common Areas, were mounted on foam board and were at the front of the meeting space so that people could look them over.

In general, the meeting notes are as follow, in the order they were voiced and written on butcher block paper. Redundancy is accounted for.

Ron gave an overview of the process and the proposal, that this is a major subdivision and the meeting is a requirement; we chose to do this meeting early on to get feedback; the proposal is for 104 lots on 31.53 acres. 78 of the homes will be two-family townhouses and 30 will be single family homes. The overall density of 108 lots on 31.53 acres comes to 3.42 units per acre. The entire property will be zoned RT5.4 and the subdivision approval would be concurrent with the zoning approval. This way, the City and the public know what they are getting along with the rezoning.

Questions and discussions were:

**What will be the height of homes?** The answer is that the maximum height limit in the RT5.4 is 30 feet for buildings with a primary roof pitch of less than 8 in 12. and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

**Will there be architectural standards?** Yes, there will be strict protective covenants and a Homeowner Association with an Architectural Control Committee. The goal is to make sure everything- buildings, fences (no fences will be allowed in the front yard, though), and landscaping, etc. looks good- prior to and after construction. Good maintenance by individual owners, and oversight by the HOA, will be key.

**Where will access be?** Access will be from a) Elk Hills Court and b) Clearview Way. Elk Hills Court dead-ends at the property. According to the City planning staff report when Elk Hills, Phase 1 was proposed and reviewed it was planned and understood that Elk Hills Court would continue into this property. The cul-de-sac on the plat is called out as temporary, and the 54-foot public right-of-way abuts the subject property. These all point to legal access for this property from Elk Hills Court.

On b) Clearview Way was constructed to and dead ends at the property where the driveway is located. There was discussion from a person who lives in the condos near that entrance, stating that people park their cars along the road here and that will clutter up the entrance.

**Street widths were discussed-** the proposal is for not only a reasonable and desirable width, but also a section that meets all requirements of the City subdivision regulations- except for right-of-way width and curbside with the sidewalk. The street is proposed to be a full 36 feet wide from face of curb to face of curb, with parking lane on both sides, and curbside sidewalks on both sides, all within a 50-foot right-of-way. The narrower right-of-way width is needed to lessen the amount of grading on slopes.



**Will there be adequate parking?** Yes, because the streets will be plenty wide (as neighborhood streets go) for parking on both sides of the street, and still allow for two 10.5-foot drive lanes. Each home will have a two-car garage with the face of the garage at least 20 feet back from the property line/ back of sidewalk. This will allow for 4 parking spaces on site, and 1 to 3 spaces on the street in front of the home.

**Grades of streets-** grades will be 8 per cent or less, although there may be some short stretches up to 10 per cent.

**Traffic is a concern-** on Garland, Clearview, Hillview, and 23<sup>rd</sup> and at all intersections including the area in front of the condos on Garland. People living there park on the street and that will clutter up the entryway into the subdivision.

**The big development of apartments and subdivisions going on east of Hillview- will there be a light where they come out onto Hillview?** There will also be an access out onto Hillview across from Village View Way. That development will put a whole lot of traffic onto Hillview.

**Lighting in the subdivision** would help, as would lighting along Clearview/ Garland. The street is wide but dark at night. People drive too fast on Hillview Way and Clearview/ Garland.

**People living on Elk Hills Court stated they are not in favor of the subdivision using Elk Hills Court.** The Hillview Crossing subdivision was approved for a single entrance onto Hillview Way, why can they not share that access? The reason is, firstly no one knows whether Hillview Crossing will ever be built. They were approved some 5 years ago and have less than a year left on an extension. That access point to Hillview Way is the only access point they have. This property though has two good access locations. Their single point access onto Hillview is not ideal because the grade is very steep getting up there, and traffic on Hillview is heavy- and will be getting heavier. It would be best, at least for this subdivision, to use the existing accesses as proposed and for the traffic to come out to Hillview and Clearview at the main intersection, where there will very likely be a traffic light. Most of the traffic, though will likely go downhill to Garland/ 23<sup>rd</sup> and down to the light at 39<sup>th</sup> Street. People on Elk Hills Court said their street is too narrow. (The street width is 32 feet back-to-back of curb).

**Will there be a phasing plan?** That has not yet been determined. The folks on Elk Hills Court asked that the beginning phases start out don to the south so that construction vehicles are not driving on their street.

**The construction across the road-** just the dirt moving, sewer construction, and compacting is loud and bothersome to them.

**Wildlife was brought up as a concern-** there are many white-tailed deer in the area. The design that we have, and has been updated since to help even more, creates corridors for deer to walk through, especially around the subdivision. This design creates a buffer between the homes and Hillview Way and to all the homes & lots that surround the property.

**Will the Tonkin Trail be changed?** The answer is no, there will be no changes except for a crosswalk at Princess Lane. The trail currently does not cross at Clearview Way/ the existing driveway to the property. The trail easement is 12 feet wide, but the proposal is to widen the easement to 20 feet.

**Where do kids go to school?** Russell Elementary, Meadow Hill Middle School, and Sentinel High School

**Where will you connect to water and sewer?** Water is in Elk Hills Court and in Clearview/ Garland- will probably connect into water at these locations, loop, and pressure reduce if necessary. Sewer will be connected into the 8" sewer main in 21<sup>st</sup> Avenue, which goes into the 15" gravity main in 39<sup>th</sup> Street.

**How will you handle drainage?** Post development storm drainage will be handled on site in small or linear detention basins. Pre-development levels will continue to flow off site and use City facilities or natural drainage into the soil.

**SID for Hillview-** some people states they believe there was a deal made with when the SID was initiated- the Tonkins didn't want to have to pay it all at that time and supposedly a future developer was supposed to pay the SID at the time the property was developed. Some believe the future developer is supposed to pay off the other property owners' SID's. We know nothing about such as deal but will look into it.

**What happens if the re-zoning does not get approved?** The rezoning and subdivision proposals will be put forward as one package and both would get approval at the same time at a public hearing of the Missoula City Council. The re-zoning proposal is in line with the growth policy, which recommends a residential density of 3-11 units per acre. The density of 108 lots on 31.53 acres would be just 3.43 per acre. The current zoning would allow one home per 40 acres, and the proposed RT5.4 would allow 8 per acre. But again, the subdivision approval would be concurrent with the rezoning and so just this development could be built.