

From: [Joe M. Dehnert](#)
To: [Alex Eidam](#)
Subject: FW: River View Subdivision - Agency Review
Date: Wednesday, October 27, 2021 9:13:45 AM

CC not included in comment.

Joe Dehnert
Land Use Planner



IMEG Corp.
1817 South Ave West | Suite A | Missoula, MT 59801

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joseph.m.dehnert@imegcorp.com

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From: Adriane Beck <abeck@missoulacounty.us>
Sent: Wednesday, October 27, 2021 7:55 AM
To: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>
Cc: Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>
Subject: RE: River View Subdivision - Agency Review

CAUTION: Email originated outside of the organization.

Apologies! I misinterpreted where this subject property was located on the map.

Adriane Beck
Director, DES Coordinator
Office of Emergency Management
Office 406-258-3632
Cell 406-830-0974
abeck@missoulacounty.us

From: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>
Sent: Tuesday, October 26, 2021 4:34 PM
To: Adriane Beck <abeck@missoulacounty.us>
Cc: Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>
Subject: RE: River View Subdivision - Agency Review

Hey Adrian,

Thanks for your comment. I've attached a pdf of our subject property in relation to the 2019 DFRIM boundary as well as the newly established CMZ. Can you clarify the new hydrology that shows the

property in the 100 or 500 year floodplain? This is definitely something we want to catch if we missed it during element review.

Hope to hear from you soon,

Joe Dehnert
Land Use Planner



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From: Adriane Beck <abeck@missoulacounty.us>
Sent: Tuesday, October 26, 2021 4:24 PM
To: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>
Subject: RE: River View Subdivision - Agency Review

CAUTION: Email originated outside of the organization.

While our agency does not regulate the flood plain, the area appears to be in a the 100 and 500 year floodplain according to the new hydrology.

Adriane Beck
Director, DES Coordinator
Office of Emergency Management
Office 406-258-3632
Cell 406-830-0974
abeck@missoulacounty.us

From: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>
Sent: Monday, October 25, 2021 10:50 AM
To: banzigerw@ci.missoula.mt.us; mmccrea@ci.missoula.mt.us; lmeans@ci.missoula.mt.us; fraserd@ci.missoula.mt.us; firebureau@ci.missoula.mt.us; sebastiana <sebastiana@ci.missoula.mt.us>; Gordy Hughes <ghughes@ci.missoula.mt.us>; whitej <whitej@ci.missoula.mt.us>; pdadmin@ci.missoula.mt.us; rstepper@ci.missoula.mt.us; kamurar@ci.missoula.mt.us; envhealth <envhealth@missoulacounty.us>; Ben Schmidt <bschmidt@missoulacounty.us>; Elena Evans <eevans@missoulacounty.us>; waterquality <waterquality@missoulacounty.us>; Donna Gaukler <gauklerd@ci.missoula.mt.us>; mcleodn@ci.missoula.mt.us; Neil Miner <minern@ci.missoula.mt.us>; Grant Carlton <CarltonG@ci.missoula.mt.us>; andersonm@ci.missoula.mt.us; selvaged@ci.missoula.mt.us;

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<bsaxton@mt.gov>
Cc: Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>; Alex Eidam
<eidama@ci.missoula.mt.us>

Subject: River View Subdivision - Agency Review

Dear Agent:

Missoula's Development Services has identified you as being an agency that may have important comments to make about the proposed major subdivision, River View Subdivision. Your comments are important to us.

On October 22nd, 2021, Development Services posted the River View Subdivision link online for your review. The purpose of this agency review is twofold: 1) For agencies to determine if the subdivision submittal packet has enough information or is sufficient for review; 2) For agencies to provide comments regarding the proposal on anything that should be addressed before the project is submitted for governing body review. Thus, it is important that you send us your comments or let us know if you have no comments.

You will have 12 working days from today, October 25, 2021, to review. Please reply and send any comments directly to joseph.m.dehnert@imegcorp.com, danny.g.oberweiser@imegcorp.com by end of the day, **November 10, 2021**, and copy eidama@ci.missoula.mt.us. Development Services will then have three days after the agency review deadline to complete their sufficiency review. Making the end of River View Subdivision sufficiency review November 16, 2021.

The link to the subdivision application for review is <https://www.ci.missoula.mt.us/2837/River-View-Subdivision-and-Rezone>.

If there is anything we can do to facilitate your review, please reach out to us. Thank you in advance for your comments.

Joe Dehnert
Land Use Planner



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