

From: [Ben Schmidt](#)
To: [Joe M. Dehnert](#)
Cc: [Madson Matthias](#)
Subject: RE: Icon Apartment Homes at Dougherty Ranch Major Subdivision First Sufficiency Agency Sending
Date: Monday, September 19, 2022 11:42:35 AM

Joe,

It would be great if these units are built with energy efficiency in mind to protect consumers from future energy volatility. The Missoula City-County Air Pollution Control Program supports the inclusion of protective covenant 16 on wood burning devices and 19 on radon mitigation. With high density housing, wood combustion could easily negatively impact neighbors breathing space and both these covenants will protect the health of future residents.

Ground source heat pumps may be an excellent method for heating and cooling these large of units even though the upfront cost may be more.

Sincerely,

Benjamin Schmidt, M.S., Q.E.P.
Air Quality Specialist
Missoula City-County Health Department
301 W. Alder
Missoula, MT 59802
Phone: (406)258-3369



From: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>
Sent: Monday, September 12, 2022 12:06 PM
To: Eran Pehan <pehane@ci.missoula.mt.us>; Montana James <jamesm@ci.missoula.mt.us>; Walter Banziger <BanzigerW@ci.missoula.mt.us>; mmccrea@ci.missoula.mt.us; 'Laval Means' <lmeans@ci.missoula.mt.us>; Elizabeth Johnson <johnsone@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>; Nathan McLeod <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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Cc: Madson Matthias <matthiasm@ci.missoula.mt.us>; Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>

Subject: Icon Apartment Homes at Dougherty Ranch Major Subdivision First Sufficiency Agency Sending

Dear Agent:

Missoula's Development Services identified you as being an agency that may have important comments regarding the proposed major subdivision, Icon Apartment Homes at Dougherty Ranch. This message has also been mailed to your office.

On September 9th, 2022, Development Services posted the link for the updated 1st Sufficiency Icon Apartment Homes at Dougherty Ranch submittal. We are requesting you review the link and provide comments. 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, September 12th, 2022, to review. You will have until the end of the day on **September 28th, 2022** to send comments directly to joseph.m.dehnert@imegcorp.com and copy MatthiasM@ci.missoula.mt.us. This ensures that Development Services can meet their Sufficiency Review deadline of October 3rd, 2022.

The link to the subdivision application for review is :
<https://www.ci.missoula.mt.us/2938/Braxton---Icon-Apartments-Annexation-Sub>

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

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Joe Dehnert

Land Use Planner



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