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November 18, 2022

Joe Dehnert, IMEG Corp.

Land Use Planner
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RE: Icon Apartment Homes at Dougherty Ranch– Second Agency Sufficiency Review

Dear Mr. Dehnert,

Please accept this letter as the official agency comments from the Missoula County Airport Authority (“MCAA”) to the Icon Apartment Homes at Dougherty Ranch (“Icon Apartments”) proposed subdivision.

MCAA has reviewed the Icon Apartments subdivision documentation and is submitting this objection to the subdivision as proposed. Icon Apartments is in close proximity to the flight path of runway 12/30 at the Missoula Montana Airport (“the Airport”) with a proposed 83 lots on 44.75 acres and residential densities in the high range. Pursuant to guidance from the Federal Aviation Administration (“FAA”), residential use is incompatible in this proximity to the Airport and specifically in near proximity to the flight path of an existing runway.

The FAA’s land use planning objectives are to encourage land uses that are generally considered to be incompatible with airports to locate away from airports and to encourage land uses that are more compatible to locate around the Airport. Examples of non-compatible uses are residential (especially residential uses with higher than 1-2 houses per acre), schools, churches, nursing homes and hospitals. Examples of compatible uses are industrial and commercial uses.

The issues that make this subdivision incompatible with the Airport are as follows:

- The impact of aircraft noise on high density residential units which will be close proximity to a runway flight path;
- The potential safety issues involved with aircraft flying over the said residential units;
- The possibility of electronic interference with aviation navigation aids;
- The potential for interaction between aircraft and wildlife.

Regardless of the outcome of this Review, the owners or future owners of this property are required to have, in place, an Avigation Easement. I have attached a sample agreement for your consideration.

Thank you for the opportunity to comment on this and any future proposals in the Airport Influence Area.

Respectfully,

Dan F. Neuman
Business Development Manager
Enclosure(s): Sample Avigation Easement; Sample Avigation Easement Disclosure

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