

**From:** [Elena Evans](#)  
**To:** [joesph.m.dehnart@imegcorp.com](mailto:joesph.m.dehnart@imegcorp.com); [Madson Matthias](#)  
**Cc:** [Andy Schultz](#); [Shannon Therriault](#)  
**Subject:** FW: Icon Apartment Homes at Dougherty Ranch Major Subdivision First Sufficiency Agency Sending  
**Date:** Wednesday, September 28, 2022 3:53:31 PM  
**Attachments:** [image001.png](#)

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Hello,

The Water Quality District would like to highlight that there is high groundwater in the area. Variable geologic deposition of alluvium and gravel from movement of Grant Creek across the valley floor in this area results in quickly draining gravel seams in some areas while pockets of finer sediment and clay limit drainage in others. Throughout the portion of this reach of Grant Creek that has not been lined with clay, Grant Creek loses water to groundwater throughout most of the year. Downgradient at the Mullan Trails subdivision, flooding of Grant Creek in the Spring of 1997 during high groundwater resulted in substantial flooding of basements and homes. Water elevation data has only been collected during average or below average years. The planned movement of Grant Creek to closer proximity of this subdivision may also influence groundwater dynamics. In light of the changing climate and alteration of the hydrograph from irrigation to a flashier urban hydrograph, water elevation should be reassessed throughout the development process to incorporate any additional information to ascertain the appropriateness of stormwater sumps and basements in different phases or as individual houses or infrastructure are built.

Thank you for the opportunity to comment,  
Elena

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**From:** waterquality <[waterquality@missoulacounty.us](mailto:waterquality@missoulacounty.us)>  
**Sent:** Monday, September 12, 2022 2:38 PM  
**To:** Elena Evans <[eevans@missoulacounty.us](mailto:eevans@missoulacounty.us)>  
**Subject:** FW: Icon Apartment Homes at Dougherty Ranch Major Subdivision First Sufficiency Agency Sending

*Emily Larson*

Program Support Specialist  
Missoula Valley Water Quality District  
406.258.4890



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**From:** Joe M. Dehnert <[Joseph.M.Dehnert@imegcorp.com](mailto:Joseph.M.Dehnert@imegcorp.com)>  
**Sent:** Monday, September 12, 2022 12:06 PM  
**To:** Eran Pehan <[pehane@ci.missoula.mt.us](mailto:pehane@ci.missoula.mt.us)>; Montana James <[jamesm@ci.missoula.mt.us](mailto:jamesm@ci.missoula.mt.us)>; Walter Banziger <[BanzigerW@ci.missoula.mt.us](mailto:BanzigerW@ci.missoula.mt.us)>; [mmccrea@ci.missoula.mt.us](mailto:mmccrea@ci.missoula.mt.us); 'Laval Means' <[lmeans@ci.missoula.mt.us](mailto:lmeans@ci.missoula.mt.us)>; Elizabeth Johnson <[johnsone@ci.missoula.mt.us](mailto:johnsone@ci.missoula.mt.us)>;

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**Cc:** Madson Matthias <[matthiasm@ci.missoula.mt.us](mailto:matthiasm@ci.missoula.mt.us)>; Danny G. Oberweiser <[Daniel.G.Oberweiser@imegcorp.com](mailto: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 9<sup>th</sup>, 2022, Development Services posted the link for the updated 1<sup>st</sup> 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.

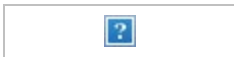
You will have 12 working days from today, September 12<sup>th</sup>, 2022, to review. You will have until the end of the day on **September 28<sup>th</sup>, 2022** to send comments directly to [joseph.m.dehnert@imegcorp.com](mailto:joseph.m.dehnert@imegcorp.com) and copy [MatthiasM@ci.missoula.mt.us](mailto:MatthiasM@ci.missoula.mt.us) . 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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