



September 11, 2020

Bryan von Lossberg, Council President
Missoula City Council
435 Ryman Street
Missoula, MT 59802

RE: Grant Creek Village Rezoning – Flood and Stormwater Comments

Transmitted Via Email

Dear Council Members:

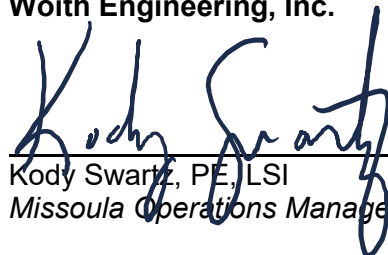
At the last Land Use and Planning Committee Meeting on September 2, 2020 with City Council, Grant Parker, general counsel for the Rocky Mountain Elk Foundation, brought up concerns with the project in regards to the flooding of Grant Creek and how the proposed rezoning will exacerbate the problem. Mr. Parker incorrectly stated that a portion of the subject parcel resided in the floodplain. To be clear there is no portion of the project within the floodplain of Grant Creek.

Mr. Parker also mentioned that the stormwater from this project will have adverse effects to the flooding conditions that have occurred on Grant Creek in the past. There are a couple of important notes to clarify on those comments. First, there has been a levee added to the area since the last flooding event. Second, and more importantly, any project that will be constructed on the subject parcel whether it is commercial, multi-family residential or single-family residential will need to meet the same storm drainage regulations put in place by the City of Missoula and the Montana Department of Environmental Quality. According to these regulations, the peak discharge allowed from the site is based on the **pre-developed** conditions of the subject parcel. To further clarify, this means that whatever is constructed on the site can discharge the same maximize flow rate to the existing City of Missoula Storm Drainage System and any extra runoff that would be created due to new construction must be detained on site.

We wanted to clarify these concerns prior to the final City Council meeting on Monday, September 14th. If you should have any questions regarding this information, please feel free to reach out to our office.

Sincerely,

Woith Engineering, Inc.



Kody Swartz, PE, LSI
Missoula Operations Manager