

From: [Ben Schmidt](#)
To: [Joe M. Dehnert](#); danny.g.oberweiser@imegcorp.com
Cc: [Alex Eidam](#)
Subject: RE: River View Subdivision - Agency Review
Date: Wednesday, October 27, 2021 10:19:21 AM

Dear Joe and Danny,

The Air Program has the following two recommendations for inclusion in the covenants.

Radon: EPA has designated the Missoula area as having high radon gas potential (Zone1). Therefore, the Missoula City-County Health Department recommends that all new construction incorporate radon resistant construction features.

Energy Efficiency: The Health Department recommends that builders consider using energy efficient building techniques such as building orientation to the sun, appropriately sized eaves, wind breaks, extra insulation, passive solar lighting, solar heating, photovoltaic cells, and ground source heat pumps for heating/cooling. Ground source heat pumps and other types of heat exchangers are usually more efficient, and so create less pollution, than other systems for heating and cooling. Increased energy efficiency reduces air pollution, reduces the need for people to use cheaper heating methods that pollute more and helps protect the consumer from energy price changes.

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



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 you 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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