

Tamara R. Ross

From: Michael Moser <michaelm@orchardhomesditch.org>
Sent: Friday, March 15, 2024 8:14 PM
To: Tamara R. Ross
Subject: Re: Carrera Commons/Gooden Curtis - Irrigation Inquiry

External Email: Treat links and attachments with caution.

Tamara,

Thanks for the follow up and sending the preliminary plat.

In addition to what we discussed on the phone I should make note of the requirement in the ditch company by-laws that each of the properties have an easement for access to the water from the ditch.

Michael Moser, President
[Orchard Homes Ditch Co](#)
406-361-6042

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Tamara R. Ross

From: Tamara R. Ross
Sent: Tuesday, March 12, 2024 11:19 AM
To: Michael Moser
Cc: Danny Oberweiser; Joe M. Dehnert
Subject: Carrera Commons/Gooden Curtis - Irrigation Inquiry
Attachments: PPLAT-23002731.pdf

Hey Michael,

I am sending a quick email your way to follow up on our conversation yesterday, March 11, 2024, as it pertained to addressed location 123 S Curtis St, Missoula, MT 59801. Our conversation kicked off to discuss the Water Resources Survey published by the State Engineers Office in 1960 (linked below) and its applicability in referencing existing irrigation infrastructure within Missoula County. It was mentioned this document is still a good resource to pull information from for general history, locations, size, and operations of irrigation ditches. The public map on the Orchard Homes Irrigation Co. website is also a great resource to confirm jurisdiction of irrigation lines pertaining to the company.

This led to further conversations, informing us that Orchard Homes Irrigation Co. has attempted to work with the previous lot owner on occasions to remedy a leaking branch stemming off the existing ditch along the western property line. This is a privately owned branch that is believed to exist along the northern property line and the ditch company would like to work with the current developer/landowner to cap this branch off or mend the leaking pipe. It was confirmed, because the branch is private the ditch company does not have any additional records on file pertaining to the exact location, size, or installation of the branch. The ditch company had requested a timeframe for construction, which we ironed out would be sometime next year, and requested to be onsite when the irrigation ditch is capped. The site visit conducted by the ditch company would include taking record of how the branch is taken care of/capped and could include plans to clean out the ditch. The Preliminary Plat above is attached for your review.

A reminder was provided stating that construction of irrigation ditches can not affect the flow of water and ditch work can only be completed during October 1st – May 1st. This information has been provided to the Project Manager and supporting staff. We assume the client would like to remedy the situation with the Orchard Homes Irrigation Company prior to late spring of next year but will keep you posted as we progress in communication with the landowners.

 [MissCo Irrigation Districts_Water_Historical Info.pdf](#)

Project Summary:

Name(s) of Owner of Record: Homes for Missoula, LLC
Mailing Address: P.O. Box 373, Frenchtown, MT 59834
Subdivision, Lot(s), Block(s): Curtis and Major's Addition, south 110' of Lot 5
Geocode: 04-2200-20-3-26-09-0000

Please provide any clarification needed based on our conversation and this email. The Project Manager would like to call out this information in our Subdivision Application prior to our 1st Element Submittal and include any email correspondence for City Staff to review.

Best,
Tamara Ross
IMEG | Civil Designer / Planning Technician