



August 10, 2018

Daniel Fultz
Missoula City County Health Department
301 West Alder Street
Missoula, MT 59802-4123

Jeff Standaert, P.E.
Professional Consultants, Inc
3115 Russell Street
Missoula, MT 59806

RE: Ibey COS 5544 Tract 1
Missoula County
EQ # 19-1265

Dear Daniel and Jeff:

DEQ has reviewed the subdivision waiver request from ARM 17.36.328(1) Connection to a Public Water Supply and Wastewater Systems for the project known as: Ibey COS 5544 Tract 1, EQ#19-1265. The waiver has been conditionally approved.

Condition of Approval: the existing well shall serve one office building and be used for individual use only. The well shall not serve a public or multi-user water system.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Simonich", is written over a horizontal line.

Paul Simonich, PE
Environmental Engineer
Public Water & Subdivision Section
Engineering Bureau
e-mail – psimonich2@mt.gov

c: file
Owner

JK - Approve
JP - Approve w/ condition that well is for indiv. use only. (Not public or multi user).

APPROVED
Montana Department of
Environmental Quality

DK
Reviewer 10-11-18
Date
Approve w/ conditions

ATTACHMENT A



SUBDIVISION WAIVER REQUEST FOR WAIVERS SUBMITTED BY A PROFESSIONAL ENGINEER

Sanitation in Subdivisions Act

Project Name: Tim Ibey Sanitary Lifting of Tract 1 of COS 5544

EQ Number (if known): 19-1265 Engineer Name: Jeff Standaert, PE

Administrative Rule:

- 17.36.328(1) – Connection to Public System

EXISTING STANDARD/RULE LANGUAGE:

- 1) A proposed subdivision must be connected to a public water supply or wastewater system if any boundary of the subdivision is within 500 feet of the public system and the public system meets the requirements of (2)(a) and (b). The department may grant a waiver, pursuant to ARM 17.36.601, of the requirement to connect to a public system if the applicant demonstrates that connection to the public system is physically or economically impractical, or that easements cannot be obtained. For purposes of this rule, a connection is economically practical if the cost of connection is less than or equal to three times the cost of installation of an approvable system on the site.

PROPOSED STANDARD/RULE LANGUAGE:

The rule does not need to be changed. We are asking to utilize the language in the rule that speaks to the economic impracticality of connecting to water and sewer.

JUSTIFICATION: *attach additional information as necessary*

This waiver is being requested from the aforementioned rule as the rule imposes economical impracticality.

The property is in the County, not the city, and is unzoned, and the City has a rule that states, "Any Property for which utility service is being requested must be zoned." (City of Missoula Resolution 8181) The only exceptions to this rule listed are for residential. Therefore, the property would have to be zoned to connect to water and sewer.

The estimated costs assume that water and sewer service lines would be extended from the proposed office building on the parcel and connect into the existing gravity sewer main, and existing water main.

The estimated costs of onsite systems assume that a pressurized drainfield, and the existing onsite well will be utilized.

The Engineer's Cost Estimate states that the cost to connect Tract 1 to the public sewer will be \$39,184. The cost to install an onsite wastewater disposal system was estimated to cost \$11,688. This means it will cost 3.4 times more to connect to city sewer than to build an onsite system.

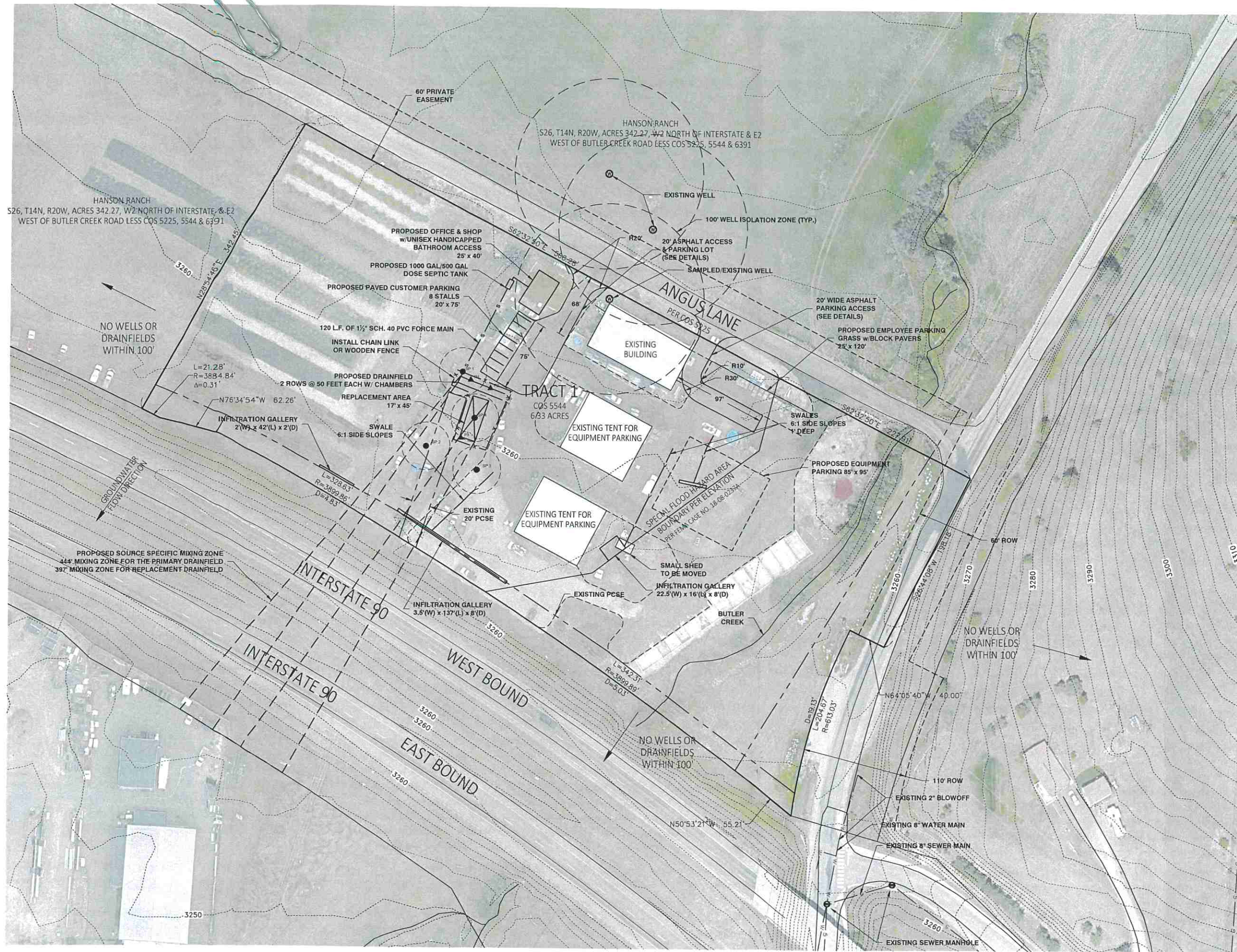
The Engineer's Cost Estimate states that the cost to connect the Lot to the public water will be \$21,554. The cost to utilize the existing well was estimated to cost \$3,666. This means it will cost 5.0 times more to connect to city water, than utilize an the existing well.

In accordance with ARM 17.36.601(3), I certify that strict adherence to the above standard is not necessary to protect public health and the quality of state waters.

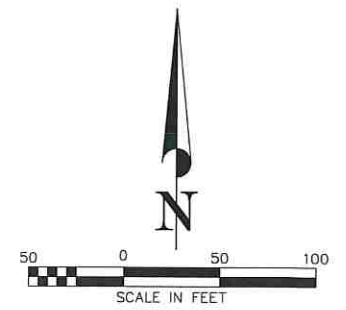
Jeff Standaert
(Signature of Professional Engineer)
Montana P.E. Number 32937



For Department Use Only:
Review Engineer's Recommendation: APPROVE PAUL S. SMOLICZ



NOTE:
ALL SOURCES OF KNOWN CONTAMINATION WITHIN 500'
OF EXISTING WELL ARE DEPICTED ON THE SITE LAYOUT



LEGEND

- W — WATER LINE
- WS — WATER SERVICE
- S — SEWER LINE
- SS — SEWER SERVICE
- FM — SEWER FORCE MAIN
- — STORM DRAIN CULVERT
- G — GAS LINE
- OH — OVERHEAD POWER LINE
- E — UNDERGROUND POWER LINE
- T — TELEPHONE LINE
- FO — FIBER OPTIC LINE
- TV — TELEVISION LINE
- — FENCE LINE
- SP/GW 1 SOIL PROFILE/ GROUNDWATER MONITORING
- ▲ P1 PERC. TEST
- PCSE POWERLINE & COMMUNICATION SYSTEM EASEMENT

PREPARER OF LOT LAYOUT:
JEFF STANDAERT, PE

PROJECT #	18785-17
DRAWN	Z
CHECKED	US
REVISION	
REVISION	
REVISION	
REVISION	
REVISION	

IBEY'S NURSERY SUBDIVISION
SINGLE LOT SUBDIVISION

S26, T14N, R20W 6989 BUTLER CREEK RD. MISSOULA COUNTY

Professional Consultants Inc.
 105 W. 3RD ST. SUITE 200
 MISSOULA, MONTANA 59801
 PHONE 406-738-1800 FAX 406-738-0276

JUNE 2019

LOT LAYOUT

3