

Gallatin Gateway County Water & Sewer District

PUBLIC MEETING

Date: Monday, January 10, 2022

Time: 6:30 PM

Place: Gallatin Gateway Fire Department, 320 Webb St. Gallatin Gateway, MT

A teleconference bridge for public input can be joined at **1-605-562-8400** and

using **Participant Access Code 1286503** or by using the following web link:

<http://hello.freeconference.com/conf/call/1286503>

AGENDA

I. Public Participation on Non-Agenda Items¹

II. Conflict of Interest Disclosure²

III. Approval of Minutes

- A. Approval of Meeting Minutes for December 13, 2021

IV. Old Business

- A. Establish requirements and fee structure to disconnect from GGWSD service
- B. Connection application fee for force main (\$500) vs. gravity main (\$200) currently \$500 for both

V. New Business

- A. Lot 4A of Minor Subdivision 56B - Genesis Engineering Pre-Design Application
- B. COS# 4599 Tract 1 - Lutsen, LLC Pre-Design Application
- C. Receipt of petition requesting annexation of 475 Gateway South Road, LLC (Pfeil)
- D. Consideration of annexation agreement for of 475 Gateway South Road, LLC (Pfeil)
- E. 1st reading of Annexation Ordinance for of 475 Gateway South Road, LLC (Pfeil)

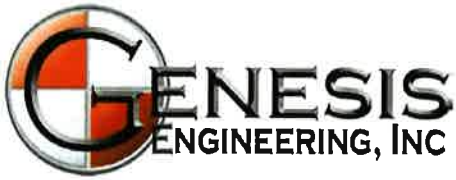
VI. Reports of Officers, Standing Committees and Special Committees

- A. General Manager's Report
 - District Capacity Report
 - Diamond Maps
- B. Existing Will Serve Agreements
 - No Update
- C. Gateway Village Report (Director Fox)

VII. Adjourn

¹ The opportunity for members of the public to comment on District matters which are not on the agenda. Time limits may be imposed at the discretion of the President.

² An opportunity for Board members to disclose any potential, perceived or real conflict of interest on any item on the agenda or for any District business.



November 12, 2021

Gallatin Gateway County Water & Sewer District
P.O. Box 383
Gallatin Gateway, MT 59730

Re: Pre-Design Application – Request for Capacity & Connection

To whom it may concern,

Please find attached the pre-design application and site plan for our project regarding Lot 4A in Minor Subdivision 56B located in Section 11, T3S, R4E, P.M.M, Gallatin County, Montana. The proposed sewage demand calculations for 3 proposed buildings are estimated as follows:

Sewage Demand Calculations:

Building 1 – (60 employees) x (16 gpd/employee)* = 960 gpd

Building 2 – (80 employees) x (16 gpd/employee)* = 1,280 gpd

Building 3 – (90 employees) x (16 gpd/employee)* = 1,440 gpd

Total – (960 gpd + 1,280 gpd + 1,440 gpd) = **3,680 gpd**

*DEQ-4 Table 3.1-1

Also enclosed, please find an application fee in the amount of \$75. If you have any questions or comments, please contact me at 581-3319.

Sincerely,

Chris Wasia, P.E.
Genesis Engineering, Inc.
www.g-e-i.net

Enclosures

cc:

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Gallatin Gateway County Water & Sewer District
PRE-DESIGN APPLICATION

Purpose of this Application: Use this application to *request sewage treatment capacity from GGCWSD, and to obtain a "will serve" letter before proceeding with design or construction.*

Required Attachments: None

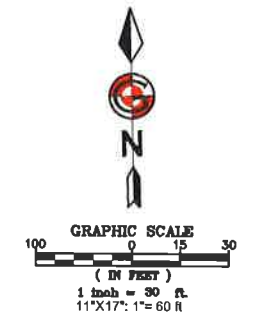
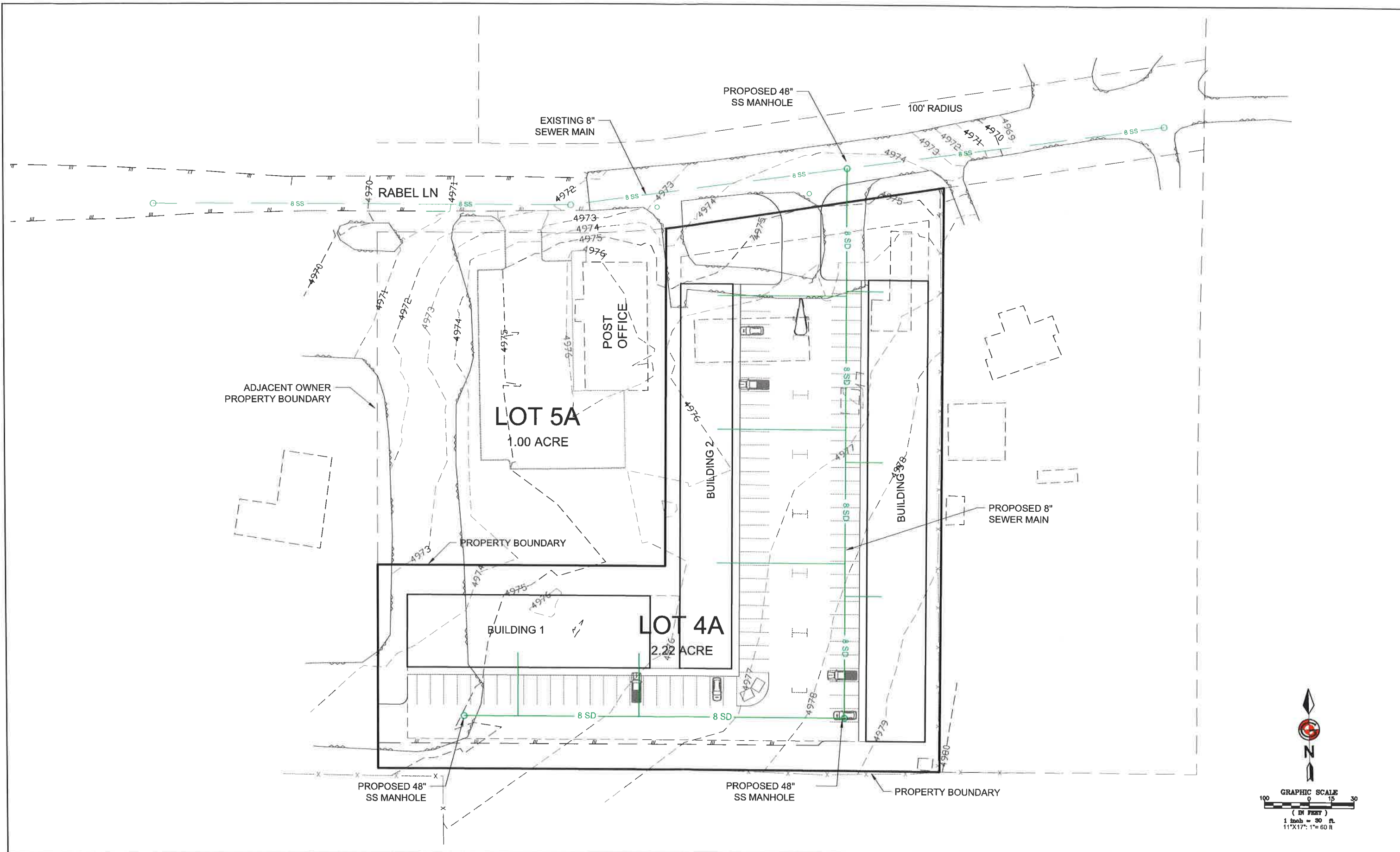
Application Fee (to be submitted with application): \$75 - *check #3075 received 11/29*

PART A – To be completed by applicant.

NAME Dan Alexander		
MAILING ADDRESS 1612 Gold Avenue, Bozeman, MT 59715		
PHONE NUMBER 406-581-9705	EMAIL dana@redtailmt.com	
PROPERTY ADDRESS (as assigned by Gallatin County) Rabel Ln, Gallatin Gateway, MT 59730		
LEGAL DESCRIPTION OF PROPERTY Lot 4A of Minor Subdivision 56B Located in Sec 11, T3S, R4E, P.M.M., Gallatin County, Montana		
<input type="checkbox"/> Single-family residential <input type="checkbox"/> Condominium <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Commercial/Other	Estimated square feet by usage _____ <u>3 buildings for a</u> <u>total of 29,430 sq-ft</u>	Estimated total Square feet <u>29,430 sq-ft</u> *see attached memo
<input type="checkbox"/> To be constructed in one phase <input checked="" type="checkbox"/> To be constructed in multiple phases	Proposed date(s) to begin construction: July - Nov 2022 <i>*(Project to be completed within one year of date of "will serve" letter)</i>	
I acknowledge that I am the owner or agent of the owner of the property described above.		
SIGNED 		DATE 11/12/21
PRINTED NAME Chris Wasia		

PART B – To be completed by GGCWSD.

	DATE RECEIVED 11/29
	<input checked="" type="checkbox"/> Fee received with application?
VRU CALCULATION See Attached Calculation : 17.07 VRU's	<input checked="" type="checkbox"/> Board approval req'd? YES Board approval date:
PERMIT INFORMATION Issue date of "will serve" letter _____	



NO.	DESCRIPTION	REVISIONS		
		DATE	BY	

VERIFY SCALE
THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.

MODIFY SCALE ACCORDINGLY

H:\10011030 - Gateway\ACAD\SHEETS\SHEET-SD-WILL.SERV.dwg Plotted by chfs wasla on 11/12/2021 11:18 AM

GENESIS ENGINEERING, INC

The Beginning of a New Standard of Commitment

Engineering Consulting Design Planning

204 N. 11th Ave.
Bozeman, MT 59715
Phone: (406) 581-3319

DRAWN BY: DCD
CHKD. BY: CMW
APPR. BY: _____
DATE: 11/11/21
O.A. REVIEW BY: _____
DATE: _____

GATEWAY BUILDINGS	MT	PROJECT NUMBER 1001.030
GALLATIN GATEWAY		SHEET NUMBER
PROPOSED SEWER LAYOUT		DRAWING NUMBER WS-1

Gallatin Gateway VRU Calculator - Genesis Engineering

Property Use	Units (sq ft)	Sq Ft	VRU's/Unit	VRU calculation
Office Space	1000	29430	0.58	17.07
Total VRU's				17.07
Board Approval Required				Yes

December 13, 2021

Sam Proconier
Gallatin Gateway County Water & Sewer District
PO Box 383
Gallatin Gateway, MT 59730

RE: Pre-Design Application Review
Lot 4A, Minor Subdivision 56B

Dear Mr. Proconier,

Per your request, Morrison-Maierle has reviewed the Pre-Design Application related to connecting the above-referenced property to the Gallatin Gateway County Water & Sewer District (GGWSD) sewer system. Lot 4A is in the GGWSD Service Area and it is proposed to connect to the gravity sewer main on Rabel Lane. It is our understanding that the property will serve three office buildings with a total area of 29,430 square feet which equals 17.07 VRU's.

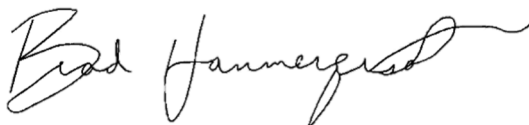
The existing sewer system has adequate capacity to serve the proposed wastewater volume. The property owner shall submit design report, plans, and specifications to GGWSD for review and approval prior to connecting to the GGWSD sewer system.

If you have any questions or comments, please feel free to contact me at bhammerquist@m-m.net or (406) 922-6785. Thank you.

Sincerely,



**Morrison
Maierle**
engineers • surveyors • planners • scientists



Brad Hammerquist, P.E.
Water/Wastewater Engineer

cc: MMI File

Gallatin Gateway County Water & Sewer District
PRE-DESIGN APPLICATION

Purpose of this Application: Use this application to request sewage treatment capacity from GGCWSD, and to obtain a "will serve" letter before proceeding with design or construction.

Required Attachments: None

Application Fee (to be submitted with application): \$75

PART A – To be completed by applicant.

NAME <i>Lutsea LLC</i>													
MAILING ADDRESS <i>22 Indian paint brush Dr Bozeman MT 59718</i>													
PHONE NUMBER <i>406-580-1984</i>	EMAIL <i>mike@mtreclaimed.com</i>												
PROPERTY ADDRESS (as assigned by Gallatin County) <i>41 Penny Lane Gallatin Gateway MT 59730</i>													
LEGAL DESCRIPTION OF PROPERTY <i>COS# 459A Tract 1</i>													
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 20%;">Estimated square feet by usage</th> <th style="width: 40%;"></th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Single-family residential <i>Mobilehome</i></td> <td style="text-align: center;"><i>1400</i> <input checked="" type="checkbox"/></td> <td rowspan="4" style="vertical-align: middle;">Estimated total Square feet <i>27,500</i> <input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Condominium <i>office</i></td> <td style="text-align: center;"><i>4800</i> <input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Apartment <i>WASH HOUSE</i></td> <td style="text-align: center;"><i>2100</i> <input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Commercial/Other <i>shop</i></td> <td style="text-align: center;"><i>19200</i> <input checked="" type="checkbox"/></td> </tr> </tbody> </table>		Estimated square feet by usage		<input type="checkbox"/> Single-family residential <i>Mobilehome</i>	<i>1400</i> <input checked="" type="checkbox"/>	Estimated total Square feet <i>27,500</i> <input checked="" type="checkbox"/>	<input type="checkbox"/> Condominium <i>office</i>	<i>4800</i> <input checked="" type="checkbox"/>	<input type="checkbox"/> Apartment <i>WASH HOUSE</i>	<i>2100</i> <input checked="" type="checkbox"/>	<input type="checkbox"/> Commercial/Other <i>shop</i>	<i>19200</i> <input checked="" type="checkbox"/>	
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<input checked="" type="checkbox"/> To be constructed in one phase <input type="checkbox"/> To be constructed in multiple phases <i>Project may last 2 years of build time</i>	Proposed date(s) to begin construction: <i>May 2022</i> *(Project to be completed within one year of date of "will serve" letter)												
I acknowledge that I am the owner or agent of the owner of the property described above.													
SIGNED <i>Eric Nellis</i>	DATE <i>12/14/2021</i>												
PRINTED NAME <i>Eric Nellis</i>													

PART B – To be completed by GGCWSD.

	DATE RECEIVED <i>12/27/2021</i>
	<input checked="" type="checkbox"/> Fee received with application?
VRU CALCULATION <i>See attached Calculation Sheet: 8.48 VRU</i>	<input checked="" type="checkbox"/> Board approval req'd? YES
	Board approval date:
PERMIT INFORMATION Issue date of "will serve" letter _____	

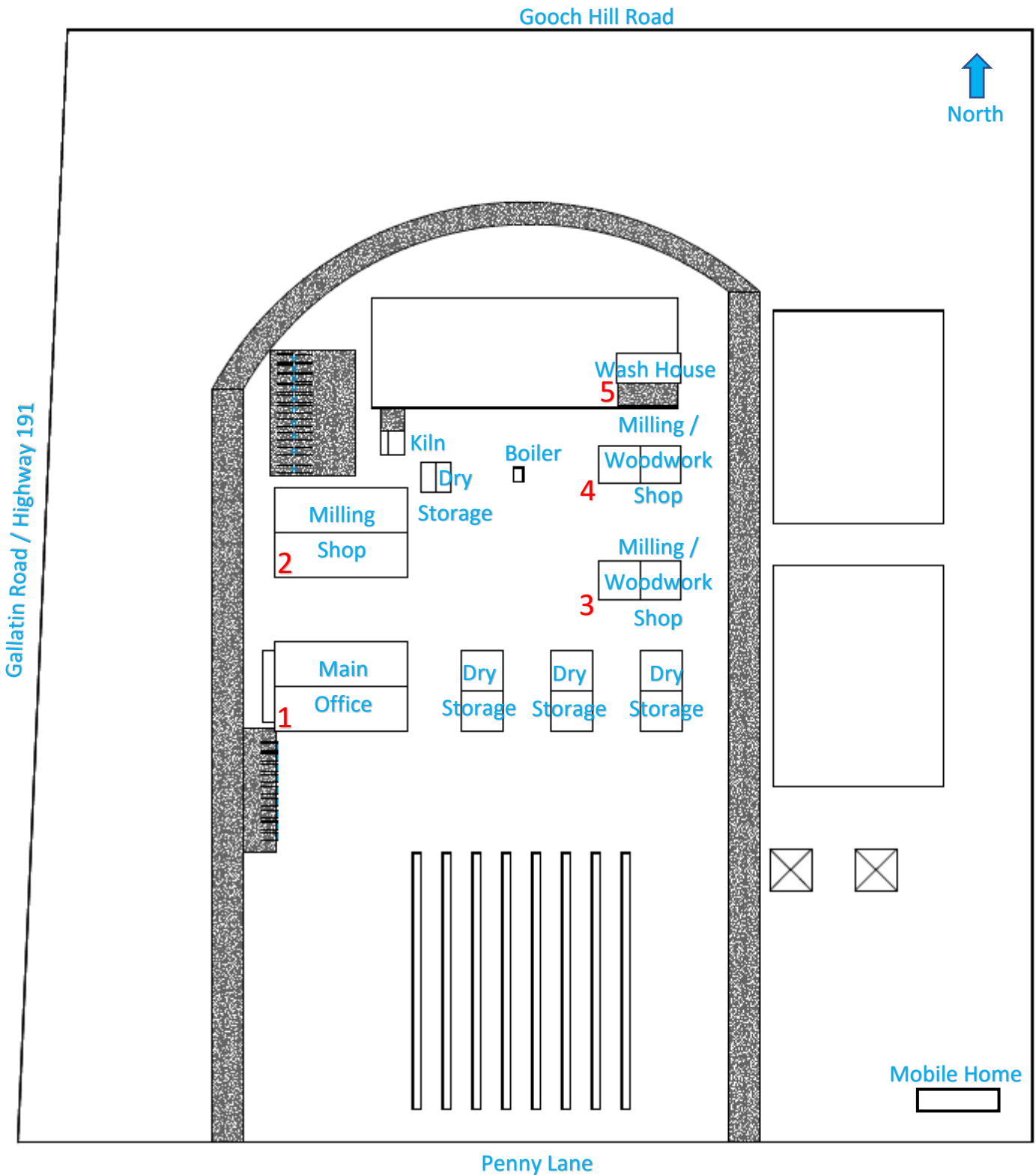
WASH HOUSE waste water goes into a holding tank and into its own leach field (Grey Well) This is the states recommendation

Montana Reclaimed Lumber's new yard at Penny Lane – Gallatin Gateway, MT 59730

Bldg. # / Address / Bldg. Name

- 1) 41 Penny Lane = Main Office
- 2) 43 Penny Lane = Milling Shop
- 3) 45 Penny Lane = Milling/Woodwork Shop
- 4) 47 Penny Lane = Milling/Woodwork Shop
- 5) 49 Penny Lane = Wash House

(match Bldg. #'s with the #'s listed below)



★ PROPOSED RESTROOM LOCATIONS = 6 QTY

- Anticipating ~30 employees



Gallatin Gateway VRU Calculator - Lutsen, LLC

Property Use	Units (sq ft)	Sq Ft	VRU's/Unit	VRU calculation
Mobile Home (0.5 VRU's per unit, +0.1)	1000	1400	0.5	0.80
Office Space	1000	4800	0.58	2.78
Wash House (Industrial Buildings)	1000	2100	0.23	0.48
Shop (industrial Buildings)	1000	19200	0.23	4.42
Total VRU's				8.48
Board Approval Required				Yes

Gallatin Gateway WSD Capacity Report

Current VRU's in Service	159.85			
Additional Will Serve VRU's	78.23			
Applied for VRU's	25.55		Subtotal VRU's	263.63
Current Capacity and Flow for GGWSD w/ in Service VRU's (5000gal Reserve Included)				
Purchased Flow to FCWSD (total, no reserve)	37080		Total VRU's (160gal/VRU) Alloted to FCWSD	200.5
Average Monthly Flow	14400		Average Flow / In Service VRU	90.1
Available Flow (w/ reserve)	17680		Total VRU's (Based on Average Flow) Alloted to FCWSD	356.11
Future Capacity and Flow for GGWSD once Will Serve VRU's Connect w/ 5000g Reserve				
Total VRU's in Service	238.08	----->	VRU Allotment to FCWSD (160gal/VRU)	-37.58
Predicted Flow Rate w/ 160gal/VRU	38092.8	----->	Flow Rate Allotment	-6012.8
Predicted Flow Rate w/ current Ave.	21447.3	----->	Flow Rate Allotment	10632.7
Predicted Flow Rate Using Current Average Flow for in service VRU's and 160g/VRU for Will Serve VRU's	26916.8	----->	Flow Rate Allotment	5163.2