

BROADWATER COUNTY COMMISSIONERS

515 Broadway, Townsend

Meetings are held at the Flynn Building (old Opportunity Bank) 416 Broadway.

CLERK AND RECORDERS OFFICE WILL BE CLOSED ON AUGUST 11, 2022 DUE TO THE ANNUAL CLERK AND RECORDERS CONFERENCE

Meetings may be viewed on the website at <https://www.broadwatercountymt.com/home/pages/board-videos>. Public comment is taken either in writing in advance of the meeting or in person at the meeting. Public comment is not taken by the website.

Working meetings are held in various locations, please review the notice of the working meeting to determine the location. Working meetings are not recorded and as a result are not available on the website.

Agenda, documents, official meeting minutes and videos of past Commission meetings are available at <https://www.broadwatercountymt.com>.

OFFICIAL agendas are posted in the Courthouse (1st floor bulletin board), Broadwatercountymt.com, on the bulletin board on the 1st Floor of the courthouse, and in the window of the Flynn Building at least 48 hours in advance of the meeting.

August 8, 2022

10:00 AM Discussion and Decision Nichole Brown, Director of Community Development and Planning, Winston Livestock/Brown Boundary Relocation.

10:10 AM Discussion and Decision Reappointment of Tom Weyant to the Hospital District Board

Public comment period (on items not on the agenda) will be at the beginning of each meeting. Mail & Items for Discussion and/or signature may occur as time allows during the meeting. Issues and times are subject to change.

Items for Discussion / Action / Review / Signature – Consent Agenda

- ✓ Certificate of Survey review
- ✓ Management – on-going advisory board appointments
- ✓ Claims/Payroll/minutes
- ✓ County Audit / Budget
- ✓ Mail – ongoing grants
- ✓ Correspondence – support letters

Debi Randolph		406-266-9270 and 406-980-2050
Darrel Folkvord	Chairperson	406-266-9272 and 406-980-1213
Mike Delger		406-266-9271 and 406-521-0834
E-mail	commissioners@co.broadwater.mt.us	

REQUEST FOR EXEMPTION REVIEW

Note to Applicant: The purpose of this review is to enable Broadwater County officials to determine whether or not the proposed use of an exemption from local subdivision review would evade the Montana Subdivision and Platting Act.

Part One. Applicant Information

Landowner(s): Winston Simstad Co
Address: 6547 US HWY 287
Telephone Number(s): 406-202-8380

Landowner Representative: Schauber Survey
Address: 64 Jack Farm Road Phone: 406-266-4602

Part Two. Legal Description: Lot 1-4 Block 3 of Townsite of Winston / West Side of RR in Sec. 6, T8N, 1E

Part Three. Basis for Exemption Request:

What exemption is being claimed, and what is the basis for your exemption claim?

- Boundary relocation -

- So Lewi Brown can apt Sanitation

Part Four. Supporting Information: Please provide all pertinent information, including an accurate certificate of survey or amended subdivision plat, as applicable and where required. A subdivision exemption review fee must be submitted with the exemption request.

AFFIDAVIT: I hereby certify that the purpose of this exemption request is NOT to evade the Montana Subdivision and Platting Act. Dated this 16th day of June, 2022

Signature(s): Matthew F. Dileo Pres./Treas.

Certificate of Governing Body:

We, the Board of County Commissioners, do hereby certify that the use of the exemption claimed on the accompanying Certificate of Survey has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et. seq. MCA, and the Broadwater County Subdivision Regulations.

Dated this _____ day of _____, A.D., 20____

Commissioner

Commissioner

Commissioner

C&R Attest



July 20, 2022

J J Conner
JJC Consulting LLC
472 Lower Deep Creek Road
Townsend MT 59644

RE: Brown Aggregation and Boundary
Line Adjustment (Lot C)
Broadwater County
E.Q. #22-1633

Dear Mr. Conner:

The plans and supplemental information relating to the water supply, sewage, solid waste disposal, and storm drainage (if any) for the above referenced division of land have been reviewed as required by ARM Title 17 Chapter 36(101-805) and have been found to be in compliance with those rules.

Two copies of the Certificate of Subdivision Plat Approval are enclosed. The original is to be filed at the office of the county clerk and recorder. The duplicate is for your personal records.

Development of the approved subdivision may require coverage under the Department's General Permit for Storm Water Discharges Associated with Construction Activity, if your development has construction-related disturbance of one or more acre. If so, please contact the Storm Water Program at (406) 444-3080 for more information or visit the Department's storm water construction website at <http://www.deq.state.mt.us/wqinfo/MPDES/StormwaterConstruction.asp>. Failure to obtain this permit (if required) prior to development can result in significant penalties.

In addition, your project may be subject to Federal regulations relating to Class V injection wells. Please contact the United States Environmental Protection Agency regarding specific rules that may apply.

Your copy is to inform you of the conditions of the approval. Please note that you have specific responsibilities according to the plat approval statement primarily with regard to informing any new owner as to any conditions that have been imposed.

If you have any questions, please contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Margarite Juárez Thomas".

Margarite Juárez Thomas, Supervisor
Subdivision Review Section

MJT/le

cc: County Sanitarian
County Planning Board (e-mail)
Owner

STATE OF MONTANA
DEPARTMENT OF ENVIRONMENTAL QUALITY
CERTIFICATE OF SUBDIVISION PLAT APPROVAL
(Section 76-4-101 et seq.)

TO: County Clerk and Recorder
Broadwater County
Townsend, Montana

E.Q.#22-1633

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Brown Aggregation and Boundary Line Adjustment (Lot C)**

located in the Block 3 of the Townsite of Winston and Part of the West ½ of the West ½ of Section 06 of Township 08 North, Range 01 East, P.M.M., Broadwater County, Montana as found in the records of the Broadwater County Clerk & Recorder, consisting of 0.98 acres,

consisting of two lots, one of which (Lot C), have been reviewed by personnel of the Water Quality Division, and,

THAT the documents and data required by ARM Chapter 17 Section 36 have been submitted and found to be in compliance therewith, and,

THAT the approval of the Certificate of Survey (COS) is made with the understanding that the following conditions shall be met:

THAT the lot size as indicated on the Certificate of Survey filed with the county clerk and recorder will not be further altered without approval, and,

THAT the lot shall be used for one individual living unit and,

THAT when the existing water supply system is in need of extensive repairs or replacement it shall be replaced by a well drilled to a minimum depth of 25 feet constructed in accordance with the criteria established in Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM and the most current standards of the Department of Environmental Quality, and,

THAT as a part of this project a waiver was requested and granted from ARM 17.36.335 to allow use of an existing well with a casing seal less than 25 ft. deep, and,

THAT the individual living unit will be served by an individual sewage treatment system, and,

THAT the individual sewage treatment system will consist of a septic tank and subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, the most current standards of the Department of Environmental Quality and the most current Broadwater County Regulations for Sewage Treatment Systems, and,

THAT the subsurface drainfield shall have an absorption area of sufficient size to provide for an application rate of 0.8 gpd/square foot, and,

THAT the bottom of the drainfield shall be at least four feet above the water table, and,

THAT no sewage treatment system shall be constructed within 100 feet of the maximum highwater level of a 100-year flood of any stream, lake, watercourse, or irrigation ditch, nor within 100 feet of any domestic water supply source, and,

THAT the stormwater design requires maintaining a minimum of 10,000 square feet of lawn and landscaped area at each living unit to absorb a portion of the run-off, and that a proposed retention pond or swale with a minimum volume of 108 cubic feet be constructed and located on the lot in accordance with the approved plans, and,

THAT the operation and maintenance of water supply, sewage treatment system, and stormwater facilities shall be the responsibility of the lot owner, and,

THAT water supply systems, sewage treatment systems and storm drainage systems will be located as shown on the approved plans, and,

THAT the developer and/or owner of record shall provide each purchaser of property with a copy of the COS approved location of water supply, sewage treatment system and storm drainage structures as shown on the attached lot layout, and a copy of this document, and,

THAT instruments of transfer for this property shall contain reference to these conditions, and,


THAT plans and specifications for any proposed sewage treatment systems will be reviewed and approved by the county health department and will comply with local regulations and ARM, Title 17, Chapter 36, Subchapters 3 and 9, before construction is started.

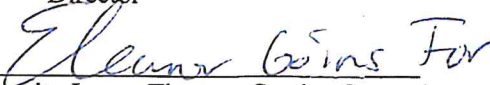
THAT departure from any criteria set forth in the approved plans and specifications and Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM when erecting a structure and appurtenant facilities in said subdivision without Department approval, is grounds for injunction by the Department of Environmental Quality.

Pursuant to Section 76-4-122 (2)(a), MCA, a person must obtain the approval of both the State under Title 76, Chapter 4, MCA, and local board of health under section 50-2-116(1)(i), before filing a subdivision plat with the county clerk and recorder.

YOU ARE REQUESTED to record this certificate by attaching it to the COS filed in your office as required by law.

DATED this 11th Day of July 2022

By: 
Shawn Rowland, R.S.
Certified Subdivision Reviewer
Broadwater County Environmental Health

Christopher Dorrington,
Director
By: 
Margarite Juarez Thomas, Section Supervisor
PWS & Subdivisions Section
Engineering Bureau
Water Quality Division
Department of Environmental Quality

Owner's Name: Winston Livestock Company

LEGEND

- Replacement Drainfield
- Primary Drainfield
- Mixing Zone
- Well & 100' Isolation Zone
- 100' TYP.
- Septic Tank
- D-Box
- Stormwater Flow Direction
- Existing Well
- Existing Drainfield
- Proposed Access Road
- Proposed Building Site
- Proposed Water Line
- Proposed Retention Pond - 6x12x1'
- Proposed Lawn
- Culvert
- Driveway culverts installed at minimum 0.5% slope with minimum 1 ft cover and sized and installed according to Broadwater County requirements

The existing and approved wells and drainfields within 100 & 500 feet of the existing property boundary are shown. There are no other known contaminants within 500 feet of the proposed property.

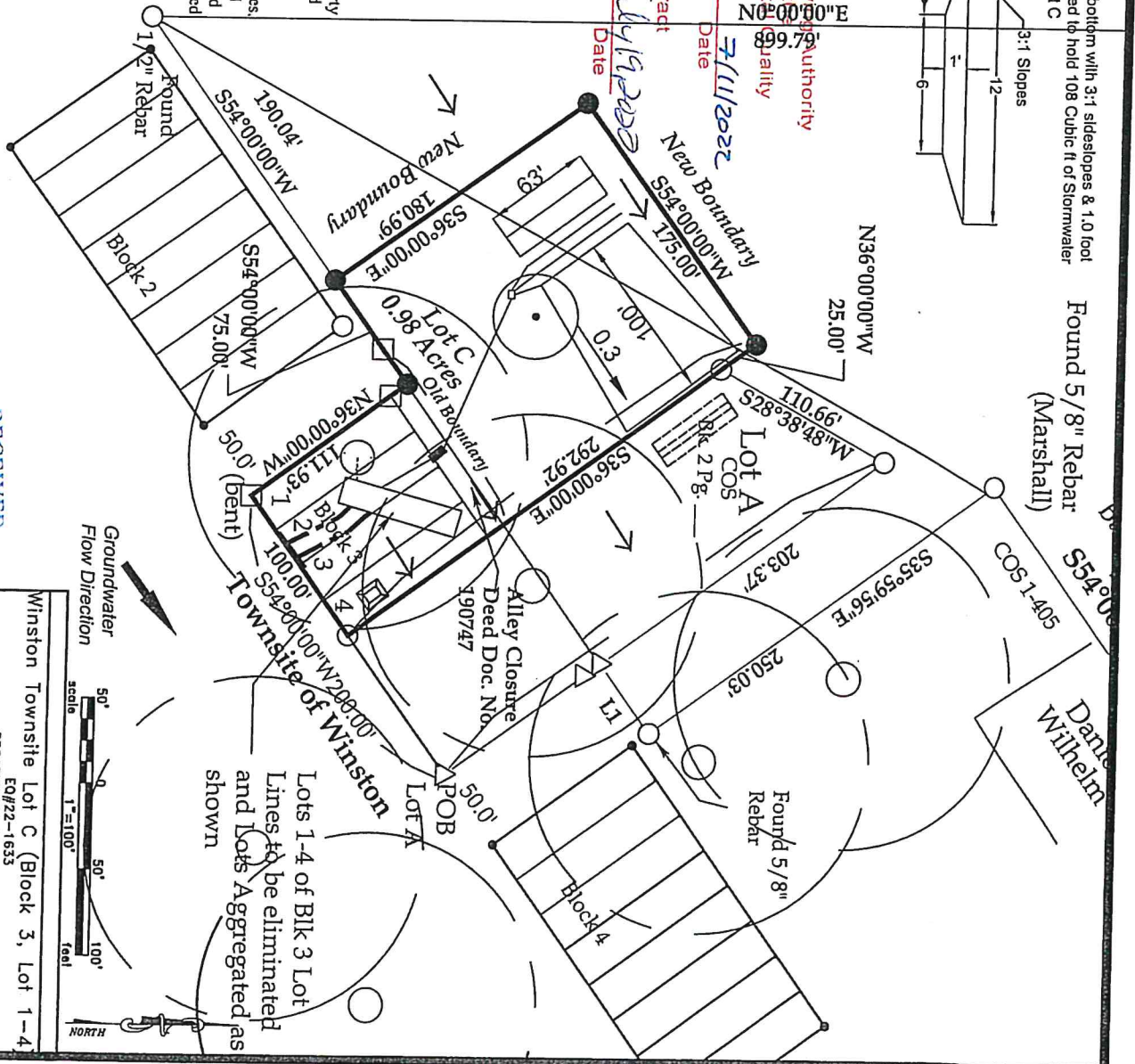
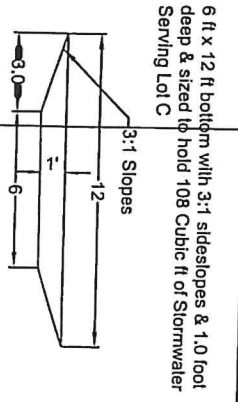
Area around drainfields would be graded so stormwater drains away from the drainfield. Houses to be built above existing grade and graded so stormwater drains away from homesites, driveway and other impermeable areas constructed on this lot and towards the retention pond and maintaining the proper functioning of the retention pond. Retention pond should be seeded & vegetated.

Well must be constructed in accordance with ARM Title 36, Chapter 21, Subchapter 6, For Gravity Systems:

Absorption Field, Transport Pipe, Manifold & Distribution Materials and Septic Tank must meet the requirements of DEQ 4 and the following applicable Standard Details: 4.3-1, 4.3-2, 5-1, 6-1-1, 6-6-1.

Existing residence proposed to have approximately 10,000 ft² of lawn. The proposed driveway would be built up approximately 6" above grade. Sleeve any sewer or water line that crosses a driveway with schedule 40 PVC to protect against frost.

Reviewed by the Local Review Authority
Under contract with the Department of Environmental Quality
Local Reviewer
Accepted under contract
DEQ Representative
Date: 7/11/2022



RECEIVED
JUL 11 2022

Soil PII Lot C
DEQ 0.8 sizing factor for 3-Bedroom Home
Standard Gravity Drainfield with 24" trenches,
spaced 7-ft between center of laterals or gravelless chambers
Primary & Replacement area shown without reduction
Minimum of 1,000 gallon septic tank required

Winston Townsite Lot C (Block 3, Lot 1-4) EQ/22-1633 BROADWATER COUNTY, MT	
Lot Layout SW 1/4 of S6, T8N, R1E	DATE 12/29/2021
DRWN. BY J.J. Conner	CHK'D BY Teresa Conner

Vendor #/Name	Amount	Last Paid Date
18210 360 OFFICE SOLUTIONS	48.74	08/02/22
2637 ALPINE ANALYTICAL LABORATORY	111.00	08/02/22
2348 BOBERT'S TIRES & GLASS LLC	1,200.00	08/02/22
16857 BOBS SUPERMARKET	10.17	08/02/22
1013 CENTURLINK / BUSINESS SERVICES	107.72	08/02/22
1369 CHARTER COMMUNICATIONS	170.88	08/02/22
16830 CITY OF TOWNSEND	2,531.46	08/02/22
417 CONNECT TELEPHONE & COMPUTER GROUP	400.00	08/02/22
2081 CORRECTIONAL RISK SERVICES INC	675.25	08/02/22
2082 FISHER'S TECHNOLOGY	30.00	08/02/22
19692 GLAXOSMITHKLINE PHARMACEUTICALS	534.47	08/02/22
18396 HODGES BADGE COMPANY INC.	649.64	08/02/22
335 LEHRKINDS INC.	38.40	08/02/22
17332 LEWIS & CLARK HUMANE SOCIETY	1,000.00	08/02/22
19559 LITE ELECTRIC INC	640.66	08/02/22
14 MCKESSON MEDICAL-SURGICAL	247.46	08/02/22
2638 MT 43 NEWS	49.00	08/02/22
18101 NORMONT EQUIPMENT	1,672.41	08/02/22
1635 NOYES, TYLER	67.69	08/02/22
17638 PITNEY BOWES-SUPPLIES	118.99	08/02/22
17924 ROCKY MOUNTAIN INFORMATION NETWORK	50.00	08/02/22
2149 ROWLAND ENVIRONMENTAL CONSULTING	10,428.15	08/02/22
2639 SIGNS NOW	665.00	08/02/22
253 STEER IN TRAILER SALES	3,550.00	08/02/22
2578 TIMECLOCK PLUS, LLC	288.00	08/02/22
2340 TJ'S TRUCK REPAIR	1,435.00	08/02/22
2077 TK'S GARAGE	120.00	08/02/22
2194 TOWNSEND DENTAL	227.00	08/02/22
19314 VERIZON WIRELESS	1,403.89	08/02/22
1028 WE DUST CONTROL & DE-ICING INC	28,188.79	08/02/22
1355 WESTAFF	1,250.00	08/02/22
1273 WEX BANK	8,282.54	08/02/22
Grand Total:	66,192.31	

For checks paid between: 07/27/22 to 07/27/22

Vendor #/Name	Amount	Last Paid Date
18210 360 OFFICE SOLUTIONS	275.38	08/02/22
19911 ACTION PRINT, INC.	223.25	07/27/22
7 AVAILITY/REAL MED	79.00	07/27/22
2634 BAILEY, MADISON	166.25	07/27/22
34 BALCO UNIFORM CO INC	373.09	07/27/22
2620 BECKMAN, CASSANDRA	41.25	07/27/22
2339 BERG LILLY, PC	55.50	07/27/22
2609 BILLINGS GAZETTE	106.39	07/27/22
225 BLACKFOOT COMMUNICATIONS INC	2,848.84	07/27/22
16857 BOBS SUPERMARKET	5.19	08/02/22
2613 BROADWATER COUNTY NEWS	135.00	07/27/22
808 CENTRAL SERVICES DIVISION	3,746.64	07/27/22
1047 CENTURLINK	1,232.81	07/27/22
16830 CITY OF TOWNSEND	2,322.20	08/02/22
2081 CORRECTIONAL RISK SERVICES INC	3,514.07	08/02/22
782 DIAMOND DRUG INC	9.46	07/27/22
1437 DIS TECHNOLOGIES	650.00	07/27/22
2425 EL WENCHO	1,500.00	07/27/22
2424 ELIEL, JOAN	400.00	07/27/22
18867 ELKHORN VET CLINIC	37.68	07/27/22
2423 ERICKSON, JESSICA	3,000.00	07/27/22
2494 FLOYD'S TRUCK CENTER	109.13	07/27/22
16944 GALLS, LLC	248.35	07/27/22
2633 GARLINGTON, LOHN, & ROBINSON, PLLP	700.00	07/27/22
2636 GIBSON, LARRY	200.00	07/27/22
2427 HUSSEY, RANDY	400.00	07/27/22
309 INFINITE HOPE COUNSELING LLC	165.00	07/27/22
1975 IRON MOUNTAIN INC	204.58	07/27/22
1847 JACKSON, MURDO, & GRANT, P.C.	357.50	07/27/22
1173 KISSOCK, JOANI	206.25	07/27/22
2036 KR OFFICE INTERIORS INC	720.00	07/27/22
335 LEHRKINDS INC.	21.45	08/02/22
2428 MONTANA INFLATABLES	1,098.00	07/27/22
2285 MONTANA STATE FUND	206.30	07/27/22
2635 MOODY, JESS	656.25	07/27/22
2493 MORGAN, BRIAN	400.00	07/27/22
18475 MT BROOM & BRUSH SUPPLY	378.80	07/27/22
1 MT CORRECTIONAL ENTERPRISES	14,596.06	07/27/22
17736 NEWMAN TRAFFIC SIGNS INC	427.53	07/27/22
19633 NORTHWESTERN ENERGY	5,058.56	07/27/22
19924 OLYMPIC SALES INC.	1,253.13	07/27/22
1192 PLATT ELECTRIC SUPPLY	19.00	07/27/22
19187 ROCKY MOUNTAIN SUPPLY	23,171.09	07/27/22
20187 SANOFI PASTEUR INC	53.25	07/27/22
2429 SEVERSON PRODUCTIONS	2,500.00	07/27/22
2443 STATE INFORMATION TECHNOLOGY SERVICES	19.17	07/27/22
2430 STEELE, TY HENRY	150.00	07/27/22
1015 SUTTON, JACKIE	315.00	07/27/22
98 SYN-TECH SYSTEMS, INC.	145.00	07/27/22
214 TAYLOR, RUBY S	92.43	07/27/22
1515 THORNE, DIANE	960.00	07/27/22
19313 TOWNSEND DRUG	1,812.48	07/27/22

Vendor #/Name	Amount	Last Paid Date
17917 TOWNSEND MARINE	60.00	07/27/22
2581 VALLEY VIEW LANDFILL	3,067.91	07/27/22
729 VIGILANTE ELECTRIC COOPERATIVE, INC	78.95	07/27/22
Grand Total:	80,573.17	

Vendor #/Name	Amount	Last Paid Date
2530 UMB BANK	14,074.30	07/25/22
Grand Total:	14,074.30	