

1. **Water Supply/Sewage Disposal.** Drinking water will be supplied by two deep-water wells (approximately 400 feet deep), which will be supplied via a network of planned water mains and stubs to each lot. The Subdividers have estimated the demand for the subdivision to be approximately 168,000 Gallons Per Day (GPD). This figure used by the subdivider only takes into account water for household use and does not consider water used for irrigation for residential landscaping and other consumptive uses. The Subdividers are proposing using existing surface water rights for irrigation of common areas.

The Subdividers are also proposing innovative ways of implementing water conservation measures for the development, through the Codes, Covenants and Restrictions (CCRs), which include the following:

- Water use is to be metered per household and penalties will be assessed by the Property Owners' Association (POA) for excessive water use. Penalties assessed will be given to non-profit organizations working on sustainability issues in the Gallatin Valley.
- Builders will be responsible for providing \$30,000 performance bond to ensure sustainable building compliance that will include water conservation showerheads, toilets, faucets, and washers.
- Each residence will be required to provide water conservation measures for irrigation, which will include limitations on the area of lawn, lawn species to be drought tolerant, use of native species, and require limited drip irrigation.

As a condition of approval, Staff is suggesting the Subdivider provide a water conservation plan, which should address the above water conservation measures to be reviewed and approved by the Montana Department of Natural Resources and Conservation (DNRC) (**see Condition 7**).

Comments from Scott Compton of the DNRC has acknowledged that a mitigation plan providing some type augmentation of the groundwater that will be pumped and consumed will be required as part of an application for water use permit. The process for a water use permit will entail two types of applications: one for a permit for the groundwater appropriation and a corresponding change application for the augmentation plan. (**See Exhibit E.**)

No installation of infrastructure improvements shall take place within the site until the Subdivider has provided evidence (beneficial water use permit) to Gallatin County that the physical availability of water is sufficient to meet the water supply needs of the subdivision, as determined by the State of Montana, and that all uses of water within the subdivision are legally authorized.

A public wastewater system is to be used for the proposed subdivision. Collection lines are to be located in the streets with services to each lot. Wastewater will be transported by gravity flow to the wastewater treatment plant. The Subdividers are proposing the wastewater to be treated by a Membrane

Bioreactor (MBR) plant on an approximately 3-acre parcel located on the northern side of the subdivision. The MBR plant is a compact, package-type plant that can be housed in creative and appropriate building forms and structures. The wastewater will be treated to meet the Montana Department of Environmental Quality (DEQ) standards for water quality levels. Treated wastewater is intended to be circulated through a series of lined storage ponds within the development and used for irrigation purposes on residential lawns during summer months or pumped directly into the shallow underground aquifer. The high quality treated water from the MBR plant will allow for the proposed lined system to be unfenced through the subdivision.

The Gallatin City-County Health Department (GCCHD) will be the primary reviewing authority on the proposed subdivision to insure compliance with the Sanitation in Subdivisions Act and County regulations. Final approval for the subdivision's water supply and wastewater disposal facilities must be obtained from the DEQ and GCCHD. **(See Exhibit F.) (See conditions 3, 7, 36, 37, and 38.)**