



Newsletter

Target Range Sewer & Water District Newsletter

WINTER 2021

**** AGAIN WELCOME NEW MEMBERS ****

The Target Range Sewer & Water District Board and Members again give a hearty welcome to our new members. The TRSWD members have now grown to over 1400.

**** Tribute To Our Friend Nancy Chandler ****

Jim McDonald approached Nancy Chandler in 2009 to take over Charlene Miller's position as Secretary/Treasurer of the Sewer & Water District (TRSWD) Board; she felt it was a privilege to be asked and was anxious to work with this neighborhood group who were engaged in a most worthwhile task. She officially took over the job in early 2010.

The Target Range area has been her home since the 70's and she and her husband Mike have been members of the TR Homeowner's Association and involved with community activities. Water quality and maintenance are of most importance to them and she has enjoyed working with the knowledgeable and competent people that give volunteer leadership on the Board of the TRSWD.

The time has come for her to step down and pursue other activities which demand more of her personal time. She and Mike hope to spend some travel time along with accomplishing many much-needed home maintenance tasks.

She will stay in the position through March 2022 and will work with whomever the new person will be. She will have the file boxes in order and all things ready for the transition.

She is thankful for the years of support and friendship and applauds the success of the District in

expanding and developing management of the sewer and water resources. She has peace of mind and confidence in knowing that the Target Range Sewer and Water issues are in good hands.

Thank so much, Nancy, for your gracious and competent years of service to our Target Range community and homeowners. We are indebted to your faithfulness throughout each year.

TRSWD Board

Area TRSWD Trivia Question

The Missoula Valley is also referred as The Hub of Five Valleys. Can you name them?

(Answer is on last page)

Newsletter Major Contents

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District Developments - Subdivisions

There are two ongoing developments in the District at McCauley Flats and Spurgin Ranches. One is located on South Avenue west of the Target Range School in the 4200 block. This development eventually will consist of five homes on 1 acre parcels with their own well and septic systems. There are currently three new homes built with two more to be built. The other is located on Spurgin

Road west of Clements and will consist of 19 homes when completed.

Proposed Developments – Subdivisions

Currently there are three (3) proposed developments within the District. There is the ongoing proposed development of McCauley Meadows east of Humble Rd and south of Sundown at the base of McCauley Butte. This development has been proposed with numerous revisions that are still under review.

There are two (2) additional new developments that are being proposed. One is located on North Ave behind the Dairy on Clements and is called the Dairy Subdivision. The proposed subdivision will include approximately 9.96 acres and will consist of 2 homes per acre in accordance with C-RR2 requirements. The other is located off the 600 block of Walker Drive north to the Clark Fork River and west of Clements and is called the Creighton Subdivision. This development will consist of 10 lots containing approximately 12.14 acres. Each lot will contain 2 homes per acre in accordance with C-RR2 requirements. Both of these new developments are in the early stages and there will be several meetings that TRSWD will be attending concerning these proposed developments. We encourage as many TRSWD and TRHOA members to attend these meetings to voice their opinions.

If you are aware of any new planned development or have a concern about one, please contact the District through our website: www.targetrangeswd.org

Missoula City/County Planning Density & Annexation Policies

TRSWD has been very concerned with the Missoula City/County Board Density Planning Policy since they last announced changes. We have been reviewing information concerning how their plans affect the District. Missoula Planning's latest article deals with the shortage of available and affordable housing in the Missoula area. They have a number of studies that can have their proposals are the District has attended meetings concerning these policies. These plans outline how the number of dwellings, either single family homes or apartment complexes will increase the existing land use policies. These plans

include the areas from Reserve to Tower and 3rd to South Avenue. Since the addition of our new members this becomes a much greater issue to the District than before.

As mentioned in the above Developments – Subdivision section the proposed developments are using the Missoula County C-RR2-Residential zoning regulation. This regulation allows two (2) dwellings on one (1) acre. You can review the contents of this regulation on our website: www.targetrangeswd.org

Who Owns the Water in Your Well?

Recently there have been issues brought up to TRSWD about Groundwater Rights Ownership. In the last few years all forms of water rights ownership has become a major issue throughout our state and country. It is very important for all of our members to know if they have the **“Groundwater Rights”** to their well(s).

If you are not aware of your groundwater rights document, you may have a copy of it in your closing documents when you purchased your property or with your well log information. If you cannot find it we strongly recommend that you get a copy of it as soon as possible for your records.

Why should I care about Groundwater Rights?

The use of groundwater is becoming a major issue that may affect you and your property's value. The ability for you to use your water whenever you want and the amount you want without being charged a fee is very valuable. This may change if regulations change for individuals not owning ground water rights. It has been discussed in several areas of our country and also in Montana.

Who benefits if I do not register my Groundwater Rights?

The following is some of the information TRSWD has on groundwater usage in our area that affects our aquifer and your well water. We feel the following would be of interest to you concerning your groundwater rights. The major user is the Missoula Water System which has approximately 40 wells located in the valley. These wells have the capacity of pumping from 52 million gallons to a maximum of

74 million gallons per day. Missoula Water also has 25 tanks and reservoirs with a storage capacity of 10.2 million gallons. The amount that Missoula Water consumes is alarming and it should be. However there is a control document that is regulated by the Montana Department of Natural Resources (DNRC) that guarantees individuals the protection of their right to use water outside the City of Missoula and that is the Certificate of Groundwater Rights. This document allows DNRC to regulate the usage of groundwater in our area. The City of Missoula Water System or any user must maintain adequate water levels to serve all holders of groundwater rights. Without these documents DNRC cannot guarantee an adequate supply of water to members in our area. The application for groundwater rights is in accordance with Montana Code Annotated (MCA) 85-2-306. There is a required \$125.00 filing fee for the application.

If you have concerns regarding your groundwater rights you can contact The Montana Department of Natural Resources (DNRC) located at 2705 Spurgin RD/Bldg C, PO Box 5004, Missoula, MT 59806. Phone number is 406-721-4284.

They also have a website for application and information at:

<http://dnrc.mt.gov/divisions/water/water-rtights/docs/forms/615.pdf>

Cesspool – Septic Issues Program

To date the Target Range Sewer & Water District has awarded over 21 grants assisting our members in the replacement of cesspools or upgrades of existing septic systems within the District. If you replace a cesspool, the district may award you a grant up to \$3000 towards your costs. Grants start at \$500 for the repair or upgrade of septic systems. Grant requests along with a written bid or estimates need to be submitted to the Board. For more details, please visit our website www.TargetRangeSWD.org.

General info for Septic & Well Maintenance

TRSWD has been contacted recently by members regarding septic issues. That is why we are including the following 2 articles concerning wells and septic maintenance again .

What do you know about your well?

It is important that private well owners take a little time to learn about how to be a good steward of their water-well systems, which includes testing the water and acting to improve water quality if necessary.

Here's a short quiz to test your knowledge:

1. **It is important to test one's well water annually for:**
 - a. Iron
 - b. Hardness
 - c. Sulfides
 - d. Bacteria
 - e. Nitrates
 - f. d and e
 - g. All of the above
2. **A local health or governmental department is a good place to start checking on potential groundwater contamination threats:**

True or False
3. **One's well maybe dirty if:**
 - a. The water is cloudy
 - b. The water flow into the well is slow
 - c. There are taste and odor problems
 - d. All of the above
4. **Nitrates most commonly come from manufactured sites:**

True or False
5. **Total coliforms are tested in water because:**
 - a. These bacteria are hazardous to one's health
 - b. They are easy to grow in lab test
 - c. They are an indicator of possible pathogenic bacteria
 - d. b and c
 - e. All of the above

Quiz answers:

(1) f (2) True (3) d (4) False (5) d

Flush Carefully to Help Maintain Your Septic System (Sewage Treatment System)

A good rule of thumb for septic systems:

Don't flush anything that you didn't eat. Homeowners wanting to take good care of their septic systems will note the following items should never be put down the drain or in the toilet. These

items can clog pipes or drainfields and damage the biological digestion that takes place within a septic system.

Take care NOT to flush the following:

- Hair, coffee grounds, dental floss, diaper wipes. Kitty litter, grease, oil, hygiene products, cigarette butts, paper towels.

Never flush chemicals or medications that could contaminate groundwater such as:

- Paints, varnishes, thinners, oils, photographic solutions, pesticides. These are hazardous materials and should be disposed of properly.
- Prescription medicine should never be flushed. They should be replaced in their original container and disposed of properly.

Grease goes in the garbage, not down the drain

- Grease, fats, and oils that go down the sink can stick to the pipes inside the septic system. Overtime they build up and can plug pipes. Grease is harmful to the proper operation of a septic system and drainfield.
- Reuse old food containers to store grease. When the container is full, seal it in a plastic bag and place it in the garbage.

Minimize Heavy Cleaners and Chlorine Bleach

- Overuse of chlorine bleach and industrial cleaners will kill the beneficial bacteria that live in a septic system.
- A better solution is to use oxygenated bleach for laundry, and baking soda or vinegar solutions to clean sinks, showers, toilets, and coffee pots. These items are beneficial to a septic system.

Protect the Drainfield from Damage

- Do not drive over the drainfield
- Do not plant a garden over a drainfield
- Do not plant trees within 30' of a drainfield
- Do not build any structure over it, or cover it with concrete or asphalt

TRSWD Website Information:

The TRSWD Website contains information about the District and its mission. It also contains historical information on the creation of our aquifer and the impact it had on the Northwest not just the Missoula Valley. Please visit our site and see the importance of the District's Mission.

Trivia Answer: 5 Valleys – There can be 2 different sets of answers both are correct:

Answer 1 - Bitterroot Valley – South, Flathead Valley-North, Blackfoot Valley –Northeast, Deer Lodge Valley-East, Clark Fork Valley – West.

Answer 2 – Bitterroot valley – South, Mission Jocko Valley – North, Blackfoot Valley Northeast, Upper Clark Fork – East, Lower Clark Fork - West.

TRSWD Personnel Needs:

The District is always looking for new Board Members to help continue our Mission. We are also looking for an individual to replace our current Secretary/Treasurer who is retiring. If interested please contact us.

TRSWD Contact Information

Board Members : Fred Jones – Chairman – 239-4300

Mitch Ferm - 529-3476

Norm Smyers – 543-9775

George Hart – 396-8245

Scott David - 381-6229

Business Manager : Larry Nagy – 207-4087

District Mailing : PO Box 5484

Address : Missoula, MT 59806

Office Location : 1705 South Reserve
Missoula, MT 59801

Email Address can be obtained at District Website.

www.targetrangeswd.org.

Message from Board

It is the time of bringing another year to an end and a time to remember. We The Board of TRSWD wish you peace, joy and prosperity for the coming year and hope the ending of this year was rewarding. We thank you for your continued support and partnership in maintaining our way of life. We look forward to working with you in the years to come.

Preserving our quality of life through planned management of our water resources

Target Range Sewer and Water District
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