

Ordinance 2025-07

ORDINANCE ANNEXING JEREMY & MICHELE SHEA, TRACT 13
MINOR SUBDIVISION, BOZEMAN, MT 59718., GALLATIN COUNTY
MONTANA INTO THE FOUR CORNERS WATER & SEWER DISTRICT
(COOLWATER)

WHEREAS, JEREMY & MICHELE SHEA with mailing address of 200 Tinkers Lane, Bozeman, MT 59718, as owner of the Property described herein, submitted a petition for annexation of a parcel of land described as Tract 13 Minor Subdivision No. _____ being Tract 13 of Dependent Survey 8A, located in Section 12, T02 S, R04 E, Gallatin County Montana hereinafter also referred to as "Property" requesting that the Property be annexed into the Four Corners County Water and Sewer District for water and sewer services; and

WHEREAS, the Property is contiguous to the District boundary; and

WHEREAS, on June 17, 2025, at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as contiguous property and determined that the systems will have sufficient future capacity to provide service to the Property.

WHEREAS, the Property will need to provide its own irrigation water.

WHEREAS, JEREMY & MICHELE SHEA will provide evidence of purchased water rights to serve the Property need to be provided for 2.5 EDU (400 gpd total) average daily flow of 160 gallons per day per EDU and have agreed to pay the water and wastewater fee per EDU to the District.

NOW THEREFORE, be it ordained by the board of directors of the Four Corners County Water and Sewer District Board, by passage of this ordinance, the District does agree to annex the Property, described above, into the District after transfer of water rights and payment of fees water and sewer service for 2.5 EDUs (640 gpd total) average daily flow of 160 gallons per day per EDU.

The District shall not provide water for irrigation.

Landowners/petitioners acknowledge prior to the second reading that should additional structures which utilized water or sewer on the property, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on Aug 19, 2025 with a vote of 3 in favor and 0 against and second reading on Oct 21, 2025 with a vote of 4 in favor and 0 against.

This Ordinance shall be in effect 30 days after the date of the second reading.

1st Read and approved:

Four Corner's County Water and Sewer District

Dated: Aug 19, 2025

Jeff K. Lipes
Its: Vice President

Attested: Muffy Kneenke
Secretary

2nd Read and approved:

Four Corner's County Water and Sewer District

Dated: October 21, 2025

Jeff K. Lipes
Its: Vice President

Attested: Muffy Kneenke
Secretary