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April 25, 2023

White Sulphur Springs/Meagher County  
Consolidated Planning Board  
15 West Main Street  
White Sulphur Springs, MT 59645

**Re: Petition for Annexation – Mountainview Medical Center**

Dear Planning Board,

As you know, a petition for annexation into the City has been filed by Mountainview Medical Center for property owned by the hospital. Under the City's adopted Annexation Policy, the Planning Board is tasked with reviewing proposed annexations and providing a recommendation to the City Council.

At the request of the City, Great West Engineering has reviewed the information submitted as part of the petition, as well as supporting documents, in order to provide the Board and the City Council with guidance about the infrastructure needed to serve the proposed project. Based on the information provided and discussions with the City, our understanding of the project and corresponding review follows.

**Background and Project Understanding**

The Mountainview Medical Center is proposing to develop existing agricultural land east of the city. The current proposal for development consists of a new hospital facility, associated out buildings, helipad, access drives, paved parking areas, and green space. Development is currently proposed within 15 acres of a larger 74-acre parcel. The proposed development is located adjacent to the Meagher County rodeo arena grounds near the intersection of 6<sup>th</sup> Avenue SE and Bachler Lane. It is understood the proposed project will replace the existing Mountainview Medical Center currently located at 16 West Main Street within the city limits of White Sulphur Springs.

Great West Engineering understands the following general timeline of events and submittals with regard to the hospital development:

- An initial petition for annexation for the Mountainview Hospital was filed in April 2021. The initial petition was for development of 10 acres of land.
- Terry Threlkeld, former City Engineer, provided a review memo to the City in May 2021 recommending the hospital maintain the City's grid system of streets as well as acquire easements to try and develop an access directly to the highway for ingress and egress of emergency vehicles.
- Mr. Threlkeld provided a letter to TD&H Engineering (engineer for

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Mountainview Medical Center), in November 2021, certifying the existing water and wastewater systems have capacity to serve the proposed Mountainview Medical Center.

- A water and sewer design report and accompanying construction plans were submitted to DEQ by TD&H Engineering in February 2022. DEQ approved the submittal within the same month.
- An amended petition for annexation was submitted to the City in July 2022. The amended petition included an increase in the total development area from 10 acres to 15 acres.
- A traffic impact study for the development was submitted to the City in September 2022.

#### **Domestic Water and Sanitary Sewer Extensions**

The medical center will be served by extensions of the city's domestic water and sanitary sewer systems. A design report and construction plans were approved by DEQ in February 2022 for the water and sewer extension design. The design report provided the estimated water and sewer demands from the medical center and included a capacity certification from the City Engineer at the time. Both the water and sanitary sewer connections will tie into the existing systems at the intersection of Folsom Street and 4<sup>th</sup> Avenue SE. The design requires an easement be obtained for the City to be able to maintain the proposed infrastructure that runs through a portion of the rodeo grounds property.

Assuming the City has had a chance to review the design and approves the connection points and proposed materials, Great West Engineering has not identified any issues with the water and sanitary sewer extensions for the project. It is recommended that as the water and sewer design for the site proceeds, details be provided to the City for the design of the water and sewer service connections and plan for water meter placement. Additionally, if the medical center is proposing to discharge any new waste other than what is currently being discharged at the existing facility, the City should be made aware of and may require sampling to determine if pretreatment is needed before discharge into the wastewater collection system.

#### **Traffic Impact Study – Offsite Streets**

Great West Engineering reviewed the Mountainview Medical Center Relocation Traffic Impact Study, dated September 2022. The report follows industry methods and practices for gathering traffic information, calculating traffic volumes, and estimating impacts. The report is thorough and meets the typical requirements of studies of this type. The report concludes that despite an anticipated increase in traffic, no additional capacity or intersections improvements are warranted. This is a correct conclusion based on industry and Montana Dept. of Transportation standards.