

EIS file: DOUBLE ARROW RANCH
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Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

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DIRECTOR

February 11, 1975

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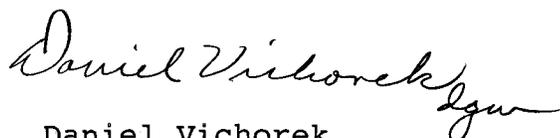
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page 2

Attached for your comments is the draft environmental impact statement for Phase 1A of the Double Arrow Ranch subdivision near Seeley Lake. Please send your response within 30 days of the above date.

Sincerely,

A handwritten signature in cursive script that reads "Daniel Vichorek". The signature is written in dark ink and is positioned above the typed name.

Daniel Vichorek
Technical Writer
Environmental Sciences Division

DV:sh
Attachment
cc: Mr. Wake
Mr. Carmody

MONTANA DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

February 11, 1975

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR
PHASE 1A of THE DOUBLE ARROW RANCH
MISSOULA COUNTY, MONTANA

Pursuant to the Montana Environmental Policy Act, Section 69-6504(b)(3); the act controlling both public and private water supply and sewage disposal for subdivisions, Section 69-5001 through 69-5009; and the act controlling water pollution, Section 69-4801 through 69-4827, the following draft environmental impact statement was prepared by the Department of Health and Environmental Sciences, Environmental Sciences Division, concerning the proposed Phase 1A of the Double Arrow Ranch, a proposed subdivision in Missoula County, for which a request has been received to remove the sanitary restriction which has been imposed.

Location

This development is approximately 1.5 miles south of the community of Seeley Lake in Sections 10, 11, and 15, Township 16 North, Range 15 West, MPM (see attached).

Description of the proposed development

Phase 1A would be composed of 80 lots ranging in size from 0.85 acre to approximately 3.5 acres. Of the total 217.07 acres platted in Phase 1A, 137.81 acres are in lots, 13.54 in roads, and 65.72 acres in common area. Phase 1A is part of what was originally the 316-acre Phase 1. Because of contradictory results of groundwater testing, the development was divided into two parts. The area encompassing the lotted area in Phase 1A has satisfactory groundwater conditions for on-site sewage disposal while the area that would encompass Phase 1B requires further testing during high water season.

✓ Water supply would be through the Seeley Lake community water system.

According to the Soil Conservation Service, much of area 1A has moderate to severe soil limitations on homes, roads, parking areas, septic tanks and filter fields. Much of this limitation is the result of slopes steeper than 15 percent, which have been incorporated into the common areas. Percolation tests submitted by consultants to the developer indicate the soil would be satisfactory for subsurface drain-fields.

The land currently is used for pasture. Vegetation cover consists of low grass with some fir and pine forest and some willows and shrubs along the Clearwater River.

Wildlife use of the development area apparently is limited to small game and non-game species, according to residents of the area. The Clearwater River reportedly is too warm and shallow to support a fishery during most of the year.

Solid waste from the development would be picked up by a commercial trash hauler servicing the area and deposited in an authorized landfill. Utility lines would be underground. Road surfaces would be paved. The Montana Department of Highways foresees no problems related to the proposed approaches to Highway 209.

Impacts

The U. S. Forest Service is concerned that continuing expansion of the recreational population in the Seeley Lake area will have serious effects on the recreational opportunities in the area. Using Bureau of Outdoor Recreation statistics, the Forest noted that on any given suitable day in 1985, 13,000 persons will want to go swimming somewhere in Montana, many of them presumably in the Seeley Lake area. Clearly, the Forest notes, the demand for swimming room is going to exceed the supply. Boating and waterskiing also will be overcrowding the available facilities, according to the same report. Boats towing waterskiers already are restricted to moving in a counterclockwise direction on Seeley Lake, Lake Inez, and Lake Alva, indicating that there already is considerable use of these waters.

The Forest Service pointed out two basic problem areas that could be further impacted by more recreational subdivision in the area. The first of these is the heavily used developed areas. If subdivision continues, according to the Forest Service, new and established residents of the Seeley Lake area could exhaust the present capacity of picnic areas, boat launches, swimming beaches, and boating facilities.

The second problem area is dispersed recreation, which is seriously impacted by increasing numbers of people. People going into the woods to get away from people meet more people, until it becomes necessary to limit, restrict, or forbid certain uses. Residents then are deprived of their recreational opportunities and must drive to another area.

According to records on file in the Missoula City-County Planning Office, a total of 359 lots were created in or around Seeley Lake prior to 1960. Between 1960 and 1970, another 440 lots were created. Since 1970, an additional 412 lots have been recorded.

+80
359
440
412
1211 + (80) =
1291

Despite the large number of lots, population apparently has been declining in the area. Cutbacks in the forest products industry probably are the cause of a declining number of students in the local schools. The Seeley Lake grade school, for example, has a capacity of 250 children, but the peak enrollment was 224 in 1969, down to 165 in 1974, and continuing downward. Special levies are required because of the declining number of students. The principal of the school said the school funding situation would improve if there were more students, which would reduce the need for special levies.

Whether subdivision activity would lead to more students in the school is questionable, unless there is an upturn in the local economic situation. If lots were sold only to seasonal residents, there would be no new students in the school, but the tax base would increase considerably.

In the opinion of the Water Quality Bureau limnologist, no eutrophication would result from nutrients reaching ground-water and subsequently the Clearwater River and Salmon Lake from septic tanks. Even if other phases of the subdivision were approved and 200 houses with three persons each eventually were located in the area, and if all the nutrients were flushed directly into Salmon Lake with no soil filtration or plant uptake, the nitrogen addition to the lake would be between 0.069 and 0.25 milligrams per liter. The phosphorous addition would be between 0.034 and 0.0496 milligrams per liter. These figures are based on a lake volume of 19,480 acre-feet and a per person contribution of 0.06 pounds per day of nitrogen and 0.012 pounds of phosphorous on a year-round basis. The river flow from Salmon Lake is about 75,000 acre-feet per year, so the lake is completely flushed about four times a year, helping to prevent eutrophication.

Conclusion

In keeping with the recommendations of the Missoula County health officer, Dr. Kit Johnson, this department will require that the following conditions be met:

- ✓ 1. Each lot must have sufficient room for installation of a subsurface drainage system at least 200 feet from the high water mark of the Clearwater River.
- ✓ 2. A municipal water system must be provided.
3. The Missoula Air Quality Control Region is designated Priority II for particulates. In order to adequately protect the health and welfare of the future subdivision residents as well as the residents of the surrounding area, the Air Quality Bureau supports the resolution

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Assuming
instant
dilution

of the Missoula County Commissioners that no subdivision plats should be accepted unless all roads are paved prior to offering the lots for sale.

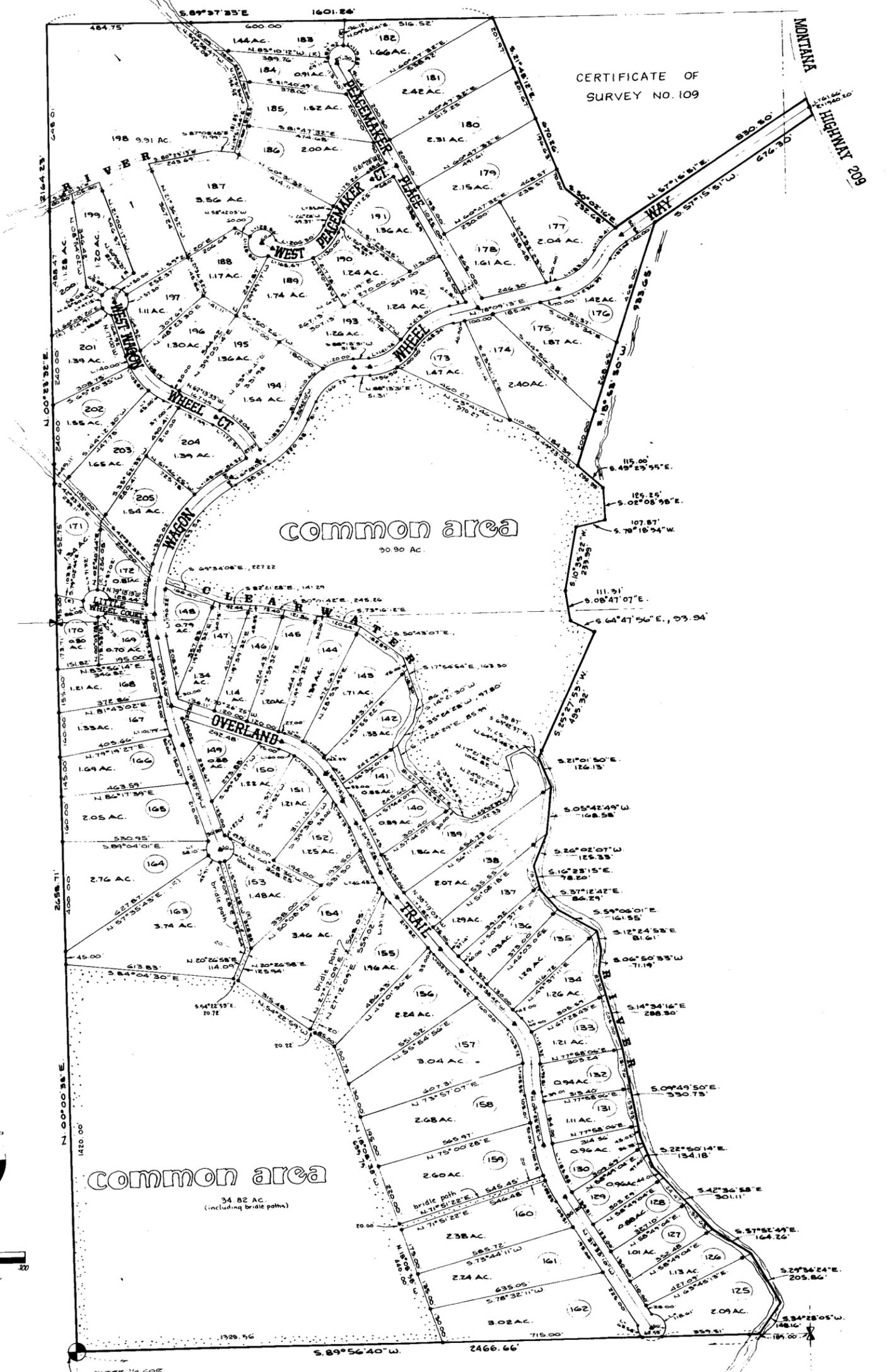
This draft environmental impact statement has been prepared by Daniel Vichorek, Technical Writer for the Environmental Sciences Division, from information supplied by the developer.



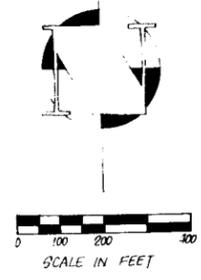
DOUBLE ARROW RANCH

PHASE IA

a subdivision of Missoula County, Montana, located in Sections 10, 11 & 15, T.16N., R.15W., Principal Meridian, Montana.



CERTIFICATE OF SURVEY NO. 109



LOTTED AREA	137.81 Acres
ROAD AREA	13.54 Acres
COMMON AREA	65.72 Acres
TOTAL PLATTED AREA	217.07 Acres

- 72" X 18" REBAR W/ PLASTIC CAP TO BE SET AT ALL EIGHT (8) WAY POINTS (P.I.'S) WITHIN ONE YEAR OF FILING DATE.
- 96" X 24" REBAR W/ ALUM. CAP TO BE SET AT ALL LOT CORNERS WITHIN ONE YEAR OF FILING DATE.
- ▲ STREET MONUMENT (SEE DETAILS SHEET 2 FOR SECTION BREAK-DOWN DATA).

Ainsworth & Associates
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