

*Knudsen
&
Johnson
Hyalite
Subdivisions*
John W. Reuss
xxxxxxxxxxxxxx

February 28, 1975

Mr. D. G. Willems, Chief
Water Quality Bureau
Department of Health and Environmental Sciences
Capitol Station
Helena, Montana 59601

Dear Don:

Receipt of Al Keppner's Negative Declaration (dated March 3, 1975) on Knudsen and Johnson Hyalite Subdivisions is hereby acknowledged. Mr. Keppner says, "from the data submitted, it appears that...the sewage disposal systems (planned)...can satisfy department laws and regulations." The evidence referred to in the document to justify Mr. Keppner's judgment is fairly lame, however, in that the only test holes were dug in the fall. Circumstantial evidence offered includes a report that an 8-foot basement has never flooded and that a 4.5-foot excavation has been reported dry in June or July. It seems clear that the department's 6-foot limit on the maximum permissible groundwater height for subdivisions with subsurface disposal systems cannot be assured on the basis of the information at hand. This is especially true if the "basements" referred to are well sealed against intrusions of groundwater. Certainly the judgment to approve this subdivision without thorough in-house environmental review by the department is not characteristic of the performance of the Water Quality Bureau. A decision to wait until adequate evidence can be acquired regarding the possible pollution of groundwater and Hyalite Creek, a trout fishery, would be more prudent than the announced intention.

Thank you for the opportunity to comment on the Negative Declaration.

Sincerely,

Ronald J. Schleyer
EIS Coordinator

cc: Al Keppner, Department of Health

RJS/cnc



Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

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John S. Anderson M.D.
DIRECTOR

March 3, 1975

FEB 26 1975

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Mrs. Winifred Lucky, 420 South Sixth, Livingston

Mrs. Vel Jansen, 430 South Sixth, Livingston
Rick Graetz, Box 894, Helena

Enclosed is a negative declaration that has been prepared for Knudsen and Johnson Hyalite Subdivisions near Bozeman, Montana, in Gallatin County. This is being submitted for your information and comments.

Subdivision plans and specifications have been submitted to the Department of Health and Environmental Sciences for approval of the water supply, sewage disposal, and solid waste disposal systems. This declaration defines the project and specifies those conditions under which the subdivision will receive approval without development of an environmental impact statement. This declaration is intended to assure all interested governmental agencies and public groups that this approval is being sought within the intent of both the Montana Environmental Policy Act and the Montana subdivision laws.

Sincerely yours,



D. G. Willems, P.E., Chief
Water Quality Bureau
Environmental Sciences Division

DGW:APK:sh

Enclosure

cc: Terry Carmody
Ben Wake

FEB 26 1975

MONTANA DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
ENVIRONMENTAL QUALITY COUNCIL

March 3, 1975

A Negative Declaration for
KNUDSEN AND JOHNSON HYALITE SUBDIVISIONS,
PROPOSED DEVELOPMENTS IN GALLATIN COUNTY, MONTANA

Pursuant to the Montana Environmental Policy Act, Section 69-6405 (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 to control water pollution, Section 69-4801 through 69-4827, the following negative declaration is prepared by the Department of Health and Environmental Sciences, Environmental Sciences Division, Water Quality Bureau, concerning Knudsen and Johnson Hyalite Subdivisions, proposed developments located in Gallatin County, Montana, for which a submittal has been received requesting subdivision plat approval.

The purpose of this negative declaration is to inform all interested governmental agencies and the concerned public of the Water Quality Bureau's intent not to prepare a full environmental impact statement. This document will be circulated for 15 days.

These proposed developments are located in the NW 1/4, NE 1/4, NE 1/4 and the SW 1/4, NE 1/4, NE 1/4, Section 1, Township 2 South, Range 4 East, MPM, about seven miles west of Bozeman, Montana. It is bounded on the north and west by county roads, and Hyalite Creek bisects the property. A total of 20.177 acres would be divided into eight lots.

Water Supply

Water would be supplied through individual wells. Logs for wells in the general area have an average depth of 45 to 60 feet with flows up to 35 gallons per minute. A well exists on the property.

Sewage Disposal

Sewage would be treated in individual septic tanks and disposed of through subsurface drainfields. Soil profile descriptions and percolation tests indicate the soils are suitable for this purpose. Although the ten-foot test holes dug on the property were dry and showed no evidence of prolonged saturation, they were dug in the autumn after high water season. Other evidence presented to indicate high groundwater levels do not exist on the property are as follows:

- (1) An outbuilding on the north of the property has a basement that extends to eight feet below the surface. The past two owners have reported it has never been wet.
- (2) Excavations on two lots immediately south of the subdivision showed no evidence of water in June or July. A house on one of these lots has a basement four and one-half feet below ground surface that has not been wet.

Solid Waste Disposal

It is proposed that Suhr Hauling, Inc. of Bozeman will collect solid waste for disposal in the Bozeman landfill.

Services

Telephone and electrical service is available. Police protection will be provided by the Gallatin County sheriff's office, and fire protection will be a volunteer fire district. Ambulance service is available from Bozeman. Hospital and physician services are available in Bozeman.

Environmental Assessment

The primary environmental impact would be those associated with conversion of hay and pasture land to suburban residential use. The area to the south of the proposed developments has been subdivided previously. The subdividing process continues to alter the rural landscape and rural life style of the area to a suburban landscape and life style. In the short-term and long-term, the land would be divided into a multiplicity of ownerships.

The local grade school presently has approximately 124 students and is reported operating at or above the design capacity. Additional students that would reside in these developments would contribute to the burden on the school.

Hyalite (Middle) Creek has a trout fishery and any activity that creates turbidity in the stream would adversely affect the fishery. It is possible to keep sewage disposal devices at least 150 feet from the stream.

Alternatives Available to this Department

There are two basic alternatives available to this department with respect to these developments. They are to issue a certificate of subdivision plat approval or not to issue a certificate. From the data submitted, it appears that plans and specifications for the individual water supply systems, sewage disposal systems, and solid waste disposal facilities are now in compliance with department standards and can satisfy department laws and regulations.

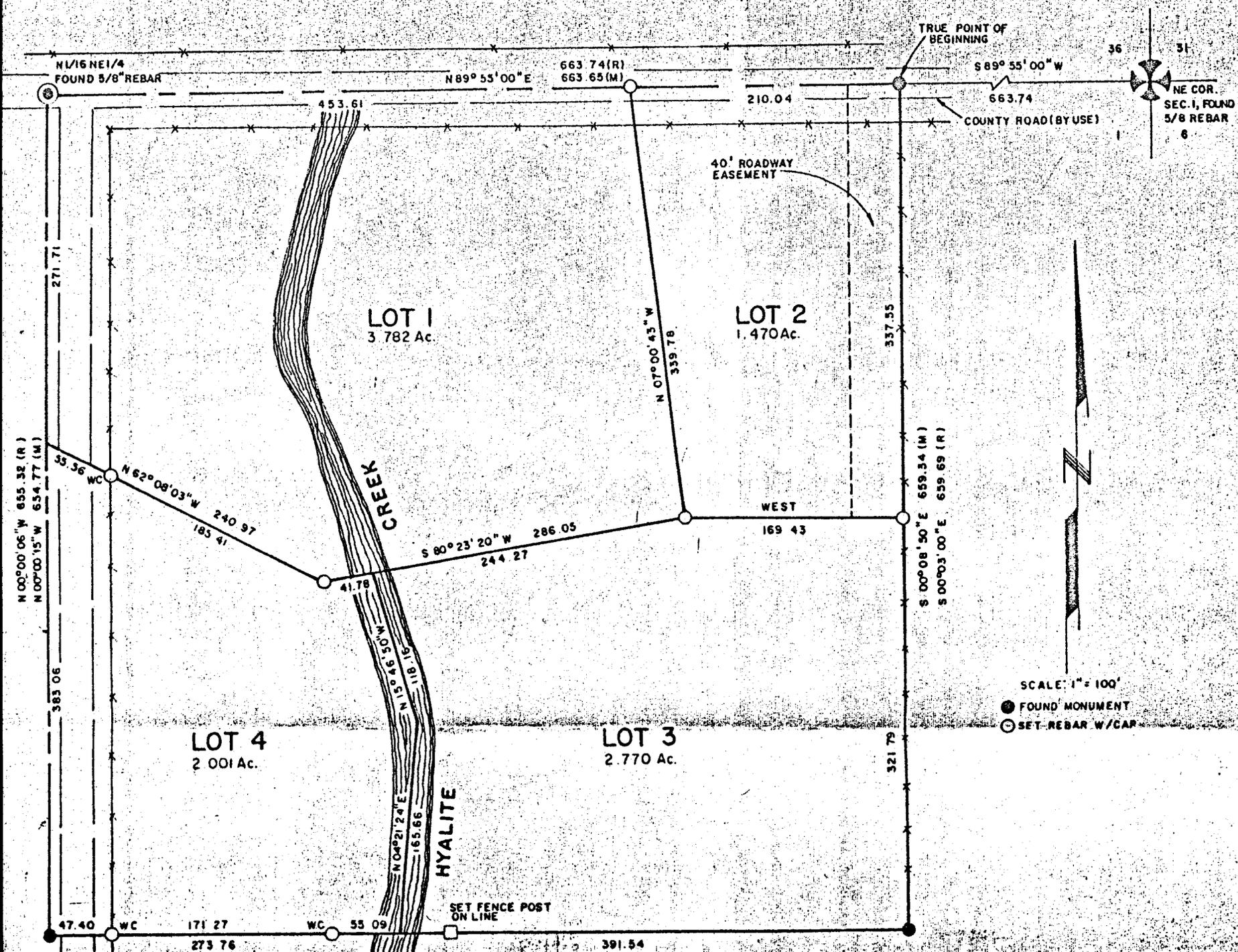
Conclusion

A certificate of subdivision plat approval will be issued fifteen days after issuance of this declaration unless convincing response, supported by data, is received by the department.

This negative declaration has been prepared by A. P. Keppner, B.S.F., M.S., Soils Scientist for the Water Quality Bureau, Environmental Sciences Division, Department of Health and Environmental Sciences, from data submitted by Survco, Inc.

MINOR SUBDIVISION PLAT NO. _____

A TRACT OF LAND BEING THE NW1/4 NE1/4 NE1/4 OF SECTION 1, T2S, R4E, M.P.M.
GALLATIN COUNTY, MONTANA



DEADHEAD

**MONTANA STATE DEPARTMENT OF HEALTH
AND ENVIRONMENTAL SCIENCES**

Helena, Montana



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Environmental Quality Council