

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

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DIRECTOR

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March 28, 1975

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Enclosed is an agency impact determination that has been prepared for Eastedge Meadows, a proposed subdivision near Bozeman, Montana, in Gallatin County. This document 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
Dan Vichorek

MONTANA DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

March 28, 1975

An Agency Impact Determination
Eastedge Meadows
a proposed subdivision 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 agency impact determination is prepared by the Department of Health and Environmental Sciences, Environmental Sciences Division, Water Quality Bureau, concerning Eastedge Meadows, a proposed subdivision in Gallatin County, Montana, for which a submittal has been received requesting subdivision plat approval.

The purpose of this agency impact determination 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.

This proposed development is located less than one mile from Bozeman, Montana, in the SE 1/4 of Section 8 and the NE 1/4 of Section 17, Township 2 South, Range 6 East, MPM. Interstate 90 right-of-way borders the property on the north and Haggarty Lane Frontage Road on the south. A total of 17.78 acres would be divided into 12 lots ranging in size from 1.004 acres to 1.714 acres. The proposed subdivision is designed for permanent single-family residences.

Water Supply

Water would be supplied by an individual drilled well on each lot. Well logs on adjacent property indicate water yields of 12 to 20 gallons per minute can be obtained at depths of approximately 100 feet.

Sewage Disposal

Sewage would be treated in individual septic tanks and disposal through subsurface drainfields. Soil profile descriptions, percolation tests, and groundwater data indicate the lots are suitable for this purpose. Slopes of the drainfield sites range up to five percent.

Solid Waste Disposal

It is proposed that Suhr hauling of Bozeman would collect the solid waste and dispose of it in the city of Bozeman sanitary landfill.

Environmental Assessment

The primary environmental impacts would be those associated with conversion of agricultural land to residential use. However, this property occupies a strip of land between an interstate highway and a frontage road where residential development has already occurred. The close proximity to the city of Bozeman of this property and previous residential development of adjacent parcels preclude any long-term use of this land for anything but residential development.

AND
OPEN SPACE

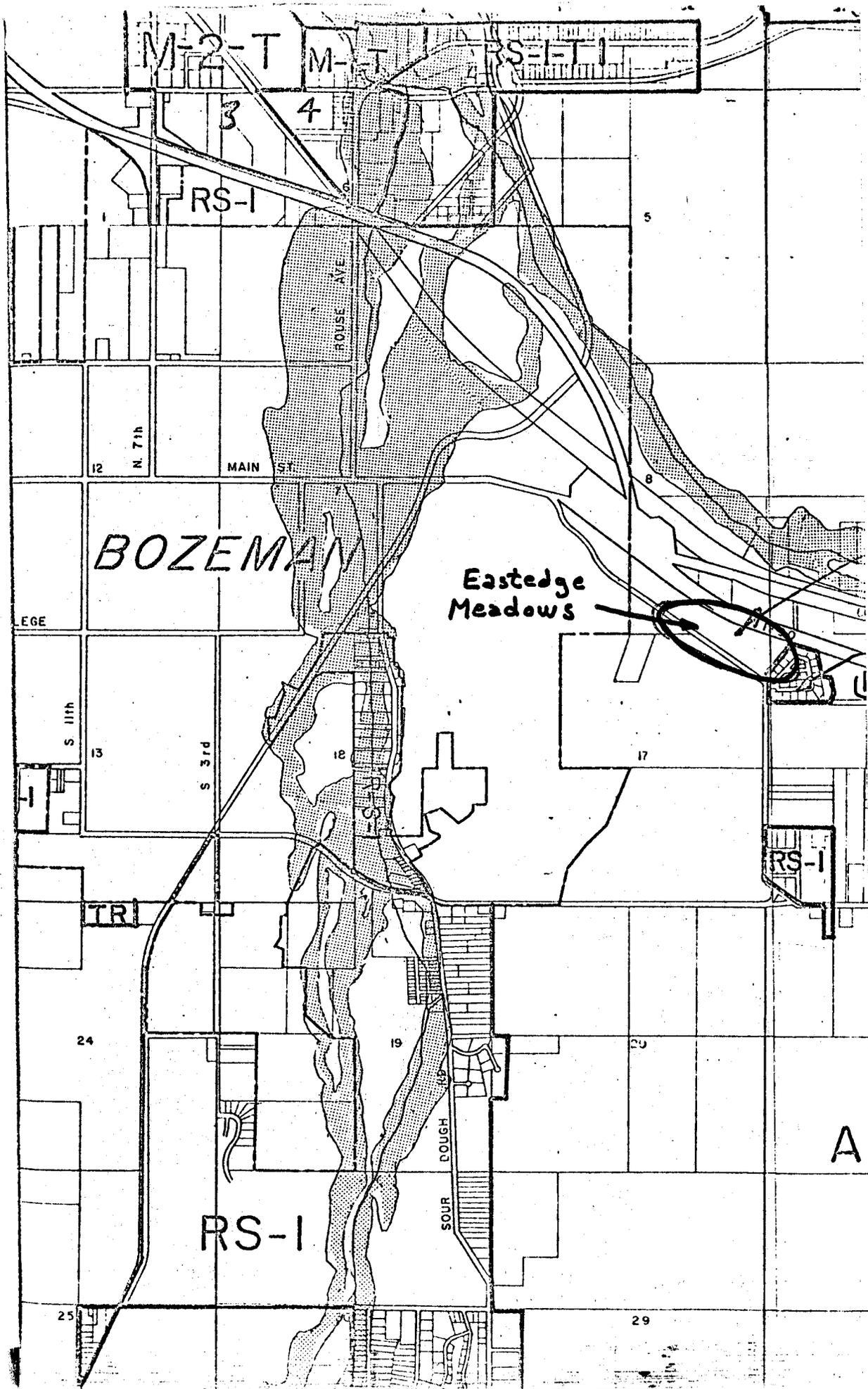
Alternatives Available to this Department

There are two basic alternatives available to this department with respect to this development. 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 by this department 15 days after issuance of this determination for this department's action is considered not significant.

This agency impact determination has been prepared by Alfred P. Keppner, B.S.F., M.S., Soils Scientist, Water Quality Bureau, from information submitted by Brelsford & Associates, the city of Bozeman, Louis Tout, City of Bozeman Zoning Commissioner, and the developer.



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