



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

John S. Anderson M.D.
DIRECTOR

May 13, 1975

RECEIVED

MAY 13 1975

Re: Montana Meadows, Blocks 1,
2, and 3, Yellowstone County

ENVIRONMENTAL QUALITY
COUNCIL

Honorable Thomas Judge, Governor, State of Montana, Helena
Citizens Advocate, Helena, Montana
Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Highways, Helena
Department of Intergovernmental Relations, Division of Planning,
Helena
Department of Natural Resources and Conservation, Helena
Superintendent of Public Instruction, Helena
Department of State Lands, Helena
Montana State Library, Helena
Board of County Commissioners, Courthouse, Billings
City-County Planning Board, Courthouse, Billings
City-County Health Department, Courthouse, Billings
Environmental Information Center, Box 12, Helena
C. W. Gonder, 823 East Call Street, Livingston
Mrs. Vel Jansen, 430 South Sixth, Livingston
Mrs. Winifred Lucky, 420 South Sixth, Livingston
Mary Lee Reese, League of Women Voters, 29 South Alta, Helena
Doris Milner, Montana Wilderness Association, Route 1, Box 1410,
Hamilton
Northern Rockies Action Group, #9 Placer Street, Helena
Paul T. Richards, 902 North Park, Helena
John Schillinger, Microbiology Department, Montana State Uni-
versity, Bozeman
Concerned Citizens for a Quality Environment, c/o Ron Erickson,
University of Montana, Missoula
Larry Uman, Environmental Studies Department, University of
Montana, Missoula
Student Environmental Research Center, Room 212, Venture Center,
University of Montana, Missoula
Beartooth View Ranch, 706 Main, Billings
Bureau of Land Management, Federal Building, 316 North 26th
Street, Billings
Bureau of Reclamation, Box 2553, Billings
Bureau of Sport Fisheries & Wildlife, 711 Central Avenue,
Billings
Oscar Harmon, 1804 Lake Elmo Road, Billings
Mrs. Rita Sheehy, 1041 Poly Drive, Billings
Trout Unlimited, Box 1534, Billings
Yellowstone Development Council, Courthouse, Billings
Alf Hulteng, Branch Office, Box 20296, Billings

Enclosed is an agency impact determination that has been prepared for Blocks 1, 2, and 3 of Montana Meadows, a proposed subdivision in Yellowstone County.

Subdivision plans and specifications have been submitted to the Department of Health and Environmental Sciences for approval of water supply, sewage disposal, and solid waste disposal systems.

This determination defines the project and specifies those conditions under which the subdivision will receive approval without the development of an environmental impact statement. This determination 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: Ben Wake
Terry Carmody
Dan Vichorek

MONTANA DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

May 13, 1975

An Agency Impact Determination For
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MONTANA MEADOWS, BLOCKS 1, 2, AND 3,
A Proposed Subdivision in Yellowstone 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 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 a proposed subdivision in Yellowstone County, Montana, for which a submittal has been received requesting removal of sanitary restrictions.

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 ten days.

Location

The proposed subdivision is located approximately one mile east of Laurel near the Mossmain wye. It occupies the SE 1/4 of Section 2, Township 2 South, Range 24 East, MPM. Montana Meadows, which was platted and filed in June of 1973, encompasses the entire 160-acre quarter section. However, application has been received for removal of sanitary restriction on Blocks 1, 2, and 3 only. They comprise of 35 acres divided into 61 lots in the southern portion of the development (see attached plat).

Water Supply

Individuals wells would be used as a water supply. Two wells exist on the property--one on Lot 26 Block 2 (40 feet deep) and one on Lot 4 Block 5 (75 feet deep). Results of laboratory tests indicate the water is bacteriologically suitable for drinking and domestic use.

Sewage Disposal

Sewage would be treated in individual septic tanks and disposed through subsurface drainfields. Soil profile descriptions,

percolation tests, and groundwater elevations indicate the soils are suitable for this purpose. Approximately 165 square feet of drainfield per bedroom would be required.

Solid Waste Disposal

It is proposed that Tim's Enterprises will collect solid waste. Ultimate disposal would be in the Billings sanitary landfill.

Environmental Assessment

The subject property has been used for irrigated farm land, and the primary environmental impacts would be those associated with conversion of agricultural land to residential use. However, the development has received planning board approval, the area platted, and the plat filed with the county clerk and recorder. Therefore, the land use commitment was made in 1973 at the local level. The area to the south of the subdivision is occupied by the Burlington Northern rail yards.

The subdividing process continues to alter the rural landscape and rural life style of an area to a suburban landscape and life style. In the short-term and the long-term, the land would be divided into a multiplicity of ownerships.

Alternatives Available to this Department

There are two basic alternatives available to this department. One is to issue a certificate of removal of sanitary restrictions; the other would be 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 removal of sanitary restriction will be issued ten days after issuance of this statement unless convincing response to the contrary is received by the department.

This agency impact determination has been prepared by Alfred P. Keppner, B.S.F., M.S., Soils Scientist, Water Quality Bureau, Department of Health, utilizing information presented by Warren Satterlee, P.E., Harlan Lund, P.E., the county sanitarian, the developer, and Yapuncich, Sanderson & Brown Laboratories.

8.113 out.

MONTANA MEADOWS

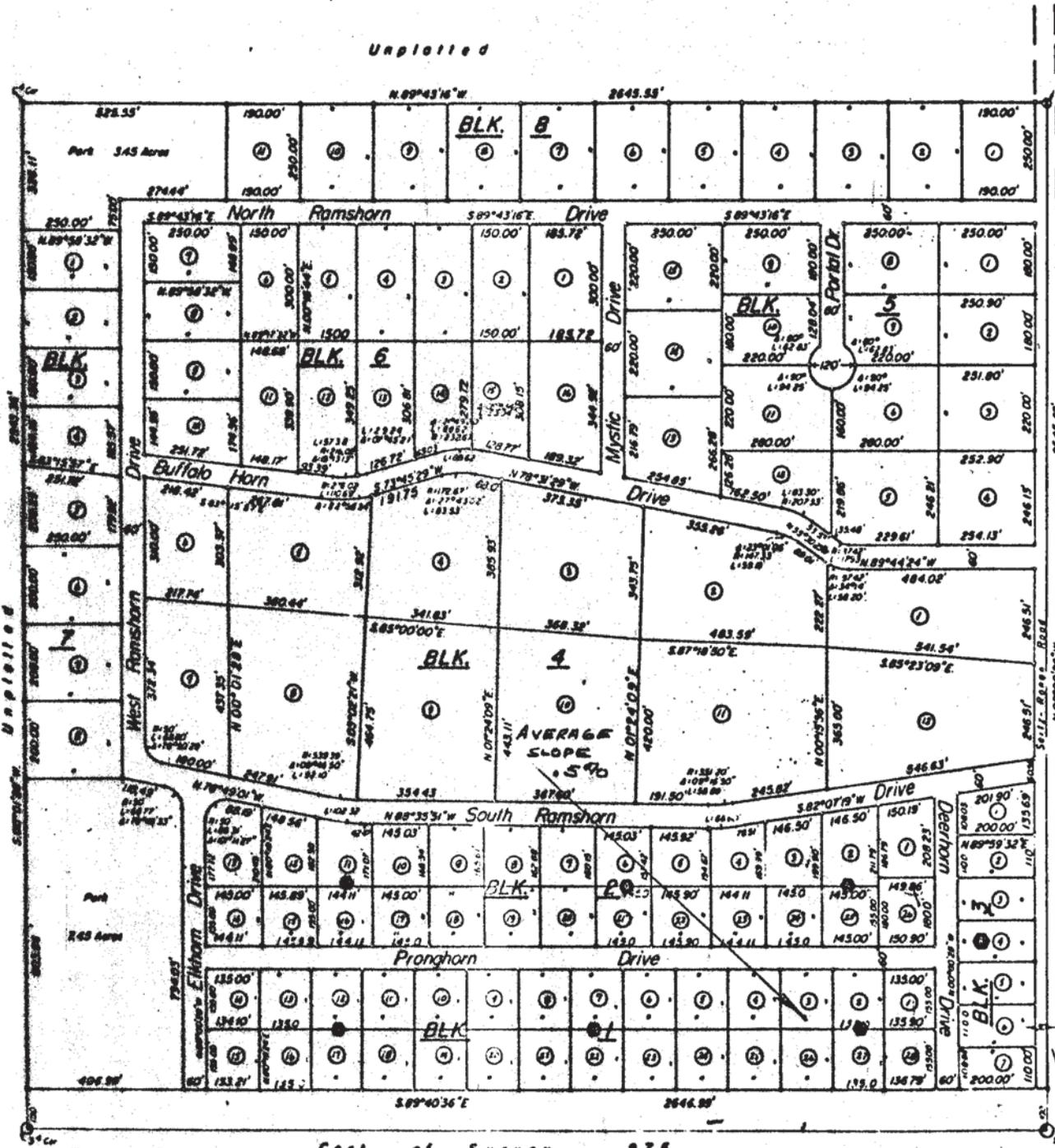
SHEET A

(A SUBDIVISION) in
SE⁴ Sec. 2, T.2S., R.24E., P.M.M.
Yellowstone County, Montana
by: Harlan M. Lund 18275
Scale: 1"=200' June, 1973

● DENOTES SOIL PROFILE LOCATIONS

WES, 7/29/74

Unplotted



Unplotted

- BLOCK 1**
- Lot 1 - 0.422 ac.
 - Lot 2 thru 13 incl. - 0.421 ac.
 - Lot 14 - 0.479 ac.
 - Lot 15 - 0.476 ac.
 - Lot 16-27 incl. - 0.481 ac.
 - Lot 28 - 0.485 ac.

- BLOCK 2**
- Lot 1 - 0.677 ac.
 - Lot 2 - 0.670 ac.
 - Lot 3 - 0.601 ac.
 - Lot 4 - 0.531 ac.
 - Lot 5 - 0.523 ac.
 - Lot 6 - 0.529 ac.
 - Lot 7 - 0.534 ac.
 - Lot 8 - 0.547 ac.
 - Lot 9 - 0.556 ac.
 - Lot 10 - 0.565 ac.
 - Lot 11 - 0.577 ac.
 - Lot 12 - 0.658 ac.
 - Lot 13 - 0.732 ac.
 - Lot 14 - 0.514 ac.
 - Lot 15 - 0.519 ac.
 - Lot 16 - 0.513 ac.
 - Lot 17-21 incl. - 0.516 ac.
 - Lot 22 - 0.519 ac.
 - Lot 23 - 0.513 ac.
 - Lot 24 - 0.516 ac.
 - Lot 25 - 0.516 ac.
 - Lot 26 - 0.521 ac.

- BLOCK 3**
- Lot 1 - 0.559 ac.
 - Lot 2-6 incl. - 0.505 ac.
 - Lot 7 - 0.502 ac.

- BLOCK 4**
- Lot 1 - 2.804 ac.
 - Lot 2 - 3.327 ac.
 - Lot 3 - 3.079 ac.
 - Lot 4 - 2.834 ac.
 - Lot 5 - 2.525 ac.
 - Lot 6 - 1.927 ac.
 - Lot 7 - 2.111 ac.
 - Lot 8 - 3.627 ac.
 - Lot 9 - 3.625 ac.
 - Lot 10 - 3.642 ac.
 - Lot 11 - 4.501 ac.
 - Lot 12 - 3.794 ac.

- BLOCK 5**
- Lot 1 - 1.035 ac.
 - Lot 2 - 1.039 ac.
 - Lot 3 - 1.274 ac.
 - Lot 4 - 1.433 ac.
 - Lot 5 - 1.571 ac.
 - Lot 6 - 1.349 ac.
 - Lot 7 - 1.008 ac.
 - Lot 8 - 1.033 ac.
 - Lot 9 - 1.033 ac.
 - Lot 10 - 1.008 ac.
 - Lot 11 - 1.349 ac.
 - Lot 12 - 1.027 ac.
 - Lot 13 - 1.266 ac.
 - Lot 14 - 1.263 ac.
 - Lot 15 - 1.263 ac.

- BLOCK 6**
- Lot 1 - 1.279 ac.
 - Lot 2-5 incl. - 1.031 ac.
 - Lot 6 - 1.077 ac.
 - Lot 7 - 0.950 ac.
 - Lot 8 - 0.641 ac.
 - Lot 9 - 0.861 ac.
 - Lot 10 - 0.861 ac.



Cert. of Survey 975

STATE OF MONTANA
County of Yellowstone
Show all now by these present:

CERTIFICATE OF DESIGNATION

CERTIFICATE OF SURVEY

STATE OF MONTANA
County of Yellowstone

WATER QUALITY BUREAU
STATE DEPT. OF HEALTH & ENV. SCIENCES
HELENA, MONTANA 59601

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ENVIRONMENTAL QUALITY
COUNCIL

DEADHEAD

Environmental Quality
Council
Helena, MT 59601