



file *Office Copy*
Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

RECEIVED

JUN 24 1975

Re: Orchard Acres,
Missoula County

ENVIRONMENTAL QUALITY
COUNCIL

June 24, 1975

Honorable Thomas Judge, Governor, State of Montana, Helena
Citizens Advocate, Helena
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, Missoula County Courthouse, Missoula
City - County Planning Board, Courthouse, Missoula
City-County Health Department, Room 301 Courthouse Annex, Missoula
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 Assn., 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 University, Bozeman
Concerned Citizens for a Quality Environment, % Ron Erickson, Chairman, U. of M.,
Missoula
Larry Uman, Environmental Studies Department, U. of M., Missoula
Student Environmental Research Center, U. of M., Room 212, Venture Center,
Missoula
Hugh Schaefer, 206 Ben Hogan Drive, Missoula
School of Forestry, U. of M., Missoula
Fern Hart, 16 Carriage Way, Missoula
U. S. Forest Service, Federal Building, Missoula
Bureau of Land Management, 1819 Holborn, Missoula
Soil Conservation Service, 2801 Russell Street, Missoula
Bill Kendall, Trout Unlimited, 715 Beverly Street, Missoula
Montana Wildlife Federation, 410 Woodworth Ave., Missoula
Ms. Jean Warren, Sierra Club - Montana Group, Box 351, Missoula
Montana Power Company, Water Department, Missoula
City of Missoula, 201 West Spruce, Missoula
Geo-Associates, Inc., 713 S. Third St. W., Missoula
Joseph W. Smith, 2026 Valley View Drive, Missoula

Enclosed is an agency impact determination that has been prepared for Orchard Acres, a proposed subdivision in Missoula 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:ds

Enclosure

cc: Ben Wake

Terry Carmody

MONTANA DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

An Agency Impact Determination For

ORCHARD ACRES,
A Proposed Subdivision in 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 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 Missoula 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 ten days.

Location

The proposed subdivision is located in the NW $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 1, Township 12 North, Range 20 West, M.P.M. in the Cold Springs School area of Missoula County (see attached map). Thirteen lots ranging in size from 20,000 to 26,000 square feet would be developed on 7.47 acres.

Water Supply

Montana Power Company water system would serve the proposed development. Water mains have been installed in South Hills Drive and are available to serve Orchard Acres.

Sewage Disposal

Since it is not possible to serve the area with city sewer at this time, sewage would be treated in individual septic tanks and effluent disposed of through subsurface drainfields. Soil profile descriptions, percolation tests, and groundwater elevations indicate the soils are suitable for this purpose. Approximately 190 square feet of drainfield per bedroom would be required. This property does not appear to have the massive clay layers evident in the soils of the South Hills area to the east where sewage disposal problems are in evidence. Perforated standpipes installed in two of the ten foot holes has not indicated groundwater rising to this level. An irrigation ditch is to be lined with culvert.

Solid Waste Disposal

A commercial collection service is available with ultimate disposal in the Missoula Sanitary Landfill.

Other Services

Electricity and natural gas would be provided by the Montana Power Company and telephone service by Mountain Bell. Fire protection would be provided by the Missoula Rural Fire Department and the police protection by the Missoula County Sherriff's Department. The nearby Cold Springs Elementary School would provide educational services to the grade school children and High School students would attend Missoula Sentinel High School.

Taxation

Present tax revenue generated by the 7.47 acres is \$450 per year. Projected taxes after home construction and improvements have been completed are \$1,065 per lot or \$13,845 total projected taxes.

Environmental Assessment

The subject property has been used as pasture in the recent past, and the primary impacts would be those associated with conversion of agricultural land to residential. However, with close proximity to the City of Missoula and the residential land use of adjacent properties, the long term commitment of residential development on this property is evident.

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

Irreversible & Irretrievable Commitment of Resources

The primary commitment of resources would be the irreversible and irretrievable commitment of 7.47 acres of pasture land to residential lots. Building materials that go into housing construction would be irretrievable although these houses would be constructed on other properties if not on Orchard Acres.

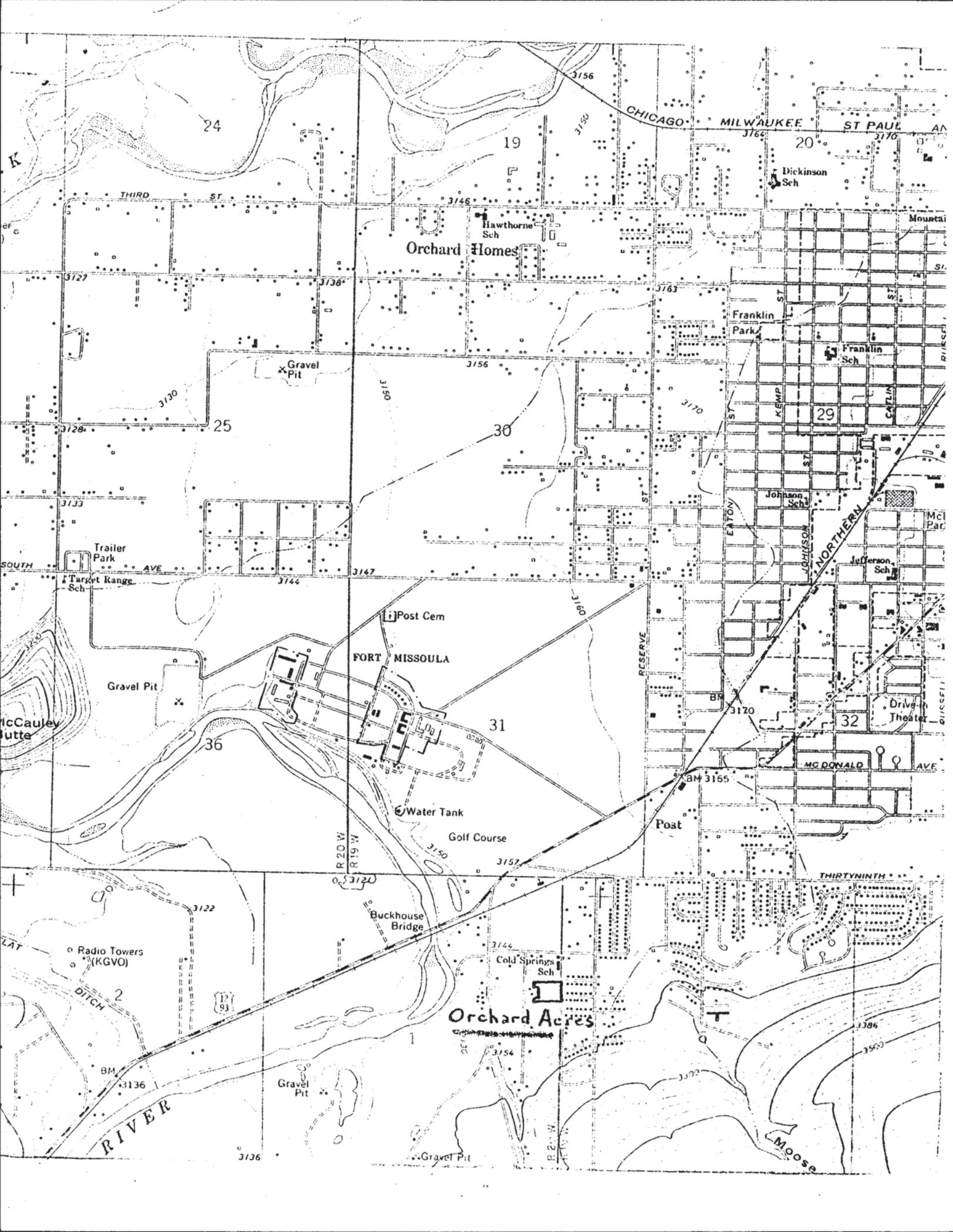
Alternatives Available to this Department

There are two basic alternatives available to this department. One is to issue a certificate 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, Environmental Sciences Division, utilizing information prepared by Geo-Associates, Inc., Eli and Associates and the developer.



24

19

20

THIRD ST

CHICAGO

MILWAUKEE

ST PAUL

Orchard Homes

Franklin Park

Franklin Sch

25

30

29

Trailer Park

Target Range Sch

3147

Post Cem

FORT MISSOULA

31

Water Tank

Golf Course

Post

MCDONALD AVE

Gravel Pit

36

McCauley Putte

R 20 W

R 19 W

Orchard Acres

THIRTYNINTH

Cold Springs Sch

RIVER

Moose

Radio Towers (KGVO)

Buckhouse Bridge

Gravel Pit

Gravel Pit

BM 3136

3136

3186

3160

3192

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

3154

Office Memorandum •

STATE DEPARTMENT OF HEALTH
AND ENVIRONMENTAL SCIENCES

TO : James Posewitz, Adm., Environment & Information Div., Dept. of Fish & Game
DATE: July 21, 1975
FROM : Steven L. Pilcher, Water Quality Bureau *SP*
SUBJECT : Negative declaration for the Roger W. Nielson swine operation

We have received your note of July 17, 1975 together with the office memorandum prepared by your field personnel regarding the above listed subject. That negative declaration was circulated on June 24, 1975. The declaration states that it would be circulated for a period of ten days after which a decision would be made as to whether or not a waste discharge permit should be issued. We did not receive your comments until July 18, 1975 and consequently a waste discharge permit had been issued to Mr. Nielson on July 15. The permit that was issued did contain a requirement that if the disposal of the liquid waste material resulted in excessive odors and nuisance conditions within that area, provisions would be made to inject the waste material directly into the soil rather than spreading on the ground surface. We would hope that the operator of this facility would use good judgment in the disposal of the waste material and thereby minimize the possibility of environmental degradation in the area waters.

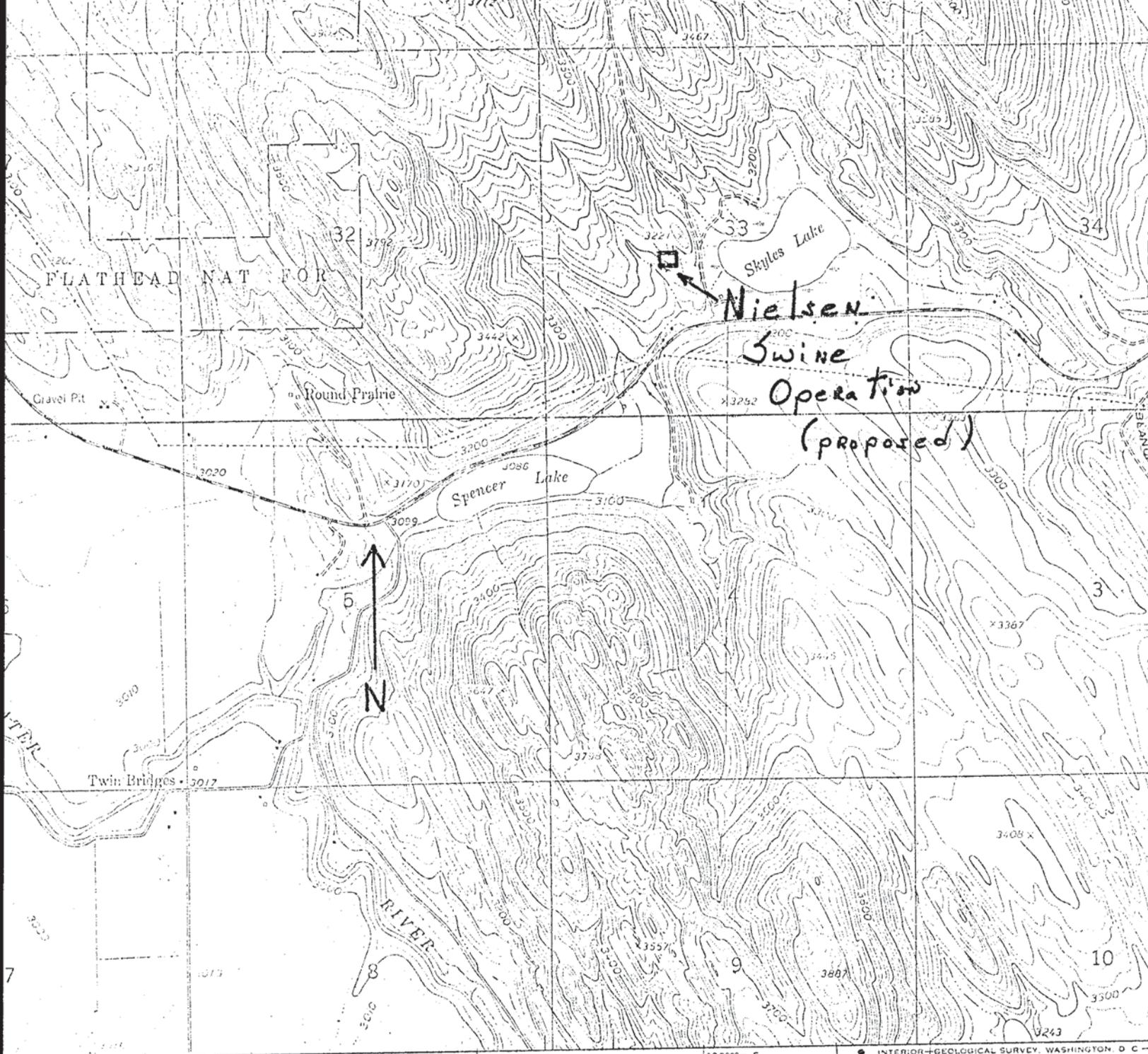
While it is probably too late to add any other requirements to the waste discharge permit, we will discuss your items of concern with Mr. Nielson and hopefully prevent these problems from occurring. We would like to thank your staff for their comments on this matter. We would, however, ask that if at all possible these comments be submitted within the ten day circulation period so that we might make the most of your comments prior to the issuance of a waste discharge permit.

cc: Environmental Quality Council

RECEIVED

JUL 22 1975

ENVIRONMENTAL QUALITY
COUNCIL



FLATHEAD NAT FOR

Nielsen
Swine
Operation
(proposed)

N

1689 (RHODES) 1690
3180 1V SW

SCALE 1:24 000

1 MILE



INTERIOR GEOLOGICAL SURVEY, WASHINGTON, D. C.

ROAD CLASSIFICATION

Medium-duty

Light-duty

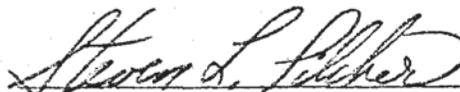
Roger W. Nielsen Swine Operation
Page 2
June 24, 1975

As indicated, all animals will be confined within a building. The waste material which is generated as well as any washwater which would be used drops through slatted floors and is contained in two liquid manure pits located under each building. These pits provide storage capacity for a minimum of 180 days waste production. The waste material which accumulates within these pits will be removed as necessary to maintain adequate storage capacity. The waste material which is removed will be disposed of on approximately 37 acres of agricultural land. Calculations indicate that the amount of waste material which is to be expected can be adequately disposed of on that property.

Flies around a total confinement facility such as this are normally not as significant a problem as would be found with an open-lot type feeding operation. Flies around this facility will be controlled through an electric fly catcher within the building and through general good housekeeping. Dead animals will be disposed of at the Flathead County sanitary landfill.

Any animal confinement facility will have an effect on the surrounding environment, but adverse environmental effects can be minimized through a good waste management program. A total confinement swine operation such as this which is properly managed should result in minimal adverse environmental effects. Odors from this type of facility can normally be easily contained except during the periods when waste material is disposed of on the surrounding property. If, during application, the odors become significant, an injection system will be used for waste disposal.

This proposed operation appears to be located in an agricultural area and if the waste management program as outlined in his application is adhered to, minimal problems should result. The only alternative available to Mr. Nielsen would be the selection of an alternate site. The site for the proposed facility is owned by Mr. Nielsen and the selection of an alternate site does not appear warranted as minimal adverse environmental effects are anticipated.



Steven L. Pilcher
Agricultural Wastewater Specialist
Water Quality Bureau
Environmental Sciences Division

SLP:vlf
Enclosure
cc: Ben Wake
Air Quality Bureau