



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

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John S. Anderson M.D.
DIRECTOR

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Re: Buena Vista Acres,
Gallatin County

AUG 15 1975

August 15, 1975 ENVIRONMENTAL QUALITY
COUNCIL

Honorable Thomas Judge, Governor, State of Montana, Helena
Mr. George Sager, c/o Survco, Inc., 103 Commercial Drive, Bozeman
Board of County Commissioners, Courthouse, Bozeman
City Planning Board, City Hall, Bozeman
County Planning Board, Courthouse, Bozeman
City-County Health Department, Box 639, Bozeman
Gallatin County Attorney, Courthouse, Bozeman
Jim DeWolfe, Bozeman Chronicle, Bozeman
Department of Intergovernmental Relations, Division of Planning, Helena
Department of State Lands, Helena
Department of Highways, Helena
Department of Natural Resources and Conservation, Helena
Environmental Quality Council, Helena
Department of Fish and Game, Helena
Rick Graetz, Box 894, Helena
Perry Nelson, Gallatin Sportsmen's Association, 526 North Bozeman Avenue,
Bozeman
Louis Moos, Sacajewea Audubon Society, 712 South 13th Avenue, Bozeman
Mary Lee Reese, 29 South Alta, Helena
Dr. Richard Ritter, Box 1170, Bozeman
Charles Bradley, 1105 South Tracy, Bozeman
Northern Rockies Action Group, #9 Placer Street, Helena
Ken Porter, 502 South Grand, Bozeman
Student Environmental Research Center, Room 212 Venture Center, University
of Montana, Missoula
Montana State Library, Helena
Ed Mohler, Gallatin County Tribune, 201 Mendenhall, Bozeman
Bozeman Public Library, Bozeman
Larry Uman, Environmental Studies Department, University of Montana,
Missoula
Consumer Advocate, Governor's Office, Helena
Rick Applegate, Box 931, Bozeman
Dorothy Bradley, Box 931, Bozeman
Joe Sabol, 27 North Tracy, Bozeman
Elizabeth Smith, 2311 Highland Court, Bozeman
County Assessor, Courthouse, Bozeman
County Sheriff, Courthouse, Bozeman
County School Superintendent, Courthouse, Bozeman
State Superintendent of Public Instruction, Helena
Soil Conservation Service, Federal Building, Helena
Gallatin National Forest, Federal Building, Helena
Layton Thompson, 918 S. Tracy, Bozeman
Carl Anderson, Montana Power Company, Butte

Environmental Information Center, Box 12, Helena
Paul T. Richards, 902 North Park, Helena
Doris Milner, Montana Wilderness Association, Route 1, Box 1410, Hamilton
Gallatin Canyon Study Team, Montana State University, Bozeman
F.E. Suhr, 501 W. Peach, Bozeman
Earl Best, Bridger Canyon Planning and Zoning Commission, Courthouse,
Bozeman
Ray Hurley, Joe Brooks Chapter, Trout Unlimited, Box 271, Livingston
Montana Wilderness Association, Box 548, Bozeman
Citizens Assoc. for Guided Growth, 812 S. 8th, Bozeman
C. W. Gonder, 823 East Call Street, Livingston
Mrs. Val Jansen, 430 So. 6th, Livingston
Mrs. Winifred Lucky, 420 S. 6th, Livingston
John Schillinger, Microbiology Dept., Montana State University, Bozeman
Concerned Citizens for a Quality Environment, c/o Ron Erickson,
University of Montana, Missoula
Ms. Ronda Sanquist, Institute of Applied Research, 309 Hamilton Hall,
Montana State University, Bozeman
Microbiology Department, Montana State University, Bozeman
Kenneth Baldwin, Federation of Western Outdoors Club, Box 548, Bozeman

Enclosed is an agency impact determination that has been prepared for Buena Vista Acres, a proposed subdivision in Gallatin 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,



Edward W. Casne
Subdivision Section
Water Quality Bureau
Environmental Sciences Division

EWC:APK:v1f

Enclosure

cc: Ben Wake
Terry Carmody

MONTANA DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

August 15, 1975

An Agency Impact Determination For
BUENA VISTA ACRES
A Proposed Subdivision in Gallatin 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 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 ten days.

Location

Buena Vista Acres Subdivision is located six (6) miles north of Bozeman, and one (1) mile east off Springhill Road. Buena Vista Acres is forty (40) plus acres of land being developed into eight (8) lots ranging in size from 5.090 acres to 5.095 acres. The subdivision gains access from Springhill Road along Baseline Road (county road) which runs along the subdivisions southern boundary. Lots will be served by a private roadway easement running through the middle of the development.

Surface Water

There are no natural water systems such as streams, lakes, rivers or marshes contained within the subdivision. Also, there are no existing artificial water systems.

Groundwater

In checking groundwater resource material, the following information was obtained. Geological Survey Water Supply Paper, 1482, shows three log wells within one mile of the development. One of these wells which is located at the same elevation as the development, that being 4,560 feet, shows the water table at 25 feet. The other two wells, which are at elevations lower than the development show water at 12 feet and 8.8 feet.

Geology - Soils - Slopes

No known geologic hazards such as rock falls and slides, surface subsidence, or unusual seismic activity occur within the development.

There are only slight to moderate soil limitations on building and/or excavation. There are no problems with bedrock and there are no outcrops of bedrock. No difficulties with unstable or expansive soils are anticipated. General soil classification for the development is Millville silt loam and Bridger loam, making up the majority of the soils, with small areas of Hyrum and Bridger gravelly loams. There are no excessive sloped area within the subdivision.

Vegetation

There are no critical plant communities as the entire site has been used for dryland wheat production of moderate productivity.

Wildlife

There are no major or critical species of wildlife within the development. There are some minor wildlife (e.g., pheasant, skunk, small rodents, etc.). There are also no winter ranges, waterfowl nesting areas, or habitats for rare and endangered species within the subdivision.

Historic Features

There are no known historic, palenotological, archaeological or cultural sites, structures or objects which may be affected by the subdivision. The entire site has been in agriculture since the early 1900's.

Visual Impact

The only visual impact will be that of eight single family homes on large acreages. The road which will be constructed will need only minimal cut and fill work. Also, as lots are developed, and vegetation is planted, the visual impact will continue to lessen.

COMMUNITY IMPACT

Water

Water for the subdivision lots will be provided for by individual wells. Well logs in the area at this elevation indicate water at 50 to 90 feet with flows up to 50 gallons per minute.

Sewage

Sewage disposal system for the subdivision will be individual septic tanks and drainfields. Given the general soils type of silt loams and gravelly loams, there would be only slight limitations on septic systems and coupled with the depth to groundwater and the size of the lots, there are no problems anticipated with sewage disposal.

Solid Waste Disposal

Solid waste collection and disposal will be provided for this subdivision by Suhr Hauling, Inc., Bozeman. Waste will be collected by Suhr and transported to the Bozeman sanitary landfill.

Roads

The roadway within the subdivision will be a private roadway easement, which will be installed by the developer and maintained by the lot owners. There will not need to be any substantial improvements to existing public access roads. When fully developed, the subdivision will generate an estimated 50 to 75 trips daily, which would use existing county roads. This increase in volume would cause only minimal safety and maintenance problems upon existing road systems. Also, year-round access by conventional automobiles over legal rights-of-way is available and there are not any private access to the subdivision.

Utilities

In the past, the utility companies have expressed only that they be supplied with adequate easements for their lines. To satisfy this need, blanket easement of 10 feet along interior lot lines and 20 feet along exterior lot lines have been supplied. Standard methods of furnishing electric and telephone service will be made from existing nearby lines. Completion of each utility installation will be on a lot-by-lot basis.

Emergency Services

Fire Protection: Buena Vista Acres is not at this time within an urban or rural fire district. There has been some talk of forming a rural fire district for this area, but no firm plans have been made. It does appear, however, that one will be formed if the area continues to grow as it now is.

Police Protection: Buena Vista Acres will receive police protection from the Gallatin County Sheriff's Office.

Ambulance Service: Ambulance service for the subdivision will be provided by Lee Ambulance Service. Lee Ambulance Service is a private service which makes calls to the rural area on a charge per call basis. It is a 24-hour service.

Medical Services: Bozeman Deaconess Hospital and Extended Care Facility will supply the major medical service for residents of Buena Vista Acres, and has a 24 hour-day emergency staff. These emergency services for Buena Vista Acres can be supplied by using existing personnel and facilities except for fire protection. In the event that a fire district was formed, funds for the operation of the district would be assessed to the residents of the district.

ACCESSIBILITY OF SERVICE SYSTEMS & FACILITIES
provide a total distance over road types to each of the following:

	Unimproved	Graded	Graveled	Paved	Total	Town where located
Fire Protection						
Police Protection		0	1	6.5	7.5	Bozeman
Elem. Schools		0	1	6.5	7.5	Bozeman
Junior High Schools		0	1	6.5	7.5	Bozeman
High Schools		0	1	6.5	7.5	Bozeman

	Unimproved	Graded	Graveled	Paved	Total	Town where located
Ambulance Serv.		0	1	6.5	7.5	Bozeman
Med. & Dental Facilities		0	1	6.5	7.5	Bozeman
Hospital Facilities		0	1	6.5	7.5	Bozeman
U. S. Postal Service		0	1	6.5	7.5	Bozeman

Schools

Educational facilities which would serve this subdivision are located within Bozeman. Transportation to these facilities will be provided by alteration of existing bus routes. It has been related that subdivisions create children. It is the contention of this report that subdivisions do influence the location and concentration of children, but people create children. Thus, the number of subdivision lots on the local market has minimal influence on the number of students attending school in the Bozeman district, but does have a great effect on the bussing of said students to the necessary school facilities.

I discussed this matter with Mrs. Nelson, Director of Transportation for the Bozeman School District. She indicated that her position is not to regulate where school children live, but to offer to these children the service of bus transportation to and from school. It is her policy to extend this service when necessary to use additional buses when necessary.

Land Use

At the present this subdivision is not contained within any planning area. However, it is located in an area of increasing subdivision activities. A few major reasons for this activity are views afforded of the mountain and valley from living in the foothills; close proximity of the Riverside Country Club; and easy paved access to Bozeman.

The surrounding land uses are at present, agricultural land uses, which it is felt, that this subdivision will have no effect on. There are no health or safety hazards on or near this subdivision which would affect the subdivision or surrounding lands.

There are no on-site nuisances which would affect this land and surrounding land. The only off-site nuisances that can be immediately foreseen, would be dust from nearby agricultural land during cultivation, but given the prevailing wind conditions for the site, this problem should, at worst, be a very slight nuisance.

Housing

There are to be a total of eight (8) single family dwelling units anticipated for this subdivision. Completion of development with residences, cannot be estimated.

Parks and Recreation Facilities

Given the size of the lots being developed and the number of lots, the need for a park area is questionable. The plans on entering into a covenant

with the county commission that the land will not be subdivided in the future to satisfy Park Dedication.

Taxation

Before Subdivision: Before subdivision, the following are the number of acres in each land assessment classification:

40 acres of class F2A3 = \$2,189.00 value (assessed)

Given this classification, the annual property tax revenue generated by the proposed subdivision before subdivision, would total \$131.06 on the total of 40 acres.

After Subdivision: After subdivision, based on an average lot size for eight (8) lots of 5.092 acres each, of which would have a value of \$4,250.00, have an assessed value of \$1,700.00, have a taxable value of \$510.00. Take that times the 1973 mill levy of .19953 mills, gives an annual property tax of \$101.76 per lot, times eight (8) lots, gives an annual property tax for the raw subdivided land of \$814.08. Then taking a 1,200 square foot home with a full basement, fireplace, 1½ baths, on each lot, with a replace value of \$31,229.00, and an assessed value of \$8,480 will generate an annual property tax revenue of \$507.60 per lot for eight (8) lots, would give a total tax revenue of \$4,060.83.

Alternatives Available to this Department

There are two basic alternatives available to this department. One is to issue a certificate of plat approval; the other would be not to issue a certificate. From the data submitted, it appears that plans and specifications for the water supply system, 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 plat approval 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 supplied by Survco, Inc. and the developer.