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

John S. Anderson M.D.
DIRECTOR

September 28, 1976

Re: Bull Run Acres
Lewis & Clark County

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 Community Affairs, Division of Planning, Helena
Department of Natural Resources and Conservation, Helena
Department of State Lands, Helena
Montana State Library, Helena
Board of County Commissioners, Courthouse, Helena
City-County Planning Board, 38 South Main, Helena
Sanitarian, Les Cramer, 201 South Main, Helena
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
Tom Horobik, Pres., Montana Wilderness Assn., 4000 4th Ave. N., Great Falls
Northern Rockies Action Group, #9 Placer Street, Helena
Paul T. Richards, 1836 Floweree, Helena
John Schillinger, Microbiology Department, Montana State University, Bozeman
Concerned Citizens for a Quality Environment, c/o Ron Erickson, Chairman, University of Montana, Missoula
Student Environmental Research Center, University of Montana, Room 212, Venture Center, Missoula
John P. Duke, Assistant Vice President, Land Management, Burlington Northern, 650 Central Building, Seattle, Washington, 98104
Herb Anderson, P. O. Box 42, Raynesford, MT 59469
Mike Roach, Air Quality Bureau, Environmental Sciences Division
Don Willems, Water Quality Bureau, Environmental Sciences Division
State-Local Relations Project, Commission on Local Government, State Capitol, Helena
J. Anne Skinner, Public Information Unit, DHES, Helena
Audubon Society, Attn: Sam Sperry, 1823 Highland Avenue, Helena
Ducks Unlimited, Attn: Patrick McDonough, Box 327, Billings
Montana Cooperative Wildlife Research Unit, Attn: Dr. John Craighead, University of Montana, Missoula
Montana Outfitter and Dude Ranchers Association, Attn: Glen Childers, 7-B Ranch, Brusett
Montana Wildlife Federation, Attn: Don Aldrich, 410 Woodworth Ave., Missoula
Montana Women's Political Caucus, Attn: Elenor Pratt, 1434 South 3rd, Bozeman

Montana Woolgrowers Association, Box 1693, Helena
Sierra Club, Attn: Joe Angell, General Delivery, Helena
Trout Unlimited, Attn: Jim Handley, Box 140, Manhattan
Wilderness Society, Attn: Bill Cunningham, Box 12, Helena
Bill Diehl, 1420 Prospect Avenue, Helena
Morrison-Maierle, Inc., 910 Helena Avenue, Helena

Ladies & Gentlemen:

The enclosed preliminary environmental review has been prepared for Bull Run Acres in Lewis & Clark County. This environmental review is submitted for your consideration. Comments and questions will be accepted for 10 days following issuance of this statement at which time it will be assumed that the persons or agencies consulted have no comments to make. One extension of time not to exceed seven (7) days will be granted upon request if there is sufficient reason for said request. All comments should be sent to the undersigned.

Sincerely yours,

Edward W. Casne, Chief
Subdivision Bureau
Environmental Sciences Division
Phone: 449-3946

EWC:TJW:ti
Enclosure
cc: Ben Wake
Tom Ellerhoff
Terry Carmody

PRELIMINARY ENVIRONMENTAL REVIEW

Department of Health and Environmental Sciences

Division/Bureau: Subdivision Bureau

Project or Application: Bull Run Acres - Lewis & Clark County

Description of Project: A 348 lot subdivision on city water and sewer on the South edge of Helena

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial and aquatic life and habitats				X		
2. Water quality, quantity and distribution				X		
3. Geology and soil quality, stability and moisture			X			*
4. Vegetation cover, quantity and quality		X				*
5. Aesthetics			X			*
6. Air quality			X			*
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmental resources of land, water, air and energy			X			*
9. Historical and archaeological sites				X		

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores				X		
2. Cultural uniqueness and diversity				X		
3. Local and state tax base and tax revenue		X				*
4. Agricultural or industrial production			X			
5. Human health				X		
6. Quantity and distribution of community and personal income		X				See #8
7. Access to and quality of recreational and wilderness activities			X			*
8. Quantity and distribution of employment		X				*
9. Distribution and density of population and housing		X				*
10. Demands for government services		X				*
11. Industrial and commercial activity		X				See #8
12. Demands for energy		X				See #8 Sec.1
13. Locally adopted environmental plans and goals				x		
14. Transportation networks and traffic flows			x			

ther groups or agencies contacted or which may have overlapping jurisdiction.

ndividuals or groups contributing to this PER. Maynard Olson, Supt. of Schools, Montana Power, Mountain Bell

ecommendation concerning preparation of EIS. Circulate P.E.R. for comments

ER Prepared by: Thomas J. Wing

DATE: September 28, 1976

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PRELIMINARY ENVIRONMENTAL REVIEW
Bull Run Acres
Lewis & Clark County

Potential Impact on Physical Environment

3. Geology and Soil - Construction of streets, driveways and houses will disturb the soil strata to some extent. Proper slopes, drainage provisions and surfacing should minimize the effect.

4. Vegetation - Vegetation type will be changed over nearly 100 percent of the area upon completion. However, the change to lawns and shrubs should be an improvement in ground cover over existing grasses, weeds and scattered trees. Better water retention, less erosion.

5. Aesthetics - Change from dry but rather attractive foothills to housing developments. This is very subjective but new housing is generally not repulsive. Utility lines are to be buried.

6. Air Quality - Increased traffic, heating, etc. will change the quality somewhat in this localized area. Probably not a great effect on the valley as a whole.

8. Energy etc. - Water demands can be met by city. The land is master planned as residential and is not good agricultural land. Approximately six hundred fifteen (615) living units will create a demand for energy but Montana Power has the resources to handle it.

Potential Impact on Human Environment

3. Taxes - Large increase since this is going from agricultural to residential.

7. Access to and quality of recreation areas - Helena has many recreation areas within easy reach. This area is not prime recreation area but has been used by joggers, hikers, etc. They will have to go a little farther now.

8. Quantity and Distribution of Employment - Six hundred fifteen families means more construction, more business and hopefully more jobs.

9. Population density - Population within Helena generally seems to shift to the East. The West side is going to suffer somewhat. Access to services such as grocery stores and retail stores is good.

10. Water, Sewer, Government Services - Water is okay. Sewer will require new out fall, planned anyway, more fire protection, more school rooms and police protection. Schools are suffering a shortage of classrooms now. Will require an addition to the High School and a new elementary school in the area. The Superintendent of Schools does not figure increase in taxes will cover this. However, any increase in population will require more schools and the school system has been planning on expansion as necessitated by community growth.

Alternatives

(1) Approve the development without preparation of an environmental impact statement under the following conditions:

   (a) Finalized water and sewer plans be submitted and approved by this Department prior to any construction of dwellings, etc.

   (b) When developing the subdivision, the developer shall abide by the provisions of the Certificate of Plat Approval and by the Department of Health and Environmental Sciences and Lewis & Clark County Health Department regulations pertaining to water supply, sewage disposal and solid waste disposal.

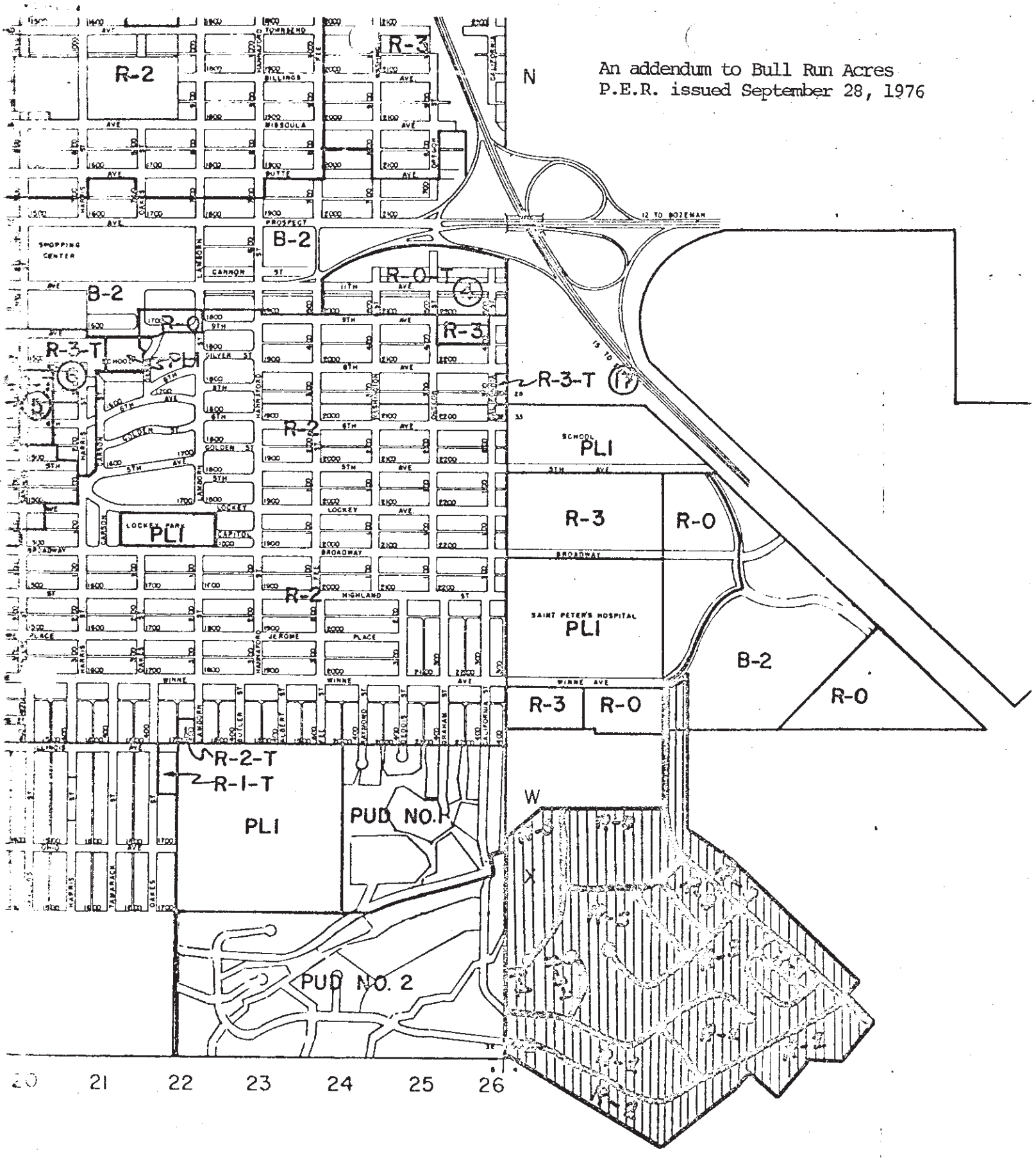
(2) Write an environmental impact statement prior to further consideration of approval.

(3) Disapprove the development as proposed.

Recommendations

The Department of Health and Environmental Sciences recommends the first alternative. In the event condition (b) is not met, this Department will seek legal action under the provisions of Section 69-5007 and 69-5008, R.C.M. 1947.

An addendum to Bull Run Acres
P.E.R. issued September 28, 1976



Bull Run Acres Subdivision