

Department of Health and Environmental Sciences

STATE OF MONTANA HELENA, MONTANA 59601

ENVIRONMENTAL SCIENCES DIVISION
Board of Health Building
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A. C. Knight, M.D., F.C.C.P.
Director

Aug. 22, 1978

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Rosebud County Public Library, 201 N. 9th Ave., Forsyth, MT, 59327
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EEO/AFFIRMATIVE ACTION AGENCY

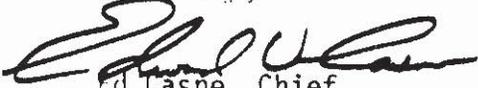
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Western Montana Mining Association, 625 Continental Way, Missoula, MT 59801
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Montana Farmers Union, Box 2447, Great Falls, MT 59403
Montana Stockgrowers Association, Box 1697, First National Bank Building,
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Montana Wool Growers Association, Box 1693, Helena, MT 59601
Yellowstone Basin Water Users Association, 1510 E. Ames, Glendive, MT 59330
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Great Falls, MT 59401
Northern Rockies Action Group, 9 Placer, Helena, MT 59601
Sierra Club, Attn: Joe Angell, General Delivery, Helena, MT 59601
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Wirth Associates Inc., 1739 Grand Ave., Billings, MT 59102
Martin White, Western Energy Co., Box 67, Colstrip, MT 59323

Reviewer:

The enclosed addendum to the Department of Natural Resources & Conservation's Colstrip Units 3 and 4 environmental impact statement is submitted to you for your consideration. Comments and questions will be accepted 30 days after the date of this publication. If no communication occurs during the time period it will be assumed the person or agency does not have any comments. All comments should be sent to the Subdivision Bureau, Environmental Sciences Division, Department of Health & Environmental Sciences, Board of Health Building, Helena, MT 59601.

Sincerely,


Ed Casne, Chief
Subdivision Bureau

MONTANA DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

ENVIRONMENTAL IMPACT STATEMENT ADDENDUM

COLSTRIP TOWNSITE EXPANSION

ROSEBUD COUNTY

INTRODUCTION

Pursuant to the Montana Environmental Policy Act (MEPA), Section 69-6504 (b) (3), the act controlling both public and private water supply and sewage disposal for subdivisions, Section 69-5001, and the act to control water pollution, Section 69-4801, the following environmental impact statement (EIS) was prepared by the Montana Department of Health and Environmental Sciences (DHES), Environmental Sciences Division, concerning the request for administrative approval of the Colstrip townsite expansion, a proposed subdivision near Colstrip, Montana.

EIS ADDENDUM

This is an addendum to the Department of Natural Resources and Conservation's (DNR) EIS for the Colstrip Electric Generating Units 3 & 4, 500 Kilovolt Transmission Line and Associated Facilities.

Considering the information generated at the hearings and in the EIS process, the DHES decided to adopt DNR's draft and final EIS. In order to review the information gathered after the impact statements, the DHES (according to the ARM 16-2.2 (2)-P2050 for special rules applicable to certain MEPA situations) decided to write an addendum to the existing EIS.¹

DESCRIPTION

Western Energy Co., a wholly owned subsidiary of the Montana Power Co. (MPC), on behalf of MPC, Puget Sound Power & Light Co., Portland General Electric Co., Washington Water Power Co., and Pacific Power and Light Co. (the consortium that proposes to build the electrical power generating units 3 & 4), proposes to subdivide 639.40 acres into: 1) 304 single family lots, 2) 73 multi-family lots, 3) 1,138 mobile home lots, 4) 189 camper pads and 5) a 284-unit bachelor camp (Reference Map # 1).

The proposed development will be an addition to the present town of Colstrip. The single family and multi-family homesites will be west of the town, near Castle Rock Lake; the bachelor camp and camper pads east of Colstrip, and the mobile home sites will be north of the town.

This proposed subdivision includes two large tracts of land not currently owned by the consortium (Reference Map # 2). One parcel is in the northeast corner

¹The addendum shall include as a minimum: a) A description of the specific action; b) any impacts different from those in the original statement; c) any impacts not covered in the original statement, and d) the DHES shall take full responsibility for the contents of the previous EIS and if the department disagrees with certain portions of the previous EIS, the points of disagreement shall be specifically discussed.

J. MAC DONALD

WESTERN ENERGY COMPANY

MOBILE HOME (83 UNITS, 116 LOTS)

MOBILE HOME (24 MOBILE UNITS & 1 FLOP)

MOBILE HOME (248 MOBILE HOMES, 124 LOTS)

JYAN SEWARD

PLATTED AREA

STATE HIGHWAY DEPARTMENT

SERVICES and LIGHT INDUSTRY

CEMETERY

COMMERCIAL

CHURCH SITE

COMMERCIAL

HENLEY SNIDER in care of JIM SNIDER

COMMUNITY PARK

SCHOOL

CHURCH SITE

COMMUNITY STORAGE

MOBILE HOME (272 MOBILE HOMES, 171 LOTS)

WESTERN ENERGY COMPANY

MOBILE HOME (122 MOBILE HOMES, 81 LOTS)

MONTANA POWER COMPANY, PUGET SOUND POWER and LIGHT COMPANY

MONTANA POWER COMPANY, PUGET SOUND POWER and LIGHT COMPANY

Industrial Reservoir (CASTLE ROCK LAKE)

SINGLE FAMILY (64 UNITS)

WESTERN ENERGY COMPANY

BACHELOR CAMP (284 UNITS)

WESTERN ENERGY COMPANY

CAMPER PADS (188 UNITS)

SINGLE FAMILY (100 UNITS)

ROSEBUD COUNTY

CHURCH SITE

MULTI-FAMILY

FAMILY

CHURCH SITE

MIXED OWNERSHIP (PUBLIC and PRIVATE)

Existing Townsite

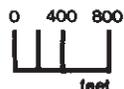
MONTANA POWER COMPANY, PUGET SOUND POWER and LIGHT COMPANY

BURLINGTON NORTHERN INCORPORATED

SINGLE FAMILY (100 UNITS)

MULTI-FAMILY

COMMERCIAL



LAND OWNERSHIP

CERTIFICATE OF SURVEY FOR LAND AREAS BEYOND BOUNDARY OF PLATS TO PLAT LIMIT LINE WILL BE WITH FINAL PLAT SUBDIVISION.

of the proposed development. It is owned by the Snider family and includes a substantial part of the mobile home sites. The other tract is in the southwest corner of the property and is owned by Burlington Northern, Inc. (BN). It includes primarily single family lots and a proposed golf course.

Since the proposed subdivision will be developed in phases (Reference Map # 3), the consortium will develop some of its own land in the first phase, with the assumption it will be able to buy the BN and Snider properties before the development of the other phases.

IMPACTS: DIFFERENT OR NOT COVERED IN DNR EIS

Local Environmental Plans and Goals

Colstrip is not incorporated. In terms of land use controls, the Colstrip Zoning Board has drafted a zoning proposal and covenants for the town and proposed expansion, and plans to present the proposals to the county commission for approval in the near future.

The county approved the preliminary plat for the proposed expansion April 25, 1978.

Aesthetics

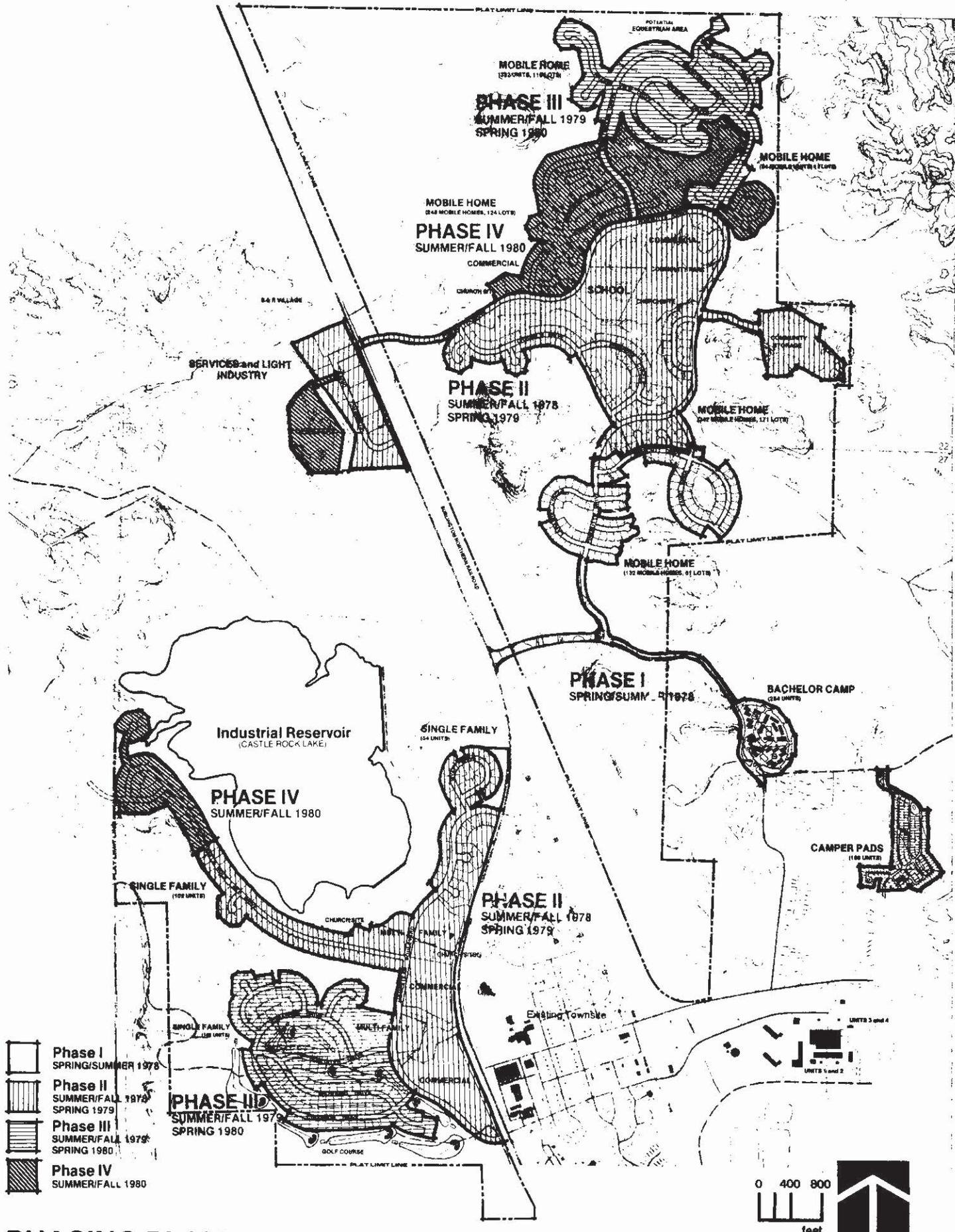
The landscape will be permanently changed by the proposed subdivision. The natural appearance will be replaced by an urban setting.

In an effort to minimize the impact of construction, the consortium will:

- 1) require all utilities "...to the extent practicable..." to be placed underground;
- 2) instruct planners to design the subdivision in a manner that will "...flow with the topography..." thus minimizing the amount of site preparation;
- 3) propose to landscape the area, which will include such things as site grading, planting trees, shrubs and lawns and irrigating "high-use" areas;
- 4) require low profile designs for single family houses and require that the homes be painted with colors that blend with the landscape,
- 5) and ensure that mobile home courts be designed in harmony with the landscape, with homeowners instructed to screen propane tanks and garbage collection facilities.

Taxes

Tax revenues from subdivided land are substantially higher than tax revenues from agricultural land. This will hold true for the consortium's proposed development.



PHASING PLAN

CERTIFICATE OF SURVEY FOR LAND AREAS BEYOND BOUNDARY OF PLATS TO PLAT LIMIT LINE WILL BE WITH FINAL PLAT SUBDIVISION.

Appendix A shows tax revenues prior to the subdivision and Appendix B estimates what they will be after the land is reclassified. It should be noted that the reclassified estimates are only estimates. Since taxes are based on assessed values and mill levies, it is impossible to guess precisely what these variables will be.

Certainly the county will receive more tax money, and since the development is adjacent to an existing town, the cost of services--for such things as schools, roads and road maintenance, law enforcement and fire protection--will be less than if the development was an entirely new, independent community. If growth is orderly, the tax revenues generated by the development should offset most of the associated public service costs.

There is a possibility that if Colstrip Units 3 and 4 are constructed, the tax revenues generated from the plants will lower future mill levies, thus cutting taxes for individual taxpayers, while still keeping tax revenues high enough to cover community services.

Population, Employment and Housing

Most employment in Colstrip either deals with coal mining or the operation of Colstrip Units 1 and 2. The two major mines in the area are the Big Sky Mine, operated by Peabody Coal Co., and the Western Energy Mine.

In addition to the anticipated construction of Units 3 and 4, it is assumed that both mines will increase mining activity.

According to a report prepared by Mountain West Research, Inc., Colstrip's population, employment and housing needs will fluctuate due to the planned construction of electrical generating units 3 and 4.

Projections for population, employment and housing were made for 1977 through 1990. In 1977 it was estimated the town had a population of 2,000 persons living in 600 households. Total county employment for 1977 was 3,526 persons.

At the height of the construction the research group projects the population will be 7,814 persons. These persons will create an estimated 2,767 households and, added to the county figures, will increase employment to 6,942 persons.

By 1990 Colstrip Units 3 and 4 will be completed and it is estimated population, employment and housing needs will all decline. The researchers believe Colstrip will have a population of 3,567 persons living in 1,182 households. Rosebud County is projected to have 4,248 employed persons.

Industrial, Commercial and Agricultural Activity

According to the consortium, the proposed development is needed to house persons involved with the construction and operation of Colstrip Units 3 and 4. Although the construction of the generating units is the main impetus behind creating the subdivision, the development includes about 23 acres for light industry and services.

The expansion of the industrial base should lead to an increase in local commercial activity. Planners took this into consideration when they set aside two parcels of land west of the town's present commercial center. Besides the two tracts, two other smaller parcels were set aside in the mobile home sites, north of Colstrip.

It is difficult to predict precisely what type of commercial developments will establish in the new areas, but it is likely they will be businesses that cater to domestic needs, such as supermarkets, drug stores, department stores, etc.

While industrial and commercial prospects will improve for the area, agricultural prospects will decline. According to information from the consortium, taxes are being paid on: 1,146 acres of average grazing land, 410 acres of below average grazing land, 118 acres of good non-irrigated farm land, 24 acres of below average non-irrigated crop land, 73 acres of submarginal non-irrigated farm land and 24 acres of submarginal wild hayland. The proposed subdivision will take the tillable land out of production and probably eliminate much of the grazing land. The removal of this land from production and grazing should not pose a threat to local agriculture, however, it adds to the ever growing cumulative trend of subdividing productive agricultural land.

Government and Medical Services

Government and medical services will be affected by the development of Colstrip Units 3 and 4.

Local officials anticipate that future plans will have to consider the expansion of law enforcement, fire protection, medical services and schools.

To meet future fire and law protection and emergency medical needs, a community services building has been proposed. The Rosebud County Commissioners applied to the Montana Coal Board for \$431, 239 to construct the building. Western Energy agreed to donate the land.

Initially the proposal was for 100 percent funding, however, since then the application has been revised. The current proposal before the Coal Board would have the county paying 25 percent of the cost, the people of Colstrip 25 percent and the board, 50 percent.

If approved, the building would have a three-bay garage for fire trucks, space for ambulance service, a jail and headquarters for the fire and sheriff's departments.

According to Rosebud County Sheriff James Schiffer, the projected population increase will necessitate the hiring of two more deputies (bringing the total to five), five jailers and five dispatchers.

The Colstrip Volunteer Fire Department will also be affected by the proposed development. Fire Chief Don Butcher told the county that the fire department would need:

- Fully equipped 500 and 1000 gallon fire trucks,
- An additional two stall building in the proposed community storage area.
- Adequate siren and alarm systems for both sections of town.
- Up-to-date communications equipment in all trucks and both fire buildings.

Additionally, Butcher noted that the proximity of the Burlington Northern tracks to the town, splits the town. Delays of up to 20 minutes can occur when a coal train passes through Colstrip.

According to information submitted by the consortium, the State Fire Marshall's office suggested that a new triple combination unit fire truck (ladders, hose and pumper) be considered and the two existing trucks be used as reserve units. Additionally, an audible signal system tied into the 24-hour sheriff's dispatcher's office was suggested.

The state office also felt a fire truck garage should be in the north part of the development. It was suggested such a structure could be built in the Community Storage Area.

In terms of medical services, Colstrip has a clinic in the town's commercial center. According to local health officials a new addition will be built which will double the size of the existing building. The new addition will consolidate the laboratory and x-ray unit and will provide a holding area for emergency cases.

Presently the clinic has a general practitioner that visits twice a week. With the improved facilities, it is hoped a permanent doctor can be hired.

The current fulltime staff includes a dentist, optometrist, dental hygienist and a family nurse practitioner. The clinic is hoping to hire a registered nurse and laboratory technician.

Another government service that will be affected by the expansion will be schools. In 1977 the Colstrip Elementary School District had 416 students, and the High School District had 209 students. It has been projected that at the height of construction the elementary population will increase to around 929 students and the high school enrollment will be 466 students. When Colstrip Units 3 and 4 are built and operating the number of students will decrease and begin to stabilize.

County School Superintendent Thomas McKeown said the present plan is to use relocatable classrooms to provide classroom space during the height of construction, then as the population begins to stabilize, consider the construction of a new high school.

Transportation

The expansion will require the construction of approximately 17 miles of new roads. This system involves the construction of arterial, collector and residential streets. Pinebutte Drive was classed as an arterial street. It loops

through the proposed north expansion area with access points at each end of the Loop intersecting Montana Highway 315. Homestead Boulevard, Chisolm Drive, and Sweetgrass Drive are classified as collector streets (Refer to Map # 1).

Power Road serves as the main access for Colstrip Units 3 and 4 construction work from its intersection with Pinebutte Drive northwest of the proposed bachelor camp location. This portion of Power Road will be private. This access is provided for plant construction and operation personnel. All commercial truck traffic will be routed around town to an area south of town.

The remainder of the proposed roads are classified as residential streets. All classifications were developed from generally accepted criteria for classification of roads and streets.

No existing roads will be closed. However, a three mile section of Highway 315 will have extensive modifications, and some modifications will be made to the Mining Area A access road and the county road at the existing town's south end.

The Montana Department of Highways formulated the original plans for modification of Route 315 through Colstrip. Their planning included one pedestrian underpass which would connect the high school with the west side development; limited curb and gutter, and security fencing of the highway right-of-way.

All newly constructed roads within the subdivision will be paid for by the consortium, a Rural Sewer Improvement District (RSID) or other outside developers, and they will be maintained by the companies or by the town of Colstrip upon incorporation. The streets will all be dedicated county roads.

The proposed subdivision will require two additional railroad crossings. These are located approximately north of existing Colstrip, on Power Road and Pinebutte Drive. Both crossings are major access roads leading to residential areas. The feasibility of these proposed crossings is presently being reviewed by Burlington Northern, Inc. Existing rail traffic to Colstrip consists of an average of five trains per 24-hour period. Seven trains per 24-hour period are predicted by 1982. Rail traffic volumes are not predictable beyond 1983.

WATER QUALITY, QUANTITY AND DISTRIBUTION

Quantity

Castle Rock Lake adjacent to the proposed expansion was constructed to supply water to the Colstrip generating complex (Colstrip Units 1, 2, 3 and 4) and town.

The water level in the reservoir is maintained by pumping water 27 miles from the Yellowstone River, at Nichols, Montana, to the lake.

Three abandoned wells with a combined capacity of 150 gallons per minute (gal/min) and an artesian hot water well capable of producing 200 gal/min could be used to serve the proposed development. There are no plans to use these wells because additional treatment would be necessary to meet potable water standards.

During the peak of construction on Colstrip Units 3 and 4, the anticipated population will be 7,814 persons. The capacity of the proposed water treatment facility is 3,500 gal/min, which equates to 645 gallons/person/day (gpd). This exceeds the minimum requirements for water quantity.

The availability of water from the Yellowstone River at low flow has been considered. At a mean annual discharge of 10,460 cubic feet/second (cfs) at Nichols, the average Colstrip water depletion of 53.0 cfs will remove 0.50 percent of the available water. The extreme low flow--exceeded only one day in 34 years--was 990 cfs at Nichols. It is "improbable" that water would be diverted at 53.0 cfs under such conditions. The reservoir allows a 10-day storage capacity and a lowered diversion--of 22 cfs--allows a 15-day operation. Flows of less than 1,500 cfs have occurred for less than 14 days. Based on the recorded flow information, it appears the storage capacity of the reservoir should, in most instances, carry the plants and town through the periodic low flows.

Quality

To obtain potable water for domestic use, water will be presettled in the reservoir, filtered and chlorinated. The existing water treatment plant will be expanded to meet the additional needs.

Stormwater runoff will not change much, according to the consortium. The existing drainage basin produces a flow of 400 cfs in Armells Creek immediately north of Colstrip during a five-year recurrent storm. The amount of additional runoff predicted to occur in Armells Creek due to the townsite expansion was computed to be approximately 5.0 cfs or a 1.2 percent increase over existing five-year recurrent storm flows.

According to the consortium, the increased flow does not have sufficient magnitude to cause increased channel erosion in Armells Creek or to cause any additional downstream flooding. Additionally, it contends that neither the quantity or quality of storm runoff will change significantly enough to cause adverse impacts on existing aquatic habitat. During construction, erosion will be controlled by various temporary control measures, including small retention dams, temporary ground cover, absorption mats and diversion channels. Prior to construction, the consortium will apply for the appropriate 6-G Water Quality Bureau permits.

Distribution

Water distribution will be centered in three areas: west and north of Colstrip in the proposed development areas and in the existing town.

Presently Colstrip has two 500,000 gallon storage tanks. A million gallon tank will be built in the expanded area to the north and a 500,000 gallon tank will be in the western portion. The tanks are designed to store enough water to maintain a two hour continual flow for fire and to supply domestic demands for a day.

The water system is designed with booster pumps to maintain a pressure of 20 pounds/square inch (psi) in the distribution system under maximum flow conditions. Distribution mains are sized to satisfy domestic needs and fire requirements. Every building constructed within the industrial site will be required to have a sprinkler system installed to compensate for the reduced design flows.

Fire hydrants are to be spaced at 500 feet intervals in the residential areas and 300 feet in commercial and school areas. The design for the domestic water system will need to comply with the "Recommended Standards for Water Works" as prepared by the Great Lakes-Upper Mississippi River Board of State Sanitary Engineers (Ten State Standards) in order to receive approval from the DHES.

It appears there might be some problems siting the 500,000 gallon water tank and placing water and sewer lines in a portion of the third phase of development. The southwestern most fringe of the proposed development borders an old highwall limit line.¹ The land north of the highwall has never been disturbed, but did have the spoils from the initial cut (box cut spoils) placed on it. When the land was reclaimed the spoils were contoured, but some of the ground has from 5-20 feet covering the undisturbed ground. In the case of the proposed water tank, it would sit on about 75 feet of spoils.

Due to the unsettled nature of the spoils, Northern Testing Laboratories, Inc., Billings, recommended that an instrumentation system be installed and monitoring done to determine the rate and magnitude of settlement. It further suggested that the monitoring be done for a minimum of two years to determine the rates of settlement and the effect of seasonal moisture variation. Measurements with a seismograph could also be taken to determine the effects of blasting on the fill and future structures.

Northern Testing's report noted that limited development could occur on the site during the monitoring. This development would consist of mobile homes, and not permanent structures, such as paved streets and sidewalks. It also advised that overhead utilities should be used where possible, and underground utilities should be designed to accommodate settlement.

After settlement monitors indicate the fill is stable under its own weight, additional study will be required to determine groundwater movement potential in the fill, and to develop a system to prevent surface water infiltration, according to Northern Testing.

The report said if it can be ascertained that fill settlement is complete and the probability of future settlement from other causes is low, foundations for permanent structures, utilities and streets can be developed. It noted that the most feasible system appears to be the use of engineered fill pads beneath structures.

According to Western Energy, prior to the construction of the storage tank, sewer and water lines, streets, etc., detailed design information will be obtained. If the information indicates any problems or special engineering requirements, the consortium will use the construction methods or procedures to offset these problems.

¹Highwall Limit line - This is the wall created when the initial cut is made for a strip mining operation. After the coal is mined from the cut, a second cut is made parallel to the wall, with the spoils from the first cut placed against the highwall. The strip mining proceeds in a parallel manner away from the wall.

Additionally, the plans and specifications for installation of the water and sewer lines and the water tank will be reviewed and approved by the DHES.

SEWAGE

System

Rosebud County owns the 3-cell lagoon system at Colstrip. An oxidation ditch is scheduled to be operational this month. The oxidation ditch is a sewage treatment facility funded by the Montana Coal Board.

If the town reaches the projected population of 7,814 persons, the sewage treatment plant will need to be modified when there are from 5,000 to 6,000 persons. Modification can include such things as increasing the size of the aerator motor, increasing the depth of the aerator rotor, adding a second clarifier and constructing additional sludge drying beds.

Collection

The consortium will install the sewage collection system and will maintain and operate it until the town is incorporated. Gravity systems for main lines and laterals will be used where possible. Where they are not feasible, lift stations are proposed.

The west side expansion intercepts the existing 12-inch main at the north end of the town and flows into the treatment facility. The north side expansion is completely independent of the existing collection system. The sewage will be pumped to the oxidation ditch.

Design of the sewage system will comply with the "Recommended Standards for Sewage Work," as prepared by the Great Lakes Upper Mississippi River Board of State Sanitary Engineers (Ten State Standards).

SOLID WASTE

The Solid Waste Management Bureau, DHES, granted a license to Western Energy Co. to operate a garbage disposal site for Colstrip, May 31, 1978. When considering the criteria for the license, the bureau took into consideration the proposed development.

AIR QUALITY

Construction of the additional living units will further degrade air quality in the Colstrip area. The standards established to protect public health are already being exceeded. This exacerbation will be worst during the construction of the homes, streets and utilities, but will decrease when the construction has been completed. In terms of the townsite expansion, this will occur over a three year period, and, due to the nature of the construction, will move from site to site.

The proposed expansion will not need a construction permit from the Air Quality Bureau, DHES, according to the rules established by the Clean Air Act of Montana. However, the construction activities are subject to other applicable sections of the Clean Air Act.

The consortium has considered dust abatement in its planning process and has stipulated that each contractor will be responsible for controlling dust from construction. According to Martin White, project manager, inspectors will see that contractors meet the conditions of the agreements.

The consortium also agrees to revegetate all disturbed areas, pave all streets (except for the access road to the storage area, which will be graveled) and include the newly paved areas in the town's periodic street sweeping and cleaning program.

ALTERNATIVES

1. Disapprove the Subdivision:

The land would remain in its natural state, and the consortium would have to find other means for housing the permanent and temporary employees.

2. Unconditionally approve the Subdivision:

The proposed subdivision would be approved without any additional requirements.

3. Conditional approval of the Subdivision:

The DHES will review the water, sewer and solid waste plans for each phase when submitted, and will require the continuous monitoring of the unstable soil areas before allowing the installation of water and sewer systems.

RECOMMENDATION

Based on the information in the EIS addendum, the DHES recommends the third alternative, conditional approval of the Colstrip Townsite expansion.

APPENDIX A

FIGURE 11

ESTIMATED TAX REVENUE PRIOR TO SUBDIVISION

AREA	CLASSIFICATION	TOTAL ACREAGE ^A	REVENUE ^B
East Side			
Grazing	G3	896	\$ 81.15
	G4	280	15.33
Dry Land Farming	F4A	73	12.33
Wild Hay	H6	24	5.87
Industrial Park			
Grazing	G3	22	1.99
West Side			
Grazing	G3	228	20.65
	G4	130	7.11
Dry Land Farming	F3A	24	24.66
	F2A	118	66.50
Industrial Reservoir Site (Castle Rock Lake)		155	<u>70,195.98</u>
		TOTAL	\$70,431.58

- A. Acreages derived through planimeter calculations at 1"=400' scale by Wirth Associates, Inc. and from the Rosebud County Assessor.
- B. Tax revenue is calculated from land assessment classification by using the following formula:

$$(\text{Assessed value per acre}) (.30) (\text{Mill levy}) (\text{Acreage}) = \text{TAX}$$

The mill levy used in the calculations was .081158, and was in effect at the time the last assessment was made. This formula was used to calculate tax revenue for all land uses in Rosebud County until January 1, 1978.

APPENDIX B

FIGURE 12

ESTIMATED TAX REVENUE FOLLOWING RECLASSIFICATION

AREA	UNIT TYPE	ASSESSED VALUE	NUMBER	REVENUE
East Side				
	Raw Land ^A	\$500/ac.	1034.04 ac.	\$12,588.09
	Mobile Home Sites ^B	\$700/ea.	1142 ea.	19,463.31
	Commercial Site ^B	\$1,920/ac.	1.52 ac.	71.05
	School Site	Not Assessed	9.73 ac.	
	Dedicated Parks	Not Assessed	17.2 ac.	
	Streets	Not Assessed	72.24 ac.	
Industrial Park				
	Industrial Sites ^B	\$1,920/ac.	18.06 ac.	844.25
	Streets	Not Assessed	3.02 ac.	
West Side				
	Raw Land	\$500/ac.	299.7 ac.	648.45
	Single Family Housing	\$10,000/ea.	304 ea.	74,016.09
	Commercial Site ^B	\$1,920/ac.	24.83 ac.	1,160.72
	Multi-Family Housing	\$5,470/unit ^C	72 units	9,588.98
	Dedicated Parks	Not Assessed	17.97 ac.	
	Streets	Not Assessed	39.19 ac.	
Camper Pads				
	Pad with Hookups ^B	\$700/ea.	189 ea.	3,221.16
	Structures	\$60,000 LUMP SUM	N/A	1,460.84
Bachelor Camp				
	Improved Sites	\$700/ea.	23 ea.	391.99
	Structures	\$100,000 LUMP SUM	N/A	2,434.74
ESTIMATED TOTAL				\$125,889.67

- A. This figure includes the community storage area.
- B. Figures do not include taxable structures.
- C. Average of value established for existing 4-plex and 8-plex housing.
- D. See Figure 11, Note B.

REFERENCES

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