ROSS HOMESITES #2

ENVIRONMENTAL ASSESSMENT — MISSOULA — SUBDIVISION

## I. POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

| | Major | Moderate | Minor | None | Unknown | Comments Attached |
|---|---|---|---|---|---|---|
| 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 Resource | | | | X | | |
| 8. Demands on Environmental Resources of Water, Air and Energy | | | X | | | |
| 9. Historical and Archaeological Sites | | | | | X | |

Cumulative and Secondary Impacts: MINOR

JUL 21 1998

ENVIRONMENTAL QUALITY COUNCIL

## II. POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

| | Major | Moderate | Minor | None | Unknown | Comments Attached |
|---|---|---|---|---|---|---|
| 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. Access to and Quality of Recreational and Wilderness Activities | | | | X | | |
| 7. Quantity and Distribution of Employment | | | | X | | |
| 8. Distribution of Population | | | | X | | |
| 9. Demands for Governmental Services | | | X | | | |
| 10. Industrial and Commercial Activity | | | | X | | |
| 11. Locally Adopted Environmental Plans and Goals | | | | | X | |

Cumulative and Secondary Impacts: MINOR

## III. Regulatory Impact Analysis

The Sanitation in Subdivisions Act imposes regulatory restrictions on this subdivision which require department review and approval of designs for water supply, wastewater treatment, storm water and solid waste disposal systems. Private property may not be developed for activities that require water supply or wastewater disposal until approval is issued by the Department of Environmental Quality. The impact on this private property is that the systems must be constructed at a cost to the applicant, and that several limitations may be imposed regarding the number of lots which may be created, treatment technologies which may be considered, and/or locations of buildings and sanitary facilities. These requirements have been established to protect public health and water quality.

Alternatives/Rationale:

X The systems were proposed by the applicant in the initial application. The department accepts the systems proposed by the applicant as the most economically feasible approach.

___ Rather than proposing advanced wastewater treatment to meet Nondegradation requirements, the applicant may consider requesting an authorization to degrade state waters. This alternative is dependent on several variables including site characteristics and the time costs associated with obtaining agency approval. Therefore it is not reasonable to quantify the economic impact of this action.

___

Montana Department of Environmental Quality/
Local Government Joint Application Form

RECEIVED
JUL 06 1998
MT. DEPT. OF ENV. QUALITY
PERMITTING & COMPLIANCE DIV.

No. _____

PART I. GENERAL DESCRIPTION AND INFORMATION

(Please type or print all information)

1. Name of proposed development ROSS HOMESITES #2

2. Location (City and/or County) MISSOULA CO.

Legal description: ___ 1/4 NE 1/4 of Section 21 Township 14N Range 20W

3. Is concurrent review by the local governing body and DEQ requested?
Yes _____ No X

4. Type of water supply system: Individual or shared well X Individual cistern ____ Individual surface water supply or spring ____ Multiple-family water supply system (3-14 connections and fewer than 25 people) ____ Service connection to multiple-family system ____ Service connection to public system ____ Extension of public main ____ New public system ____

5. Type of wastewater treatment system: Individual or shared on-site septic system X Multiple-family on-site system (3-14 connections and fewer than 25 people) ____ Service connection to multiple-family system ____ Service connection to public system ____ Extension of public main ____ New public system ____

6. Name of solid waste (garbage) disposal site BFI

7. Is information included which substantiates that there will be no degradation of state waters or that degradation will be nonsignificant? YES

If not, have you enclosed an Application to Degrade? N/A

8. Descriptive Data:

a. Number of lots or rental spaces 3
b. Total acreage in lots being reviewed 5.64
c. Total acreage in streets or roads 0
d. Total acreage in parks, open space, and/or common facilities 0
e. TOTAL gross acreage of subdivision 5.64
f. Minimum size of lots or spaces 1.43
g. Maximum size of lots or spaces 2.47

9. Indicate the proposed use(s) and number of lots or spaces in each:

3 Residential, single family
____ Residential, multiple family
____ Types of multiple family structures and numbers of each (e.g. duplex)
____ Planned Unit Development (No. of units ____)
____ Condominium (No. of units ____)
____ Mobile home park ____ Recreational vehicle park
____ Commercial or industrial
____ Other (please describe) _____

$450.00 15484 7-10-98 KD

6-16-98 $450