

DEPARTMENT OF ENVIRONMENTAL QUALITY  
PERMITTING AND COMPLIANCE DIVISION

METCALF BUILDING  
1520 E SIXTH AVE

MARC RACICOT, GOVERNOR



STATE OF MONTANA

(406)444-3080  
FAX (406)444-1374

July 22, 1998

PO BOX 200901  
HELENA, MONTANA 59620-0901

Environmental Quality Council  
Room 432  
State Capitol  
Helena, MT 59620

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**JUL 29 1998**

**ENVIRONMENTAL  
QUALITY COUNCIL**

RE: Crestview Terrace, Phase I  
Flathead County

Dear Sir/Madam:

Enclosed please find an Environmental Assessment (EA) completed by this Program for the above referenced subdivision. Due to the minimal impacts anticipated from this proposal, this EA has not been circulated to all departments for comment, but has only been forwarded to yourselves and copied to the below.

If you have any questions or comments on the above or I can be of further assistance, please feel free to call on us at the Permitting and Compliance Division at 444-3080.

Sincerely,

*Mack Petersen*

for Dennis McKenna, Supervisor  
Subdivision Section  
Water Protection Bureau

cc: Flathead County Health Department  
Hilltop Loan Trust  
Tom Cowan, Carver Engineering  
File

DEPARTMENT OF ENVIRONMENTAL QUALITY  
Metcalf Building, Helena, Montana 59620  
(406)444-4323

**ENVIRONMENTAL ASSESSMENT (EA)**

Division/Bureau Department of Environmental Quality, Permitting and Compliance Division

Project or Application Crestview Terrace, Phase I

Location Northeast 1/4 Southwest 1/4 of Section 25, Township 27 North, Range 20 West

Description of Project This project is a 19 lot subdivision in Flathead County

Water Supply The subdivision is supplied with water service through connection to the Bigfork Water and Sewer District public water supply system.

Sewage Treatment The subdivision is supplied with sewer service through connection to the Bigfork Water and Sewer District public wastewater system.

Storm Water Drainage Storm water will be routed to on-site catch basins/dry wells.

Benefits and Purpose of Proposal This proposal will develop a 7.52 acre parcel into 19 single family residential lots.

Special Circumstances None

Crestview Terrace, Phase I  
Flathead County

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS Minor
2. WATER QUALITY, QUANTITY AND DISTRIBUTION Minor. The subdivision will consist of 19 lots served by public water and wastewater systems.
3. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE Minor
4. VEGETATION COVER, QUANTITY AND QUALITY Minor
5. AESTHETICS Minor
6. AIR QUALITY Minor
7. UNIQUE ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCE  
Unknown. No such resources have been identified or are expected.
8. DEMANDS ON ENVIRONMENTAL RESOURCE OF WATER, AIR AND ENERGY  
Minor. The applicant has demonstrated that there is adequate quantity of water to supply this subdivision.
9. HISTORICAL AND ARCHAEOLOGICAL SITES Unknown.

CUMULATIVE AND SECONDARY IMPACTS Minor

## POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

1. SOCIAL STRUCTURES AND MORES Minor
  2. CULTURE UNIQUENESS AND DIVERSITY Minor
  3. LOCAL AND STATE TAX BASE AND TAX REVENUE Minor
  4. AGRICULTURAL OR INDUSTRIAL PRODUCTION Minor
  5. HUMAN HEALTH Minor
  6. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES  
Minor
  7. QUANTITY AND DISTRIBUTION OF EMPLOYMENT Minor
  8. DISTRIBUTION OF POPULATION Minor
  9. DEMANDS FOR GOVERNMENTAL SERVICES Minor
  10. INDUSTRIAL AND COMMERCIAL ACTIVITY Minor
  11. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS Unknown
- CUMULATIVE AND SECONDARY IMPACTS Minor

### 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 limitation 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:

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.

Individuals or groups contributing to this EA

Subdivision Section, Water Protection Bureau, Permitting and Compliance Division

EA prepared by: Mark Peterson

Date: July 22, 1998

SUB 1

JOINT APPLICATION FORM

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No. MT. DEPT. OF ENV. QUALITY  
PERMITTING & COMPLIANCE DIV.

PART I - GENERAL DESCRIPTION AND INFORMATION

1. Name of Proposed Development: Crestview Terrace, Phase I

2. LAND OWNER & DEVELOPER:

E.C. #98-2401

HILLTOP LOAN TRUST - OWNER  
6040 N. 7th St., Suite 200  
Phoenix, AZ 85014  
(602) 585-9207

CHARLES SIDERIUS - DEVELOPER  
1475 Steel Bridge Rd.  
Kalispell, MT 59901  
(406) 756-6893

2a. PROJECT ENGINEER:

CARVER ENGINEERING, INC.  
1995 Third Avenue East  
Kalispell, Montana 59901  
(406) 257-6202

3. Location: Bigfork, MT - Flathead County - NE1/4, SW1/4 of Sect. 25,  
T.27N, R.20W, Flathead County

4. Concurrent Review: No

5. Type of Sewage Treatment System: Extension of Public System

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6. Type of Water Supply System: Extension of Public System

MT. DEPT. OF ENV. QUALITY  
PERMITTING & COMPLIANCE DIV.

7. Name of Solid Waste Disposal Site: Flathead County Landfill

8. Descriptive Data:

- a. Number of Lots/Parcels . . . . . 19 Lots
- b. Total Acreage in Lots/Parcels . . . . . 5.300 Acres
- c. Total Acreage in Streets/Roads . . . . . 2.202 Acres
- d. Total Acreage in Common Areas . . . . . 0.020 Acres
- e. Total Gross Acreage . . . . . 7.522 Acres
- f. Minimum Lot Size . . . . . 0.284 Acres
- g. Maximum Lot Size . . . . . 0.389 Acres

Proposed Use: 19 Single-Family Lots

**PAID**  
\$1,900.00 4541  
4-29-98 KW