

DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION

METCALF BUILDING
1520 6TH AVENUE

MARC RACICOT, GOVERNOR



STATE OF MONTANA

(406)444-4323
FAX (406)444-1374

July 24, 1998

PO BOX 200901
HELENA, MONTANA 59620-0901

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

RECEIVED

JUL 29 1998

ENVIRONMENTAL
QUALITY COUNCIL

RE: Finn Barn RV Park
Powell County
E.Q. #98-2086

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 me at 444-2825.

Sincerely,

A handwritten signature in cursive script that reads "Linda Hills".

Linda Hills
Environmental Engineer Specialist
Subdivision Section
Permitting and Compliance Division

cc: Powell County Health Department
Merl Edsall
Susie Smith
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 Finn Barn RV Park, Powell County

Location Near Avon, Powell County

Description of Project This project is a 28 unit RV Park.

Water Supply The subdivision is to be supplied with water service through a new public water supply system.

Sewage Treatment System The subdivision is to be supplied with sewer service through a sewer collection system, septic tank, facultative lagoon and spray irrigation system.

Storm Water Drainage Storm water will follow its natural patterns

Benefits and Purpose of Proposal This proposal is to develop an RV Park.

Special Circumstances

Finn Barn RV Park
Powell County

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS Minor
2. WATER QUALITY, QUANTITY AND DISTRIBUTION Minor. The applicant proposes to apply wastewater to a crop at agronomic uptake rates.
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 were identified or are expected.
8. DEMANDS ON ENVIRONMENTAL RESOURCE OF WATER, AIR AND ENERGY Minor
9. HISTORICAL AND ARCHAEOLOGICAL SITES Unknown. No such resources were identified or are expected.

CUMULATIVE AND SECONDARY IMPACTS

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

1. SOCIAL STRUCTURES AND MORES Minor
2. CULTURAL 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 & 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. No such plans or goals were identified by the local review authority.

CUMULATIVE AND SECONDARY IMPACTS

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:

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.

Description of and analysis of reasonable alternatives whenever available and prudent to consider

One reasonable alternative for this subdivision could be to reduce the number of lots and allow for park/recreation space.

Another alternative is to leave the parcel undeveloped.

A listing and appropriate evaluation of mitigation, stipulations and other controls enforceable by the agency or another government agency

None

Recommendation

No EIS is recommended for this subdivision.

If an EIS is needed, and if appropriate, explain the reasons for preparing the EA

N/A

If an EIS is not required, explain why the EA is an appropriate level of analysis

Impacts are expected to be minor

Other groups or agencies contacted or which may have overlapping jurisdiction

None were contacted

Jurisdiction includes local government and health department

Individuals or groups contributing to this EA

Subdivision Section, Water Protection Bureau, Permitting and Compliance Division

EA prepared by: Linda Hills

Date: July 14, 1998

SUB 1

Montana Department of Environmental Quality/
Local Government Joint Application Form

RECEIVED

No. FEB 06 1998

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

PART I. GENERAL DESCRIPTION AND INFORMATION

1. Name of proposed development FINN BARN R.V. PARK

2. Name, address and telephone number of landowner, and representative, if any (e.g., engineer, surveyor).

MERLE EDSALL
P.O. BOX 260
AVON, MT 59713
(406) 492-4424

SUSIE M. SMITH
P.O. BOX 853
MANHATTAN, MT 59741
(406) 284-3015

3. Location (City and/or County) POWELL CO. ES # 98-284

Legal description: 1/4 1/4 of Section 27 Township 12N Range 9N

4. Is concurrent review by the local governing body and DEQ requested?

Yes No X LOCAL REVIEW IS COMPLETE

5. Type of wastewater treatment system: Individual or shared on-site septic system . Multiple-family on-site system (3-9) . Service connection to multiple-family system . Service connection to public system . Extension of public main . New public system X. (TRANSIENT)

6. Type of water supply system: Individual or shared well . Individual cistern . Individual surface water supply or spring . Multiple-family water supply system (3-9) . Service connection to multiple-family system . Service connection to public system . Extension of public main . New public system X. (TRANSIENT)

7. Name of solid waste (garbage) disposal site DEER LODGE

8. Is information included which substantiates that there will be no degradation of state waters or that degradation will be non-significant? YES

If not, have you enclosed an Application to Degrade? NO

PAID
\$1680.00 1003
2-6-98 KW