

DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION

METCALF BUILDING
1520 6TH AVENUE

MARC RACICOT, GOVERNOR



STATE OF MONTANA

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

August 3, 1998

PO BOX 200901
HELENA, MONTANA 59620-0901

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

RE: Wylie Creek Ranch Subdivision
Gallatin 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,

Handwritten signature of Mark Peterson.

Mark Peterson
Environmental Engineer
Subdivision Section
Water Protection Bureau

AUG 17 1998

ENVIRONMENTAL
QUALITY COUNCIL

cc: Gallatin County Health Department
Richard Thompson
Justin Buchanan, Fluidyne Inc.
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 Wylie Creek Ranch Subdivision

Location West 1/2 of Section 29, Township 1 South, Range 5 East

Description of Project This project is a 34 lot major subdivision in Gallatin County

Water Supply The subdivision is to be supplied with water service through individual wells.

Sewage Treatment The subdivision is to be supplied with sewer service through individual septic tanks and drain fields.

Storm Water Drainage Storm water will be routed road side ditches for infiltration.

Benefits and Purpose of Proposal This proposal will develop a 129.32 acre parcel into 34 single family residential lots.

Special Circumstances None

Creekside Subdivision
Gallatin 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 34 lots served by individual 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 Minor.

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: August 3, 1998

Montana Department of Environmental Quality/
Local Government Joint Application Form

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No. _____
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MT. DEPT. OF ENV. QUALITY
PERMITTING & COMPLIANCE DIV
DEC 02 1997

PART I. GENERAL DESCRIPTION AND INFORMATION

(Please type or print all information)

- 1. Name of proposed development Wylie Creek Ranch
- 2. Location (City and/or County) Bozeman, Gallatin County

Legal description: 1/4 W ~~XX~~ of Section 29 Township 1S Range 5E

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

- 4. Type of water supply system: Individual or shared well XX 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 XX
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 Logan Landfill

- 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 34
- b. Total acreage in lots being reviewed 116.62
- c. Total acreage in streets or roads 8.41
- d. Total acreage in parks, open space, and/or common facilities 4.29
- e. TOTAL gross acreage of subdivision 129.32
- f. Minimum size of lots or spaces 1.01 acres
- g. Maximum size of lots or spaces 5.33 acres

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

- 34 Residential, single family with detached guest house
- _____ 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) _____

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\$3600.00 1242
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\$3,600.00 2428
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