

DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMITTING AND COMPLIANCE DIVISION

MARC RACICOT, GOVERNOR

METCALF BUILDING

1520 E SIXTH AVE



STATE OF MONTANA

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

September 18, 1998

PO BOX 200901
HELENA, MONTANA 59620-0901

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

RECEIVED

SEP 25 1998

**ENVIRONMENTAL
QUALITY COUNCIL**

RE: The Willows Subdivision
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,

Max Peterlin

for Dennis McKenna, Supervisor
Subdivision Section
Water Protection Bureau

cc: Flathead County Health Department
American Land and Development
John Schwarz, Schwarz 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 The Willows Subdivision, Flathead County

Location Northwest 1/4 of Section 21, Township 28 North, Range 21 West

Description of Project This project is a modification to a previously approved 87 lot major subdivision in Kalispell. The modification relates exclusively to the storm water drainage.

Water Supply The subdivision is to be supplied with water service through City of Kalispell.

Sewage Treatment The subdivision is to be supplied with sewer service through City of Kalispell.

Storm Water Drainage All stormwater generated on-site will be discharged to a detention pond located on the south property line and then discharged to the Stillwater River. The detention pond is not connected to the Greenacres Slough.

Benefits and Purpose of Proposal This proposal will develop a 28.8 acre parcel into 87 house lots.

Special Circumstances This subdivision is adjacent to an old county landfill site and the Greenacres Slough. Water quality concerns have been raised but the proposed subdivision is not affected by the landfill or slough. The proposed detention pond does not drain water from the old landfill site and is not connected with a pipeline to the slough.

The Willows Subdivision
Flathead County

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS

Minor: The proximity of the property to the City of Kalispell and the surrounding development do not make this area attractive to wildlife. Whitetail deer occasionally wander through the area.

2. WATER QUALITY, QUANTITY AND DISTRIBUTION

Minor: The Greenacres Slough is not being drained at this time and will not be connected to structures within the proposed subdivision. Storm water generated on-site will be collected and treated prior to discharging to the Stillwater River.

3. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE

Minor: No geological hazards exist on-site. All disturbed areas will be revegetated or developed into lots.

4. VEGETATION COVER, QUANTITY AND QUALITY

Minor: All disturbed areas will be revegetated or developed into lots.

5. AESTHETICS

Minor: The general area is currently developed with residential lots.

6. AIR QUALITY

Minor: Some dust may be created during construction.

7. UNIQUE ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCE

Unknown.

8. DEMANDS ON ENVIRONMENTAL RESOURCE OF WATER, AIR AND ENERGY

Minor.

9. HISTORICAL AND ARCHAEOLOGICAL SITES Unknown. A cultural resource survey has not been conducted. The consultant stated that there are no known historical, archaeological, or cultural features on or near the site.

CUMULATIVE AND SECONDARY IMPACTS

The County and City of Kalispell have expressed an interest in draining the Greenacres Slough due to flooding and health concerns. However, a timeline for this project has not been established. Water quality issues will need to be addressed at the time the slough is drained.

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: The site is currently idle grassland and equipment storage. The property to the north is used for agricultural purposes.
5. HUMAN HEALTH Minor
6. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES
None: This development will not affect access to or quality of recreational or wilderness activities.
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 Minor: County approved the proposed subdivision in accordance with local plans and goals.

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 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.

Individuals or groups contributing to this EA
Subdivision Section, Water Protection Bureau, Permitting and Compliance Division

EA prepared by: Mark Peterson/Janet Cherry

Date: September 18, 1998