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State of Montana

State Department of Health and Environmental Sciences HELENA, MONTANA 59601

JOHN S. ANDERSON, M.D.
~~XXXXXXXXXXXX~~
Director

November 10, 1972

Board of County Commissioners, Mineral County Courthouse, Superior
City-County Planning Board, Superior
Ronald W. Fleck, M.D., County Health Officer, Superior
Mr. James P. Nelsen, Sanitarian, Courthouse Annex, Missoula
Mr. Fletcher Newby, Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Planning and Economic Development, Helena
Mr. Dave Nunnallee, Branch Office, Box 1031, Kalispell
Student Environmental Research Center, Room 212, Venture Center, Missoula
Mr. H. Gene Warren, P. O. Box 173, Haugan, Montana

Gentlemen:

The enclosed environmental impact statement has been prepared for Cabin City Subdivision located in Mineral County, Montana. This is submitted for your review and comments.

Under Montana law, a person or agency has thirty days to submit comments and/or supply additional information. An additional fifteen days may be granted upon specific request to an individual or agency. If you have any comments regarding the environmental impact statement, please submit them in triplicate to this office.

After thirty days, the project will be reviewed in light of comments received that are applicable under Montana law.

Sincerely yours,

D. G. Willems, P.E., Chief
Water Quality Bureau
Environmental Sciences Division

DCW:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

November 10, 1972

ENVIRONMENTAL IMPACT STATEMENT

Cabin City Subdivision
Mineral County, Montana

Pursuant to the Montana Environmental Policy Act, Section 69-6504 (b) (3); the act controlling both public and private water supply and sewage disposal for subdivisions, Section 69-5001 through 5005; and the act to control water pollution, Section 69-4801 through 4827, the following statement is prepared by the State Department of Health and Environmental Sciences, the Environmental Sciences Division, concerning Cabin City Subdivision located in Mineral County for which a request has been received to remove the sanitary restrictions.

LOCATION:

The subdivision is located in Sections 34 and 35, Township 19 North, Range 29 West, MPM, Mineral County, Montana. A map of the area is attached. A further location of the subdivision is on the Camel Hump Road at the townsite of the ghost town of Cabin City. The site consists of 89 acres which will be divided into 70 lots. Lots range in size from slightly over one-half acre to a maximum of over five acres.

TOPOGRAPHY AND SOILS:

The site is relatively level with about three benches between the highway and the end of the subdivision. Top soil ranges from a depth of 6 to 18 inches underlaid with gravel and clay loam. Groundwater was encountered in some areas at a depth of from four to seven feet below the surface. In those areas where the groundwater occurred at four feet, the lots have been either excluded from the subdivision or enlarged to such an extent that there are places on the lot which will provide an adequate separation between the drainfield and the groundwater.

IMPACT:

There probably will be very little impact from this development as the area is surrounded by national forest and is not crowded. It is expected that there will be few permanent buildings and the lots will be used mostly for summer homes and cabins. This is reverting the land back to its former use as this was either a small townsite or a large cabin type development many years ago.

ADVERSE EFFECTS:

There will probably be no adverse effect from this subdivision provided adequate precautions are taken in locating the sewage disposal facilities

to maintain a 100-foot separation between the sewage disposal system and the stream along with providing a minimum of four feet between the bottom of the drainfield and the groundwater table.

There may be some solid waste generated through this project which must be disposed of.

The increase in population density by this development will probably have no adverse effect on the area.

ALTERNATES:

The basic alternates to be considered are:

1. Remove the sanitary restrictions and permit the development to proceed.
2. Refuse to remove the sanitary restrictions so that no dwellings can be erected on the site.
3. Increase the lot size to such an area that it will be out of the jurisdiction of the reviewing agency.

SHORT-TERM/LONG-TERM COMPARISON:

At the present time, this land is not being utilized. It is just barren open land with old foundations remaining from previous structures which had been erected in the area. The shallow depth of top soil makes it marginal agricultural land which possibly could be used for intermittent grazing of livestock. Therefore, from an economic standpoint, this development would be an improvement over the existing land use.

It is doubtful if the increase in population will have a great affect on the ecology of the area. The site is now used occasionally as a stop-over point for tourists taking the Camel Back bypass road between DeBorgia and St. Regis.

IRREVERSIBLE COMMITMENT OF RESOURCES:

There will be a certain utilization of natural resources in the erection of buildings and the construction of appurtenances thereto. This is true no matter where dwellings may be erected. There will probably be little change in the natural resources of the area because there is one road through the area at the present time. Further, if the sites are landscaped and developed, they probably will improve the appearance of the area. This development is probably returning the land to use which has been practiced a number of years ago when the site was used for cabins and small homesites.

CONCLUSIONS:

The size of the lots along with the type of soil and groundwater conditions makes it desirable for a subdivision type development. The fact that

the site is where a previous similar type development had existed many years ago makes it a natural townsite development.

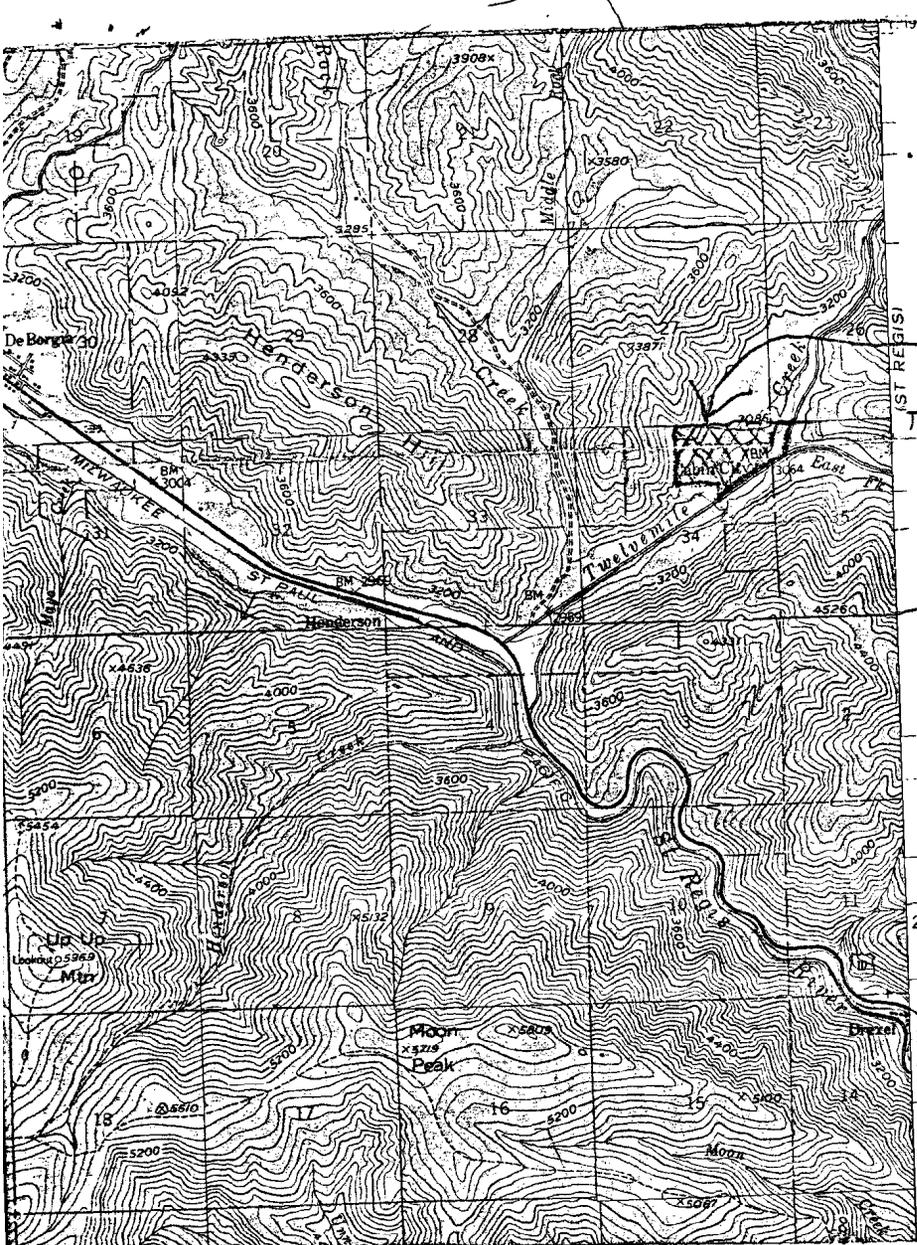
Twelve-Mile Creek flows through the development and must be protected by exclusion of any sewage disposal devices from within 100 feet of the stream. The areas of high groundwater are in close proximity to the stream, and in the flood basin of Twelve-Mile Creek; therefore, these areas must also be excluded from development.

There may be a question of disposal of solid waste which must be resolved by the developer. Since the site is some distance from an established community, some type of solid waste disposal facility must be established for the persons buying lots in the development.

If proper disposal of solid waste can be provided, there appears to be no reason for not removing the sanitary restrictions from this development. It will be stipulated that each individual sewage disposal system be constructed in accordance with the requirements of the State Department of Health along with the stipulation that a minimum of 100 feet horizontal distance will be maintained from the sewage disposal facility and the stream and that a minimum four-foot separation shall be maintained from the bottom of the drainfield and the groundwater table.

This report prepared by A. W. Clarkson, P.E., B.S.C.E., M.S.C.E., Water Quality Bureau, State Department of Health and Environmental Sciences, from material furnished by Mr. H. Gene Warren, Land Surveyor for the developer.

CABIN CITY
SUB-DIVISION



1ST REGIS

T. 19 N

20'

T. 18 N

ST. REGIS 81 MI
MISSOULA 80 MI

Unchecked elevations are shown in brown

T. 19 N., R. 31 W., and T. 15 N., R. 9 E.

T. 19 N., Rs. 29 and 30 W., and in parts of

Land lines unsurveyed except in T. 18 N., R. 29 W.

Dashed land lines indicate approximate locations

zone 11, shown in blue

1000-meter Universal Transverse Mercator grid ticks,

central zone and Idaho coordinate system, west zone,

10,000-foot grid based on Montana coordinate system,

Polyconic projection, 1927 North American datum

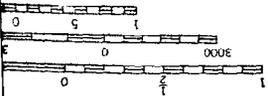
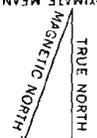
Aerial photographs taken 1952. Field check 1957

Topography from aerial photographs by photogrammetric methods

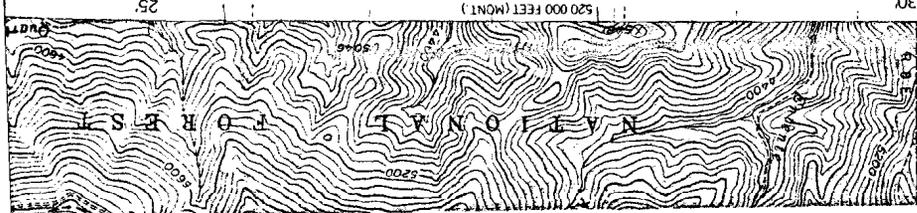
Control by USGS and USC&GS

Mapped, edited, and published by the Geological Survey

APPROXIMATE MEAN
DECLINATION, 1957



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115°30'
AVERY
1:125,000



FOR SALE BY U.S.
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