



Neq. Declaration file

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

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John S. Anderson M.D.
DIRECTOR

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January 13, 1975

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Paul T. Richards, 902 North Park, Helena
Dan Smith, Citizens Alert for Guided Growth, 812 South
Eighth, Bozeman
C. W. Gonder, 823 East Call Street, Livingston
Mrs. Winifred Lucky, 420 South Sixth Street, Livingston
Mrs. Vel Jansen, 430 South Sixth, Livingston
Trout Unlimited, Box 1534, Billings
Yellowstone County Sheriff, Courthouse, Billings

Enclosed is a negative declaration that has been prepared for East Ridge Estates near Billings, Montana, in Yellowstone County. This is being submitted for your information and comments.

Subdivision plans and specifications have been submitted to the Department of Health and Environmental Sciences for approval of water supply, sewage disposal, and solid waste disposal systems. This declaration defines the project and specifies those conditions under which the subdivision will receive approval without development of an environmental impact statement. This declaration is intended to assure all interested governmental agencies and public groups that this approval is being sought within the intent of both the Montana Environmental Policy Act and the Montana subdivision laws.

Sincerely yours,



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

DGW:APK:sh
Enclosure
cc: Terry Carmody
Ben Wake

JAN 10 1975

MONTANA DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCESENVIRONMENTAL QUALITY
COUNCIL

January 13, 1975

A Negative Declaration
for
EAST RIDGE ESTATES,
a proposed subdivision in Yellowstone County, Montana

Pursuant to the Montana Environmental Policy Act, Section 69-6405 (b) (3); the act controlling both public and private water supply and sewage disposal for subdivisions, Section 69-5001 through 69-5009; and the act to control water pollution, Section 69-4801 through 69-4827, the following negative declaration is prepared by the Department of Health and Environmental Sciences, Environmental Sciences Division, Water Quality Bureau, concerning East Ridge Estates, a proposed subdivision in Yellowstone County, Montana, for which a submittal has been received requesting subdivision plat approval.

The purpose of this negative declaration is to inform all interested governmental agencies and the concerned public of the Water Quality Bureau's intent not to prepare a full environmental impact statement. This document will be circulated for 15 days.

This proposed development is located in the west half of Section 36, Township 1 North, Range 26 East, about two miles east of Billings. Old U. S. Highway 87 borders the property on the north and the Lockwood Junior High School on the east. The 60 acres would be divided into 106 lots with a minimum lot area of 20,005 square feet. The proposed subdivision is planned for permanent single-family residences.

Water Supply

Water will be supplied by the Lockwood Water Users Association through mains located in the dedicated streets and service lines to individual lots. The president of the Water Users Association has confirmed the availability of water for the subdivision.

Sewage Disposal

Sewage will be treated in individual septic tanks and disposed of through subsurface drainfields. Soil profile descriptions, percolation tests, and groundwater data indicate the lots are suitable for this purpose. Slopes of the drainfield sites range from zero to seven percent.

Solid Waste Disposal

It is proposed that D and F Sanitation of Billings will collect the solid waste. The waste will be deposited at the city of Billings landfill.

Utilities

Telephone and electric service will be underground. Natural gas is also available.

Roads

All roads in the development will be paved. Since this proposed subdivision borders U. S. Highway 87 and is a short distance from Interstate 90, traffic flows in the area should not be seriously altered.

Environmental Assessment

The primary environmental impacts would be those associated with conversion of agricultural land to residential use. The original irrigation canals were constructed in 1912, and winter wheat has been the most recent crop. However, the area surrounding the proposed development is primarily residential and is within the area governed by the Billings Comprehensive Zoning Plan and is in compliance with the codes set forth by this zoning. The lot sizes in the area served by the Lockwood Water Users Association are approximately the same size as proposed in this development. Other surrounding developments not served by the water system have a somewhat lower density.

Police protection is provided by the Yellowstone County sheriff's office, and fire protection is by a volunteer fire department. Ambulance service is available by privately-owned ambulance service from Billings, Montana. Hospital and physician services are available in Billings.

Mr. Dennis Espeland, Superintendent of the Lockwood School, is aware of this proposed development and states he is planning for it.

From an aesthetic point of view, the proposed development would place family residences in an area that is in fallow during part of the year and supports crops for part of the year. Since aesthetic considerations deal with judgments concerning beauty, the adversity of this impact is a matter of personal preference.

Adverse Impacts

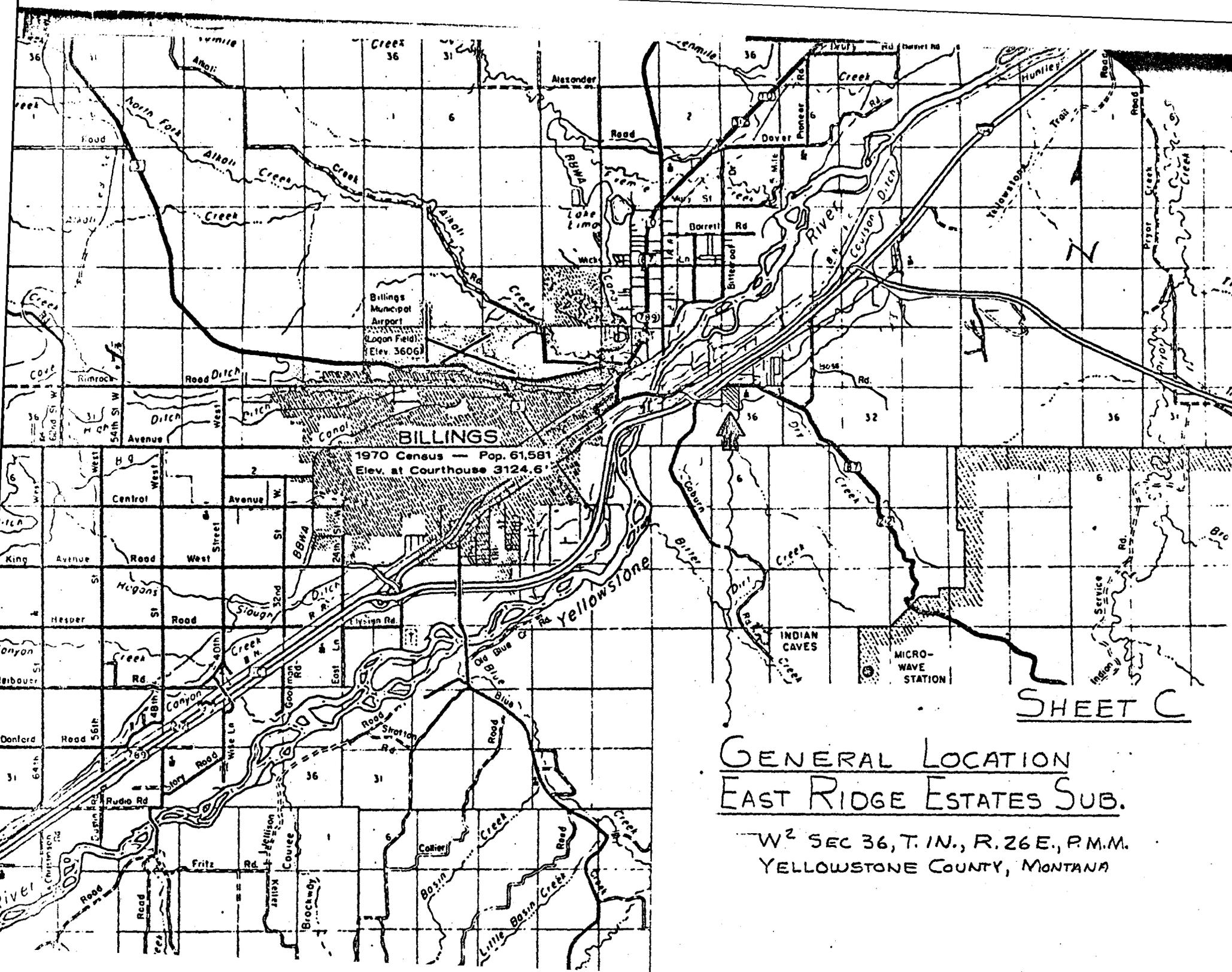
Adverse aesthetic impacts of this development would be minimized by the planning of the subdivision and through use of restrictive covenants. However, 60 acres of land would be irreversibly removed from agricultural production. The land would also be divided into a multiplicity of ownerships.

Conclusion

It has been established that the requirements for water supply, sewage disposal, and solid waste disposal can satisfy the laws

and regulations of the Montana Department of Health and Environmental Sciences. A certificate of approval will be issued fifteen days after the issuance of this declaration unless evidence is presented detailing unknown adverse impacts. This department's action is not considered to have a significant adverse effect upon the environment.

This negative declaration has been prepared by Alfred P. Keppner, B.S.F., M.S., Soils Scientist, Water Quality Bureau, Environmental Sciences Division, utilizing information presented by the developer.



SHEET C

GENERAL LOCATION
EAST RIDGE ESTATES SUB.

W² SEC 36, T. 1N., R. 26E., P.M.M.
 YELLOWSTONE COUNTY, MONTANA