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Department of Health and Environmental Sciences

STATE OF MONTANA HELENA, MONTANA 59601

KALISPELL REGIONAL OFFICE - Box 103 - Kalispell, MT 59901

John S. Anderson M.D.
DIRECTOR

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ENVIRONMENTAL QUALITY
COUNCIL

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COPIES TO:

- Mr. Bill Brass % The Brass Lantern, Lakeside, MT
- Doyle and Associates, Glacier Bldg., Kalispell
- Montana Environmental Quality Council, Box 215 Capitol Station, Helena
- State Fish & Game Dept., Attn: Mr. Jim Posewitz, Mitchell Bldg, Helena
- Montana State Highway Dept., Kalispell Div., 6th Ave. E.N. & Montana, Kalispell
- Montana State Forestry, Kalispell Div. 93 North, Kalispell
- Montana State Dept. of Health & Env. Sciences, Water Quality Bureau, Helena
- Montana State Dept. of Intergovernmental Relations, Div. of Planning & Economic Development, Capitol Station, Helena
- Montana State Library, 930 E. Lyndale, Helena
- Mr. Ben Wake, Administrator, Environmental Sciences Division, Helena
- USDA Forest Service, District Ranger, Swan Lake Ranger District, Bigfork
- Flathead County Commissioners, Courthouse Annex, Kalispell
- Areawide Planning Organization, 3 Ford Bldg. Kalispell
- B. C. McIntyre, M.D., Box 427, Whitefish
- Flathead County Sanitarian, Box 919, Kalispell
- Mr. Wayne Herman, President, Flathead Wildlife, Inc. Box 4 Kalispell
- Flathead Lakers, Inc. Mr. Bourke MacDonald, Box 314, Polson
- Polson Outdoors, Inc. Box 1432, Polson
- Student Environmental Research Center, Room 212 Venture Center, Missoula
- Regional Planning Assoc. of Western Montana, 133 W. Main, Missoula
- Flathead Tomorrow, Box 173, Bigfork

Gentlemen:

Enclosed is a Negative Declaration that has been prepared for the Sunrise Acres #2, a small subdivision in Flathead County, Montana. This is being sent to you for your information and understanding.

The subdivision has been submitted to the Department of Health for the approval of plans for water supply system and sewage disposal. This statement defines the project and specifies those reasons the subdivision has been recommended for approval without the development of a complete Environmental Impact Statement. In doing so, the declaration is intended to assure all groups and agencies that this approval is being sought within the intent of both the Montana Environmental Quality Act and the Montana Subdivision Law.

Sincerely,

Wilbur O. Aikin, P.E.
Public Health Engineer
Environmental Sciences Division

WOA:jh

Enclosure

A NEGATIVE DECLARATION

FOR

SUNRISE ACRES #2

A Proposed Subdivision in Flathead 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; and the act to control water pollution, Section 69-4801 to 4827; the following Negative Declaration is prepared by the State Department of Health and Environmental Sciences, Environmental Sciences Division, concerning the proposed Sunrise Acres #2 subdivision, located $\frac{1}{2}$ mile west of Lakeside, in Flathead County, Montana.

SIZE

The Sunrise Acres #2 subdivision plat shows 17 lots on 13.6 acres of which 2.5 acres is to be committed to roadways and other facility siting. Individual lots range from 0.5 acres to as much as 0.86 acres in size. The tract is reasonably regular in shape with the plat laid out in a manner designed to provide a logical extension of roadways which already exist or are planned in the contingent Lakeside community. Interior roads will be laid out according to county standards and the right-of-way will be dedicated to the county for ultimate operation and maintenance.

LOCATION

The Sunrise Acres #2 subdivision lies along the west side of the unincorporated community of Lakeside, Montana. The town itself is a linear recreational-residential buildup which has been controlled primarily by the congruency of Highway 93 with a flat open portion of the Flathead Lake shoreline. Kalispell, Montana is approximately 15 miles to the north while Somers, Montana is only 5 miles to the north near the top of Flathead Lake. Access into the subdivision will be from a complex of county roads which enter into the general area from pre-existing Highway 93 turnoffs in the vicinity of the commercial part of town.

LAND USE

Hillside land along the west rim of the Lakeside community has had little or no economic use following the early day removal of merchantable timber. Highest use has been to present a forested scenic background for the shoreline community, since the agricultural potential is nil and the forestry potential is no more than moderate. The existing community of Lakeside unfortunately developed around an area which is in both a ground water recharge area (Bierney Creek and to some extent Stoner Creek) and an area of clay rich lakebed deposition. Continued development is virtually impossible without the creation of community sewer services to serve any high density population. As a result new development has begun moving into the foothills area where the soil is reasonably amenable to the use of septic tanks, and the ground water table is at considerable depth. Troutbeck Rise, a subdivision of some 80 lots on 63 acres has already been reviewed and approved by this office within the past 90 days. This earlier project occupies the south $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of section 12 directly west of and contingent to Sunrise Acres #2. See map enclosure.

Land on the east and the north is already nominal low density residential use. Land to the south remains in large block timberland state.

WATER QUALITY PLANNING CONCEPTS

Water Supply: Water is to be supplied to the development by the Lakeside Water Co. Inc., a public utility. This is perfectly feasible since the surface storage tank serving the Lakeside Water Co. is already sited within the Sunrise Acres #2 tract and the owner of the water supply system is also the subdivision developer.

Plans and specifications for this extension of the existing system were not provided with the preliminary data, however, planning schematics have been discussed and an engineering firm is now preparing those documents necessary for review.

Sewage Disposal: Sanitary sewage is to be disposed of by means of individual septic tank and absorption fields. Since the lots are to be served by a community water supply, the required minimum lot size of 20,000 ft² of usable space is met and in some cases exceeded. Percolation rates were found to be reasonably uniform and in the 1 inch to 5 or 6 minute range; indicating septic effluents can be safely impressed on this soil at the rate of 1.5 gallons per square foot per day.

It has been the desire of the developer to reach agreement with the local planning agencies for approval to designate part of the development for possible multi-family utilization. Specifically Lot 1 thru 7 inclusive, the west side of the subdivision, would be designated for either single family or duplex residential construction. Inasmuch as the protective covenants stipulate that any "duplex" would have no more than 5 bedrooms, it is apparent that this type of multi-family unit would be only slightly larger than the usual single-family residence. A single septic tank would accept waste from either residential types, and a single drainfield would be required, based as before, on the established design rate of 1.5 gallons per square foot per day. Properly constructed, this Department can see no significant difference between a 4-5 bedroom duplex and a 1-4 bedroom single family residence.

Slope is the sole field condition which might provide some difficulties. Overall the irregular hillside terrace slopes as high as 15-to 25%; however, with the lots in the ½ acre size range all lots also have flatter sections which offer drainfield sites in an acceptable 7 to 15% range. Waste disposal in such ground should not create a public health hazard....If waste system sites are approved by the County Health Department prior to the actual commencement of construction.

Solid Waste: Lakeside is now being served by containerized field service site. Homeowners will be able to utilize this facility themselves or they can make use of the route pickup already available in the area. In either case ultimate disposal of solid waste will be made to the Flathead County Landfill site.

Storm Runoff: Except for the possibility of the "peak 48 hour ten year storm runoff", surface waters from storms or snow melt is not a serious consideration. Most precipitation will be recharged into the subsurface. Roads are also to be constructed in such a manner as to intercept most excess runoff both from this project and from the new subdivision further up the slope. Direct discharge into surface water simply cannot be foreseen as an adverse impact. It is possible however, that any massive runoff of storm water could discharge out onto the flat area at the toe of the slope, and pond on property other than that owned by the people in the project area.

ENVIRONMENTAL CONDITIONS

Geographically the entire area is simply a terraced hillside which has been shaped out of glacial debris, lake bed and alluvial fan material which has been laid down over a massive limestone. Soil is thin, but the subsoil debris of silty sand and gravel is thick enough that bedrock is not visible by field examination, or encountered in the mandatory test pits which were opened up to investigate bedrock/ground water occurrences.

The area has been long since logged of any good merchantable timber, and the ground cover is now a mixture of patchy fir and brush (20-25%) with many grassy shrubby slopes (50%). 25-30% of the area has already been cleared in incremental amounts down through the years in order to provide impromptu roads, trails, fire breaks, or facility sites.

The owner has also maintained a park like quality through the area by removing as much dead wood and brush as possible in order to control the degree of fire hazard. This area can and does become very dry on occasion, and fire danger, a direct function of rainfall, should be a consideration.

No flood plain violations, ground water table encroachments, or water channel road crossings are anticipated as a result of this development. Roadway and access routes have been given careful scrutiny by the Areawide Planning Organization, and recommendations made by this group are being followed in order to control access, improve safety, and minimize disruptive site impacts.

No surface water of any kind should be effected except to speculate as to the ultimate fate of nutrients discharged into the soil system from hillside absorption fields. Direct surface contamination or slope runoff into surface water is very nearly impossible in considering the topography and field conditions.

ADVERSE IMPACTS

A public hearing was held on October 12, 1974 following notification by the Areawide Planning Organization of the Sunrise Acres #2 proposal to those groups or organizations required to provide public or social services to the eventual homeowners. From this procedure it was determined that the available facilities in Lakeside make it very likely that the impacts on schools and other services such as fire protection, police protection, would be minimal and within acceptable limits.

Conflicts with the naturally occurring uses of the ground for winter game range or timber management were also considered to be nominal and within acceptable adverse impacts. Aesthetically the project is difficult to fault because much of the ground is open space and capable of utilization without gross removal of the existing vegetation.

Because the proposal has passed through the various local planning board procedures, and because the concepts for the development of water supply, sewage disposal, and solid waste are within acceptable limits; it is the intention of this office to make a statement of approval as soon as the engineering aspects of these systems have been submitted and accepted as satisfactory.

Therefore, This Division Action Is Considered To Be: NOT SIGNIFICANT

A statement of approval defining the conditions will be attached to the plat at the proper time. A letter concurring with the action has already been received from the Flathead County Health Department.

This Negative Declaration was prepared by Wilbur O. Aikin, P.E., a Public Health Engineer on the staff of the Kalispell Regional Office, Water Quality Bureau, Montana State Department of Health and Environmental Sciences. That data required by law was provided by the Doyle Enterprises Surveying firm in Kalispell, Montana, and from Mr. Bill Brass, owner and developer of the proposed subdivision tract.

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FLATHEAD

LAKE



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SUNRISE ACRES NO 2

