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Department of Health and Environmental Sciences
STATE OF MONTANA Environmental Sciences Division

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DIRECTOR

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May 21, 1975

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ENVIRONMENTAL QUALITY
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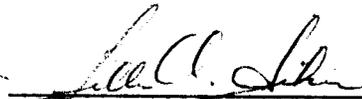
Mr. Mark Schoknect, Shevlin Park, Libby, MT
Mr. Jack Ninneman, Surveyor, Troy, MT
Montana Environmental Quality Council, Box 215, Capitol Station, Helena
Montana State Fish & Game Dept., Attn: Mr. Jim Posewitz, Mitchell Bldg., Helena
Montana State Highway Dept., Kalispell Div., 6th Ave. E.N. & Montana, Kalispell
Montana State Dept. of Health & Env. Sciences, Attn: Mr. Dan Vichorek, Helena
Montana State Dept. of Intergovernmental Relations, Div. of Planning, Capitol Station
Helena
Mr. Ben Wake, Administrator, Environmental Sciences Division, Helena
Lincoln County Board of Commissioners, Courthouse, Libby
Lincoln County Sanitarian, Mr. Terry Schultz, Libby
Honorable Fred Brown, Mayor, City of Libby
Student Environmental Research Center, Venture Center, Room 212, Missoula
Regional Planning Association of Western Montana, 133 W.Main, Missoula

Gentlemen:

Enclosed is an Agency Impact Determination that has been prepared for the Second Addition to Airfield Tracts Subdivision near Libby in Lincoln County, Montana.

The subdivision has been submitted to the Department of Health for approval of the water supply, sewage disposal and solid waste plans. This brief statement defines the project and specifies the conditions under which the subdivision will receive approval without the development of a full Impact Statement. In doing so, the assessment is intended to assure all groups and agencies that approval is being given within the intent of the Montana Environmental Quality Act and the Montana Subdivision Laws.

Sincerely,



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

WOA:jh

Enclosure

AGENCY IMPACT DETERMINATION

FOR

SECOND ADDITION TO AIRFIELD TRACTS

A Proposed Subdivision in Lincoln County, Montana

INTRODUCTORY NOTE: The Second Addition to Airfield Tracts is the third phase of the Airfield Tracts subdivision complex (see enclosed map). Phase two, 5 lots filed as the First Addition to Airfield Tracts, was reviewed by Negative Declaration of April 22, 1974 and approved (No. 27-75-K120; ES 74/E33) April 30, 1974. The original Airfield Tracts subdivision also consisted of 5 lots which received approval in the form of a Sanitary Restriction Removal in 1971.

Because the proposal consists of only five lots, the subdivision will not be subjected to a public hearing, but will instead receive administrative examination by means of the prescribed Lincoln County Summary Review procedures.

It has also been stated that this is to be the last phase of the Airfield Tracts Master Plan; additional contingent land owned by the developer is to be conveyed to others in large block transfers. While these adjacent lands may eventually become subdivided such division will not be under the control of the present owners.

LOCATION AND SIZE

5 lots in a 13.26 acre block one mile northeast of Libby. Four of the lots vary from 1.4 acres to 2.5 acres, while the fifth is on 4.2 acres. Topographically the tract lies partly on the bench crest of a Kootenai valley terrace and partly on the side of a second, higher river terrace. Montana Highway #37 bounds the project area on the north (however, no turnoffs for the highway are contemplated) with the Kootenai River 1300 feet east of, and 50 feet lower than the nearest point in the subdivision.

LAND USE AND ACCESS

Area has been allowed to exist as a natural, hillside green belt. Apparently not even logging has been allowed in the area. Access will be provided by means of extending existing county roads into the southern boundary of the new tract. One lot will still remain isolated with a 175 foot long easement necessary to provide the eventual owner with an access road from the newly dedicated right-of-way.

ENVIRONMENTAL CONDITIONS

The flatter southern edge area (40% of the total) varies locally from 0 to 7% in slope, with the sidehill area (60%) in the 20 to 27% range. The subsurface is exclusively glacial debris with a preponderance of gravel, sand, silt and some boulders; surface soil is a thin veneer of organic loam upon which ponderosa,

Douglas fir and larch are interspersed with native grasses and low-lying bush species. Small animals and some deer have been seen in the area, however, this tract is not a significant part of any known game range, winter or summer.

WATER QUALITY CONCEPTS

Water Supply: Individual drilled wells are easily laid in at this location; the producing aquifer is also nicely sealed in by a heavy clay horizon known to exist 50 to 75 feet below the average datum noted on the south edge of the subdivision area. A safe water supply in the low yield (20 gpm) range is highly probable judging in terms of other wells developed in the same Airfield Tracts project area.

Sewage Disposal: Flooding or groundwater encroachment simply should not be an adverse factor in the development of individual sewage disposal systems. The one isolated lot probably would be well advised to use a seepage pit system, because of the existing steep topography on this lot, however, this is the only lot in the entire Airfield Tracts area on which this may be necessary. The remaining five lots should be able to incorporate satisfactory absorption field systems into their waste disposal plans. A design application rate of 1.25 gallons per square foot per day has been demonstrated by field tests made under the direction of a professional engineer.

Solid Waste: It will be the responsibility of the lot owners to dispose of refuse either individually or by use of private collection services. Area is within an approved landfill disposal district and ultimate disposal will be to the Libby Sanitary Landfill several miles to the northwest.

Storm Runoff: The subdivision is not downgrade of any significant mountain sideslope drainage and the soil is porous enough to accept considerable local runoff. Individual homes could have short term temporary problems if they do not stabilize soil disturbances from construction activities, but this should not prove troublesome in terms of water quality effects on the nearby surface streams.

COMMUNITY SERVICES

Because the project is the logical extension of an existing suburban development, because the anticipated usage is for high value residential homesiting and because of the lack of adverse effects from earlier phases of the same development, virtually all local reactions to the proposal have been favorable or acceptable.

Road Maintenance-1100 feet of new road maintenance extending from a net now under county responsibility. Impact is seen to be minimal.

Fire Protection-Area is within boundaries of Libby Rural Fire District. No additional load is forecast for existing men or equipment.

Medical Services-Area now has ready assistance of such service within close proxemity.

Police Protection-No additional problems are foreseen by the Lincoln County Sheriff's office.

Utilities-Electric power is available from trunk lines in area. Under-ground service can be expected to limit any adverse effects to aesthetics.

Schools-Because of the size of the project, Lincoln County School District #4 has considered the impact to be insignificant.

Taxation-Present assessed value is 40.00 per acre; following platting the assessed value will be 1500.00 per acre. Because residences are projected to fall in the \$40,000 and up category, it is anticipated by Lincoln County officials that revenues will satisfactorily balance out community costs.

FINAL ASSESSMENT

Aside from the ubiquitous addition of nutrient (from individual sewage disposal systems) into the hydrologic cycle probable environmental impact is negligible. Aesthetically the area could also suffer if a great amount of the vegetation were to be removed for any reason; however, the obvious choice location for residences away from Highway 37 and the existence of protective covenants makes it unlikely that the area will suffer any severe loss of green belt protection.

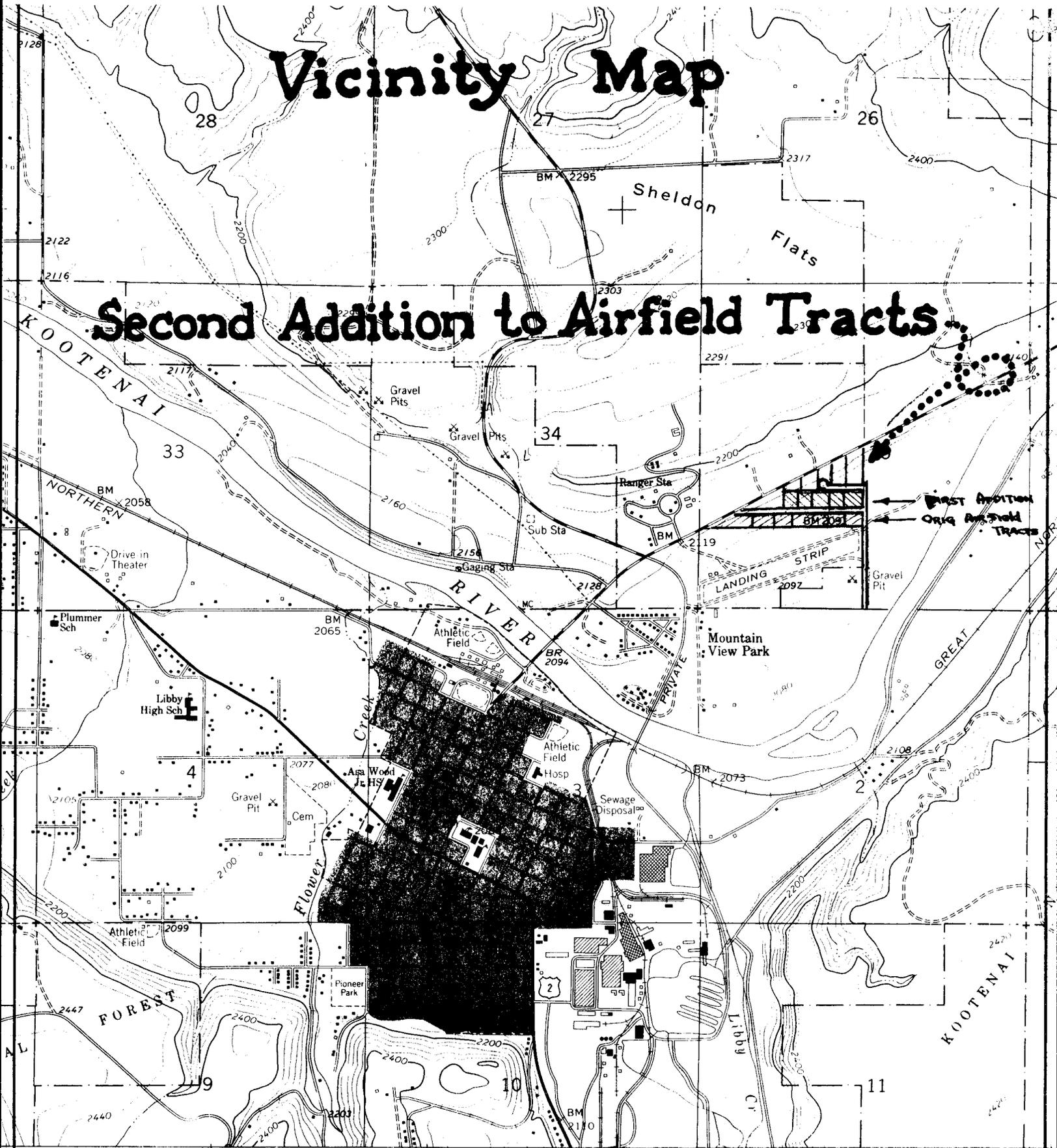
One lot is also anomalous in terms of accessibility (a special easement) and sewage disposal (steep topography) therefore it may be more expensive and difficult to utilize, however this is not seen as an over-riding reason for rejecting the entire project.

The project has now received the approval of the Lincoln County Sanitarian and the Libby City-County Planning Board. Therefore it is the intention of this office to attach an approval statement to the final plats and return them to the Lincoln County Clerk and Records office for final action.

The foregoing Impact Determination was written by Wilbur O. Aikin, P.E. for the Water Quality Bureau Regional Office in Kalispell, Montana. Information was derived from a staff report prepared by Terry Schultz, Registered Sanitarian and Planning Agent for Lincoln County and from plans, sketches and other data submitted by Mr. Jack Ninneman, a Professional Engineer from Troy, Montana.

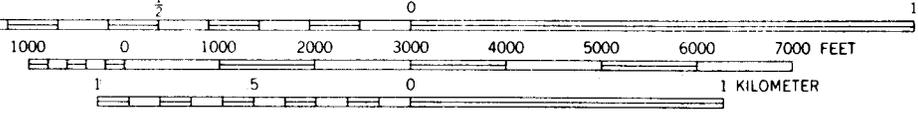
Vicinity Map

Second Addition to Airfield Tracts



(LITTLE HOODOO MOUNTAIN) 2880' SE WHITE HAVEN 26 MI. KALISPELL 89 MI. 32°30' 609000m. E. INTERIOR GEOLOGICAL SURVEY

SCALE 1:24 000



CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 20-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL

ROAD CLASSIFICATION
Heavy-duty ———
Medium-duty - - -
U.S. Route

