



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

*Office Copy*

John S. Anderson M.D.  
DIRECTOR

October 3, 1975

Re: Fishermen's Village  
Gallatin County

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Jep*

Mr. Phillip T. Clock, P. O. Box 729 Westminster, California, 92683  
David Orbe, P.E., Morrison-Maierle, Inc., 33 E. Mendenhall,  
Bozeman  
Honorable Thomas Judge, Governor, State of Montana, Helena  
Citizens Advocate, Helena  
Environmental Quality Council, Helena  
Montana Fish and Game Department, Helena  
Department of Highways, Helena  
Department of Intergovernmental Relations, Division of Planning, Helena  
Department of Natural Resources and Conservation, Helena  
Department of State Lands, Helena  
Montana State Library, Helena  
Board of County Commissioners, Courthouse, Bozeman  
City-County Planning Board, Bozeman  
City-County Health Department, Bozeman  
Environmental Information Center, Box 12, Helena  
C. W. Gonder, 823 East Call Street, Livingston  
Mrs. Vel Jansen, 430 South Sixth, Livingston  
Mrs. Winifred Lucky, 420 South Sixth, Livingston  
Mary Lee Reese, League of Women Voters, 29 South Alta, Helena  
Doris Milner, Montana Wilderness Assn., Route 1, Box 1410, Hamilton  
Northern Rockies Action Group, #9 Placer Street, Helena  
Paul T. Richards, 902 North Park, Helena  
John Schillinger, Microbiology Department, Montana State University, Bozeman  
Concerned Citizens for a Quality Environment, c/o Ron Erickson, Chairman,  
University of Montana, Missoula  
Student Environmental Research Center, University of Montana, Room 212,  
Venture Center, Missoula  
John P. Duke, Assistant Vice President, Land Management, Burlington  
Northern, 650 Central Building, Seattle, Washington, 98104  
Rick Graetz, Box 894, Helena  
City Planning Board, City Hall, Bozeman  
Gallatin County Planning Board, Courthouse, Bozeman  
Bozeman Public Library, Bozeman  
Gallatin County Attorney, Courthouse, Bozeman  
County School Superintendent, Courthouse, Bozeman  
Gallatin County Sheriff, Courthouse, Bozeman  
Gallatin National Forest, Federal Building, Bozeman

Soil Conservation Service, Federal Building, Bozeman  
Gallatin Canyon Study Team, Montana State University, Bozeman  
Ms. Ronda Sanquist, Institute of Applied Research, 309 Hamilton Hall,  
Montana State University, Bozeman  
Microbiology Department, Montana State University, Bozeman  
Rick Applegate and Dorothy Bradley, Box 931, Bozeman  
Kenneth Baldwin, Federation of Western Outdoors Club, Box 548, Bozeman  
Earl Best, Bridger Canyon Planning and Zoning Commission, Courthouse,  
Bozeman  
Charles Bradley, 1105 South Tracy, Bozeman  
Jim DeWolfe, Bozeman Chronicle, Bozeman  
Raymond Hurley, Joe Brooks Chapter, Trout Unlimited, Box 271, Livingston  
Louis Moos, Sacajawea Audubon Society, 712 South 13th Avenue, Bozeman  
Montana Wilderness Assn., Box 548, Bozeman  
Perry Nelson, Gallatin Sportsmen's Assn., 526 North Bozeman Avenue, Bozeman  
Dr. Richard Ritter, Box 1170, Bozeman  
Joseph W. Sabol, Attorney, 27 North Tracy, Bozeman  
Citizens Assoc. for Guided Growth, 812 South Eighth, Bozeman  
Elizabeth Smith, 2311 Highland Court, Bozeman  
Dr. Charles Jonkel, University of Montana, Missoula

Enclosed is an agency impact determination that has been prepared for  
Fishermen's Village, a proposed subdivision in Gallatin County.

Subdivision plans and specifications have been submitted to the Depart-  
ment of Health and Environmental Sciences for approval of water supply,  
sewage disposal, and solid waste disposal systems.

This determination defines the project and specifies those conditions  
under which the subdivision will receive approval without the develop-  
ment of an environmental impact statement. This determination 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,



Edward W. Casne  
Subdivision Bureau  
Environmental Sciences Division

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Enclosure

cc: Ben Wake

Terry Carmody

MONTANA DEPARTMENT OF HEALTH  
AND  
ENVIRONMENTAL SCIENCES

October 3, 1975

An Agency Impact Determination For  
Fishermen's Village Subdivision  
A Proposed Subdivision in Gallatin 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 69-5009; and the act to control water determination is prepared by the Department of Health and Environmental Sciences, Environmental Sciences Division, Subdivision Bureau, concerning a proposed subdivision in Gallatin County, Montana, for which a submittal has been received requesting subdivision plat approval.

The purpose of this agency impact determination is to inform all interested governmental agencies and the concerned public of the Subdivision Bureau's intent not to prepare a full environmental impact statement. This document will be circulated for ten days.

Location

Fishermen's Village Subdivision is approximately eight miles west of West Yellowstone and borders Highway U S. 191 in the SW 1/4 of Section 20, Township 13 South, Range 4 East, M.P.M., Gallatin County Montana, a portion of Homestead Entry Survey 795. Fishermen's Village Subdivision will have twenty-eight (28) single family cabins and two fly-castings ponds. The 22.146 acre site will include 1.861 acres for roads, 0.532 acres for cabin sites, .462 acres for parking and 19.291 acres as open area.

Each owner will own 1/28th undivided interest in the development. A corporation, solely owned by the property owners will be established with rates and by-laws to maintain and project the natural conditions of the property.

Topography and Soils

The subdivision lies on a gentle slope in the Denny Creek Drainage area. Soil profiles consist of slope wash with wide variations in type of soils, but generally consist of rock fragments, fine sand and silt. These soils are relatively dense due to either preconsolidation or some chemical bonding. Ground water was found to be depths of five feet to thirty-one feet. Percolation rates from 3.3 to 46.7 minutes per inch of fall were recorded by Morrison-Maierle, Inc., consulting engineers of

the project.

The existing vegetation is primarily trees with open grass areas with some willows. This land has never been flooded and is not located in the 100 year flood plain.

#### Water Supply and Sewage Disposal

Water will be provided in a water system from a single well. There will be three septic tanks and three drainfields for the sewage disposal system.

#### Wildlife

Any wildlife migratory routes through this area should have been established in the past from traffic on the adjoining highway and human activity on the bordering property.

The Montana State Department of Fish and Games states that the infringement of more people by this development will tend to continue to diminish the area's potential to furnish as suitable environment for wildlife and that this area is also definitely grizzly bear habitat and the possibility of people-bear conflicts will increase with increased people. In these situations, the bear is practically always the loser they contend.

To discourage bears from moving into the area the developer proposes that the garbage will be contained in bear proof facilities. Dogs will be constrained to eliminate the possibility of chasing wildlife in neighboring areas.

The Fish and Game Department's response also states that direct effect on the aquatic environment by this development is not foreseen.

#### Solid Waste Disposal

Solid waste is to be hauled to the solid waste disposal site at West Yellowstone.

#### Roads

Surface water will drain to roadside ditches. Cross drainage will be installed as needed to perpetuate existing drainage courses. Proposed road surfaces are to be gravel. Where possible, roadways will follow open areas to minimize tree cuttings. Roads will be twenty feet wide with maximum cuts of one foot and fills of less than one foot. Culverts will be used for small drainages, but no bridges or stream crossings are required.

#### Probable Environmental Impact

The project engineer states that the probable impacts of the development on both the human and existing environment should not result in any

significant consequences. If dust from the gravel road violates state air standards, he notes that this dust can be abated with oil or water. All water, sewer, telephone, and electric lines will be underground. The disturbed soil will be seeded to minimize visual impact and erosion.

#### Alternates

The project engineer states that the only alternate to be considered at this time would be "do nothing". Since the roads are rough graded and pond construction is almost complete, he considers this alternate not warranted esthetically.

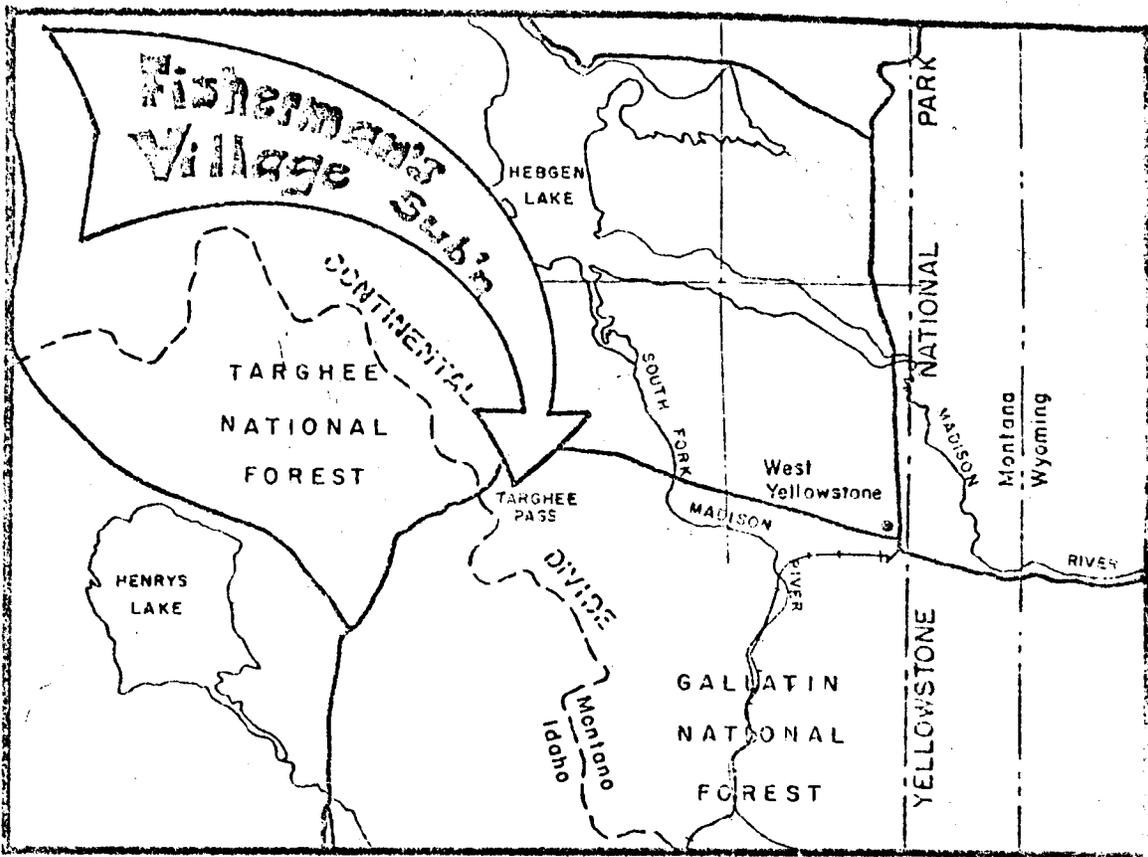
#### Commitment of Resources

The project engineer notes that the only irreversible or irretrievable commitment of resources are those materials used in the actual construction of the project. Under present economical conditions, he finds it doubtful that these materials would need to be reclaimed for future use. He states that the majority of the construction materials used will be timber products which are a renewable resource.

#### Conclusion

This project has received approval of a county hearing on June 3, 1975. A certificate of plat approval will be issued unless convincing response to the contrary is received by the Department within ten days after this agency impact determination is issued and required subdivision fees are received.

This agency impact determination has been prepared by Albert J. Gasvoda, Architect, Subdivision Bureau, Environmental Sciences Division, utilizing information supplied by Morrison-Maierle, Inc. and the developers.



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