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

August 31, 1976

John S. Anderson  
A. C. KNIGHT, M. D.  
ACTING DIRECTOR

Re: Bitterroot Horizons 1976  
Ravalli County

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 Community Affairs, 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, Hamilton  
City-County Planning Board, Courthouse, Hamilton  
Sanitarian, Chuck Stahl, Courthouse - Box 5019, Hamilton  
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  
Tom Horobik, Pres., Montana Wilderness Assn., 4000 4th Ave. N., Great Falls  
Northern Rockies Action Group, #9 Placer Street, Helena  
Paul T. Richards, 1836 Floweree, 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  
Herb Anderson, P. O. Box 42, Raynesford, MT 59469  
Mike Roach, Air Quality Bureau, Environmental Sciences Division  
Don Willems, Water Quality Bureau, Environmental Sciences Division  
State-Local Relations Project, Commission on Local Government,  
State Capitol, Helena  
J. Anne Skinner, Public Information Unit, DHES, Helena  
Hugh Schaefer, 206 Ben Hogan Drive, Missoula  
Jerome Borkoski, Stevensville  
Northwest Tribune, Main Street, Stevensville  
Audubon Society, Attn: Sam Sperry, 1823 Highland Avenue, Helena  
Ducks Unlimited, Attn: Patrick McDonough, Box 327, Billings  
Montana Cooperative Wildlife Research Unit, Attn: Dr. John Craighead,  
University of Montana, Missoula  
Montana Outfitter and Dude Ranchers Association, Attn: Glen Childers,  
7-B Ranch, Brusett  
Montana Wildlife Federation, Attn: Don Aldrich, 410 Woodworth Ave.,  
Missoula  
Montana Women's Political Caucus, Attn: Elenor Pratt, 1434 South 3rd,  
Bozeman

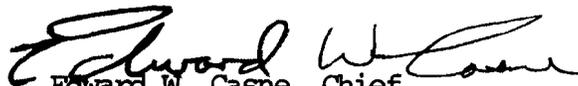
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Montana Woolgrowers Association, Box 1693, Helena  
Sierra Club, Attn: Joe Angell, General Delivery, Helena  
Trout Unlimited, Attn: Jim Handley, Box 140, Manhattan  
Wilderness Society, Attn: Bill Cunningham, Box 12, Helena

Ladies & Gentlemen:

The enclosed preliminary environmental review has been prepared for Bitterroot Horizons 1976 in Ravalli County. This environmental review is submitted for your consideration. Comments and questions will be accepted for 15 days following issuance of this statement at which time it will be assumed that the persons or agencies consulted have no comments to make. One extension of time not to exceed seven (7) days will be granted upon request if there is sufficient reason for said request. All comments should be sent to the undersigned.

Sincerely yours,



Edward W. Casne, Chief  
Subdivision Bureau  
Environmental Sciences Division  
Phone: 449-3946

EWC:DV:ti  
Enclosure  
cc: Ben Wake  
Tom Ellerhoff  
Terry Carmody

PRELIMINARY ENVIRONMENTAL REVIEW  
BITTERROOT HORIZONS 1976  
(St. Mary's Horizon Village)

INTRODUCTION:

The developer, Jerome Borkoski of the Bitterroot Horizons 1976 (St. Mary's Horizon Village) in Stevensville, proposes to develop a community shopping center in conjunction with a residential development. The residential development, which will consist of 33 single bedroom units in either 4-plexes or 5-plexes, has been reviewed and is not considered in this environmental review.

The proposed commercial development would consist of an enclosed mall that would be developed in two stages. Based on studies and projections of probable demand, the following describes the type of businesses that likely would occupy the premises and space allotted to each.

St. Mary's Horizon Village Tenant Mix

<u>PHASE I</u>	Sq. Feet
Supermarket	20,700
Variety Store	12,000
Drug Store	6,000
	<u>38,700</u>
Pad 1 Family Rest ***	3,000
Pad 2 Donut Shop **	2,000
	<u>43,700</u>
<u>Mall Shops</u>	
Shoe	1,500
Dress Shops (2)	3,800
Mens Store (1)	2,200
Jeweler	1,100
Cheese Shop	1,400
Childrens Wear	2,000
Dry Cleaner/Tailor	900
Florist	750
Leather Goods	800
Barber Shop (2 chairs)	375
Beauty Parlor (6 chairs)	1,500
Ice Cream/Candy Parlor *	2,600
Hallmark Card/Gift	5,000
Health Food Store	800
Key/Lock Shop	300

Gift Shops (2)	2,675
Fabric/Sewing Center	2,750
Catalog Store	<u>3,200</u>
Sub-total	<u>33,650</u>
Total (25 Shops)	<u>77,350</u> sq. ft.

- \*\*\* Family Restaurant seating 86
- \*\* Donut Shop Seating 30
- \* Ice Cream/Candy Parlor seating 35

Public restrooms will be included

<u>PHASE II</u>	Sq. Feet
Junior Dept. Store	20,250
Twin Cinema*	9,245
Dress Shop (1)	1,900
Mens Shop (1)	2,200
Childrens (1)	1,680
Amusement Center	1,500
Music/Record Center	2,100
Homecenter/Sporting	<u>3,775</u>
	42,650
Phase I	<u>77,350</u>
Phase I & II	<u>120,000</u>

Shops: 33

- \* Twin Cinema seating:
  - Cinema 1 - 299
  - Cinema 2 - 299
  - Total 598

The area would front on Highway 93 in the area identified in the attached drawing as tract 1. The development would be located on currently unused land immediately south of the Kootenai Lodge and Motel, and west of the Fort Owen Inn restaurant. The development would include a total of 504 parking spaces in approximately six acres of asphalt parking area.

A commercial trash hauler would remove solid waste from the development for disposal in an approved landfill. Water supply would be through a central system supplied by wells. Sewage disposal would be through septic tanks and drainfields sized and designed to handle the load.

The apparent environmental impact appears negligible, so no environmental impact statement will be prepared.

If developed as planned, the commercial center would employ a total of 150 persons upon completion of both phases. Estimated annual payroll would be \$1,315,000 per year.

Construction probably would not start before the fall of 1977 according to the developer.

#### POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

##### 1. Terrestrial and Aquatic Life and Habitats:

Water supply will be from wells and there will be no surface water use. Septic tank drainfields will be located far enough from surface waters to prevent contamination.

##### 2. Water Quality, Quantity Distribution and Sewage Disposal:

Sewage is to be treated by means of two centralized septic tank and drainfield systems. One for the residential area and one for the commercial area. Soil profiles and percolations tests have been taken in the drainfield areas and it appears that there will be no problems with contamination of the groundwater or creation of a public nuisance. Adequate areas are available for each drainfield.

Water for this development is to be obtained from a centralized water system utilizing deep wells. The quantity and quality of water available in the aquifer is adequate from evidence obtained from other wells in the area.

The construction of a large paved parking area and the large buildings will increase the amount of storm water runoff from the area. There will be a need for storm drainage plans to detain storm runoff before it reaches Kootenai Creek to allow settlement of silt, etc. There seems to be adequate room to construct settling ponds if necessary and the storm runoff volume should not adversely affect the stream.

##### 3. Soil Quality, Stability and Moisture:

The soil impacted in this case will be covered by parking area and commercial development.

##### 4. Vegetation Cover, Quantity and Quality:

The land currently is covered with weeds and native grasses.

##### 5. Aesthetics:

The developer plans a high quality, attractive commercial area. If this plan is carried out, the negative esthetic impact could be the least possible for such a development.

6. Air Quality:

Air quality may improve somewhat if the development fulfills the goal of preventing Ravalli County people from driving to Missoula to do their shopping.

7. Unique, Endangered, Fragile, or Limited Environmental Resources:

None known.

8. Demands on Environmental Resources of Land, Water, Air and Energy:

The energy demand will be substantial. If the development is completed in two phases totalling 120,000 square feet as projected and if the heat is electric, the development could use up to 1.2 mw, according to a Montana Power spokesman. The type of heating to be used has not yet been decided, and the developers are investigating the feasibility of solar heating to partially furnish the heating needs.

The development would save some gasoline if people from Ravalli County shopped there instead of in Missoula.

The two phases of the development would occupy approximately three areas, with another six acres of parking lot. This land would be permanently lost from production. Water use is calculated at approximately 24,000 gallons per day, which should not cause any impacts on water resources.

9. Historical and Archaeological sites:

None known.

POTENTIAL IMPACTS ON HUMAN POPULATION

1. Social Structures and Mores:

This development would have no predictable effect on social structures and mores.

2. Cultural Uniqueness and Diversity:

No known effect.

3. Local and State Tax Base and Tax Revenue:

The developer said the plot of land being developed last year cost him \$107 in property tax. Figures from the Ravalli County assessor's office indicate that if the shopping center were built as projected, property taxes under the current levies would vary from approximately \$36,000 per year to \$40,000 per year, depending on the value of the facilities. Income taxes from the expected \$1,315,000 annual payroll would be substantial.

4. There would be no impact on agricultural production.

5. Human Health:

There would be no foreseeable effect on human health.

6. The quantity and distribution of community and personal income would be subject to substantial impacts. The relatively large payroll and the shopping facilities would tend to keep more retail dollars in Ravalli County, as hoped by the developer. At present many residents of the area do their shopping in Missoula.

7. Access and quality of wilderness and recreational activities should not be impacted.

8. The quantity and distribution of employment would be altered considerably. The developer cites studies and other indications that many people who already live in the vicinity of the project would seek work there rather than commute to work in Missoula, the nearest source of large scale employment.

9. The distribution and density of population and housing would be subject to unpredictable change. It seems assured that there would be some move by families to relocate near such a center, but whether it would be economically and environmentally feasible to make such a move is unknown. Prospective changes in population density and distribution therefore remain obscure.

Ravalli County Planner John Boland said there probably would not be sufficient existing housing in Stevensville to accommodate any substantial population increase. He said that because of a relatively high population turnover in northern Ravalli County, Stevensville probably has a vacancy rate of approximately one per cent.

10. Demands for governmental services probably will be minimal. If low quality subdivisions were attracted by the development there could be some increase in the demand for police protection. Fire protection will be through the local volunteer fire department, and the fire house will be located on the premises.

If local population increases, there could be some impact on the school. The school superintendent in Stevensville said the school could easily accommodate up to 100 each high school and junior high students and 50 elementary students. The additional costs would amount to \$918 for each high school student, \$750 for each junior high students and \$720 for each elementary student. The costs would be borne by the State, he said.

11. Industrial and commercial activity would be the major changes brought by this development. The commercial area was conceived with the idea of changing people's buying habits to keep Ravalli County dollars in the County rather than exporting them to Missoula.

Thus there could be a slight decline in Missoula's commercial activity if the development achieved its aim.

12. Demands for energy would be considerable. See number 8 in first part above.

13. Locally adopted environmental plans and goals:

There is no zoning in the area of the development. The plans for the residential area have been approved by both the County Planning Board and the County Commissioners. The plans for the commercial area have not been reviewed to date.

14. Transportation networks and traffic flows would experience noticeable changes. Traffic would increase in the area of the development; decrease between Stevensville and Missoula.

#### ALTERNATIVES

- (1) Approve the development without preparation of an environmental impact statement after the following conditions have been met:
  - (a) Finalized water supply and sewerage plans and specifications are submitted and approved by this department.
  - (b) Plans for a storm water control system are submitted and approved by this department.
  - (c) When developing the subdivision the developer shall abide by the provisions of the Certificate of Plat Approval and by the Department of Health and Environmental Sciences and Ravalli County Health Department regulations pertaining to water supply, sewage disposal and solid waste disposal.
- (2) Write an environmental impact statement prior to further consideration of approval.
- (3) Disapprove the development as proposed.

#### RECOMMENDATIONS:

The Department of Health and Environmental Sciences recommends the first alternative. In the event condition (c) is not met, this department will seek legal action under the provisions of Section 69-5007 and 69-5008 R.C.M. 1947.