

DEPARTMENT OF ENVIRONMENTAL QUALITY  
PERMITTING AND COMPLIANCE DIVISION

METCALF BUILDING  
1520 E SIXTH AVE

MARC RACICOT, GOVERNOR



STATE OF MONTANA

(406)444-3080  
FAX (406)444-1374

May 29, 1998

PO BOX 200901  
HELENA, MONTANA 59620-0901

Environmental Quality Council  
Room 432  
State Capitol  
Helena, MT 59620

RE: Lakeview Condominiums  
Gallatin County  
E.Q. #95-1231

Dear Sir/Madam:

Enclosed please find an Environmental Assessment (EA) completed by this Program for the above referenced subdivision. Due to the minimal impacts anticipated from this proposal, this EA has not been circulated to all departments for comment, but has only been forwarded to yourselves and copied to the below.

If you have any questions or comments on the above or I can be of further assistance, please feel free to call on us at the Permitting and Compliance Division at 444-3926.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dennis McKenna", written over a horizontal line.

Dennis McKenna, Supervisor  
Subdivision Section  
Water Protection Bureau

cc: Gallatin County Health Department  
Darwin Steffler  
Richard Kerins, P.E.  
file

RECEIVED

JUN 08 1998

ENVIRONMENTAL  
QUALITY COUNCIL

DEPARTMENT OF ENVIRONMENTAL QUALITY  
Metcalf Building, Helena, Montana 59620  
(406) 444-2479

ENVIRONMENTAL ASSESSMENT (EA)

Division/Bureau Department of Environmental Quality, Permitting and Compliance Division, Subdivision Program

Project or Application Lakeview Condominiums, Gallatin County

Location NE¼ Section 9, Township 12 South, Range 4 East, PMM

Description of Project This project is a one lot minor subdivision in Gallatin County.

Water Supply The subdivision is to be supplied with water service through a new public water system designed to serve the subdivision and an adjacent bar and restaurant called the Happy Hour Bar and Restaurant.

Sewage Treatment System The subdivision is to be supplied with sewer service through two open bottom sand filters.

Storm Water Drainage There are no plans for changing the current stormwater drainage because the condominium development has less runoff than the existing development.

Benefits and Purpose of Proposal This proposal will develop a 1.326 acre parcel into 7 condominium living units and an existing residence.

Special Circumstances The property currently houses 6 guest cabins, a 6 unit motel, single family residence and out buildings. The plan is to move or raise all but the single family residence to make room for the condominiums.

Description of and analysis of reasonable alternatives whenever available and prudent to consider

One reasonable alternative for this subdivision could be to reduce the number of lots and allow for park/recreation space.

A listing and appropriate evaluation of mitigation, stipulations and other controls enforceable by the agency or another government agency

None

Recommendation

No EIS is recommended for this subdivision.

If an EIS is needed, and if appropriate, explain the reasons for preparing the EA

N/A

If an EIS is not required, explain why the EA is an appropriate level of analysis

This is a change of land use that reduces the human use of the property.

Other groups or agencies contacted or which may have overlapping jurisdiction

None were contacted

Jurisdiction includes local government and health department

Individuals or groups contributing to this EA

Permitting and Compliance Division, Subdivision Program

EA prepared by: Edward W. Casne, P.E.  
Casne & Associates, Inc.

Environmental Assessment based on information submitted by the applicant.

Date: May 20, 1998

DEQ/P&CD/SUBDIVISION PROGRAM EA FOR SUBDIVISIONS

DATE OF APPROVAL: May 29, 1998  
NAME OF PROPOSED SUBDIVISION: Lakeview Condominiums  
COUNTY: Gallatin  
E.Q# 95-2131

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS: Minor. Reduction in runoff into the lake due to less dense development.
2. WATER QUALITY, QUANTITY AND DISTRIBUTION: Minor. Less runoff into lake, however caution must be taken during construction to avoid stormwater reaching the lake. A stormwater runoff permit is needed if the disturbance exceeds 1 acre.
3. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE: Minor.
4. VEGETATION COVER, QUANTITY AND QUALITY: Moderate. Due to the construction disturbance vegetative cover must be quickly reestablished.
5. AESTHETICS: Moderate. Aesthetics will improve due to the new look of the condominiums.
6. AIR QUALITY: Minor.
7. UNIQUE ENDANGERED FRAGILE OR LIMITED ENVIRONMENTAL RESOURCE: Minor.
8. DEMANDS ON ENVIRONMENTAL RESOURCE OF WATER, AIR AND ENERGY: Minor.
9. HISTORICAL AND ARCHAEOLOGICAL SITES: Unknown.

CUMULATIVE AND SECONDARY IMPACTS: This project is a modification of land use. It will reduce the amount of developed land.

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

1. SOCIAL STRUCTURES AND MORES: Moderate. The change in use will create a less transient population in the area.
2. CULTURAL UNIQUENESS AND DIVERSITY: Unknown.
3. LOCAL AND STATE TAX BASE AND TAX REVENUE: Minor. Taxes may decrease because of the change in land use.
4. AGRICULTURAL OR INDUSTRIAL PRODUCTION: None.
5. HUMAN HEALTH: Minor. Perhaps less problems with human health.
6. ACCESS TO/QUALITY OF RECREATIONAL & WILDERNESS ACTIVITIES:

Minor.

7. QUANTITY AND DISTRIBUTION OF EMPLOYMENT: Minor. Less opportunity for employment because motel employees will no longer be needed.

8. DISTRIBUTION OF POPULATION: Minor.

9. DEMANDS FOR GOVERNMENTAL SERVICES: Minor.

10. INDUSTRIAL AND COMMERCIAL ACTIVITY: Minor.

11. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS: Unknown.

CUMULATIVE AND SECONDARY IMPACTS:

**EXPIRATION DATE OF BULLETIN BOARD DOCUMENT: 21 June, 1998**