

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

July 22, 1998

PO BOX 200901
HELENA, MONTANA 59620-0901

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

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JUL 29 1998

ENVIRONMENTAL
QUALITY COUNCIL

RE: Beaverhead Condo Subdivision
Gallatin County

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 444-3080.

Sincerely,


for Dennis McKenna, Supervisor
Subdivision Section
Water Protection Bureau

cc: Gallatin County Health Department
Cathy Reichstetter
Terry Threlkeld, Allied Engineering
File

DEPARTMENT OF ENVIRONMENTAL QUALITY
Metcalf Building, Helena, Montana 59620
(406)444-4323

ENVIRONMENTAL ASSESSMENT (EA)

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

Project or Application Beaverhead Condo Subdivision

Location North 1/2 of Section 30, Township 6 South, Range 3 East

Description of Project This project is a 68 unit condominium in Gallatin County, including 56 existing, previously approved units and 12 new units

Water Supply The subdivision is supplied with water service through connection to the Big Sky Water and Sewer District public water supply system.

Sewage Treatment The subdivision is supplied with sewer service through connection to the Big Sky Water and Sewer District public wastewater system.

Benefits and Purpose of Proposal This proposal will complete development of the 68 unit subdivision.

Special Circumstances None

Beaverhead Condo Subdivision
Gallatin County

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS Minor
2. WATER QUALITY, QUANTITY AND DISTRIBUTION Minor. The subdivision will consist of 68 units served by public water and wastewater systems.
3. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE Minor
4. VEGETATION COVER, QUANTITY AND QUALITY Minor
5. AESTHETICS Minor
6. AIR QUALITY Minor
7. UNIQUE ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCE
Unknown. No such resources have been identified or are expected.
8. DEMANDS ON ENVIRONMENTAL RESOURCE OF WATER, AIR AND ENERGY
Minor. The applicant has demonstrated that there is adequate quantity of water to supply this subdivision.
9. HISTORICAL AND ARCHAEOLOGICAL SITES Unknown.

CUMULATIVE AND SECONDARY IMPACTS Minor

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

1. SOCIAL STRUCTURES AND MORES Minor
 2. CULTURE UNIQUENESS AND DIVERSITY Minor
 3. LOCAL AND STATE TAX BASE AND TAX REVENUE Minor
 4. AGRICULTURAL OR INDUSTRIAL PRODUCTION Minor
 5. HUMAN HEALTH Minor
 6. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES
Minor
 7. QUANTITY AND DISTRIBUTION OF EMPLOYMENT Minor
 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 Minor

Regulatory Impact Analysis

The Sanitation in Subdivisions Act imposes regulatory restrictions on this subdivision which require department review and approval of designs for water supply, wastewater treatment, storm water and solid waste disposal systems. Private property may not be developed for activities that require water supply or wastewater disposal until approval is issued by the Department of Environmental Quality. The impact on this private property is that the systems must be constructed at a cost to the applicant, and that several limitation may be imposed regarding the number of lots which may be created, treatment technologies which may be considered, and/or locations of buildings and sanitary facilities. These requirements have been established to protect public health and water quality.

Alternatives/Rationale:

The systems were proposed by the applicant in the initial application. The department accepts the systems proposed by the applicant as the most economically feasible approach.

Individuals or groups contributing to this EA

Subdivision Section, Water Protection Bureau, Permitting and Compliance Division

EA prepared by: Mark Peterson

Date: July 22, 1998

Montana Department of Environmental Quality/
Local Government Joint Application Form

No. _____

PART I. GENERAL DESCRIPTION AND INFORMATION

(Please type or print all information)

1. Name of proposed development BEAVER HEAD CONDOMINIUMS

2. Location (City and/or County) BIG SKY, MADISON COUNTY

Legal description: N 1/2 1/4 of Section 30 Township 6S Range 3E

3. Is concurrent review by the local governing body and DEQ requested?
Yes _____ No ✓

4. Type of water supply system: Individual or shared well _____ Individual cistern _____
Individual surface water supply or spring _____ Multiple-family water supply system (3-14
connections and fewer than 25 people) _____ Service connection to multiple-family system
_____ Service connection to public system X Extension of public main _____ New
public system _____

EQ # 98-2690

5. Type of wastewater treatment system: Individual or shared on-site septic system _____
Multiple-family on-site system (3-14 connections and fewer than 25 people) _____ Service
connection to multiple-family system _____ Service connection to public system _____
Extension of public main X New public system _____

6. Name of solid waste (garbage) disposal site LOGAN

7. Is information included which substantiates that there will be no degradation of state waters
or that degradation will be nonsignificant? N.A.

If not, have you enclosed an Application to Degrade? _____

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8. Descriptive Data:

- a. Number of lots or rental spaces _____
- b. Total acreage in lots being reviewed _____ MT. DEPT. OF ENV. QUALITY
- c. Total acreage in streets or roads _____ PERMITTING & COMPLIANCE DIV.
- d. Total acreage in parks, open space, and/or common facilities _____
- e. TOTAL gross acreage of subdivision _____
- f. Minimum size of lots or spaces _____
- g. Maximum size of lots or spaces _____

9. Indicate the proposed use(s) and number of lots or spaces in each:

- _____ Residential, single family
- _____ Residential, multiple family
- _____ Types of multiple family structures and numbers of each (e.g. duplex)
- _____ Planned Unit Development (No. of units _____)
- 68 _____ Condominium (No. of units _____)
- _____ Mobile home park _____ Recreational vehicle park
- _____ Commercial or industrial
- _____ Other (please describe) _____

PAID
\$180.00 3499
6-17-98 KD

PAID
\$230.00 354
7-21-98 KD