Appendix D: Environmental Assessment

a. Surface Water

i. Locate on the preliminary plat all surface water and the delineated 100-year floodplain(s) which may affect or be affected by the proposed subdivision.

A. All Natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes.

A portion of the property in the southwest corner is located within an ephemeral wetland and a Zone A floodplain per FEMA FIRM Panel 30029C 2280J. The Zone A floodplain is shown on the preliminary plat that is included in Appendix A of this report. The area within the zone A boundary will be reserved for open space for development. A 50-foot buffer from the wetland to protect the wetlands is also included in the preliminary plat. No homes will be built within the 50-foot buffer. There are no other natural water systems such as perennial and intermittent streams, lakes, or rivers.

B. All Artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems.

There are no artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation, or drainage system with the proposed subdivision.

ii. Describe all probable impacts to surface water which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, roads) to surface waters.

Stormwater runoff from the proposed subdivision will discharge into the existing pond southwest of the proposed development. Stormwater runoff will be treated through infiltration ponds prior to discharging to the existing pond. Pollutants from the proposed sanitary sewer and water supply is unlikely to impact the surface water in the pond. The proposed sanitary sewer and water supply connects directly into the existing Somers Water & Sewer District infrastructure. It is not anticipated for the proposed development to impact surface waters.

iii. Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat.

There are no existing or proposed stream bank or shoreline alterations or modifications of lake beds or stream channels.

iv. ***If wetlands are present, the subdivider shall identify and provide a map showing wetland areas. A wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual may be required. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.***

Wetlands are present in the southwest portion of the property. An on-site investigation by Morrison-Maierle of the wetland and waterway was performed on July 7, 2022. A wetland delineation map and report based on the on-site investigation was prepared. The wetland delineation map and report are included with this Environmental Assessment.

b. Ground Water

i. ***Establish the season minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum ground water elevations can be documented.***

The proposed subdivision is within the Deep Aquifer, Kalispell Valley. A test well was drilled on site on April 13, 2020 by Cold Water Drilling. The static water level was measured between 16.77-19 feet below ground surface on April 13, 2020 and April 14, 2020. The test results are included with this environmental assessment.

ii. ***If determined from subsection (b)(i) above that any area within the proposed subdivision is within four feet of the surface, the high water table shall be measured from tests taken during the period of the highest groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment.***

Water levels from the test well were not within four feet of the surface.

iii. ***Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as result of the subdivision.***

The proposed development will not have any subsurface wastewater treatment systems and the Somers Water & Sewer District's wastewater collection system will be extended to serve the development. Stormwater from the development will be treated prior to discharge. It is not anticipated for the proposed development to an impact or degrade the ground water.

c. Geology/Soils

i. ***Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity.***

There are no known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow, surface subsidence, or seismic activity.

ii. ***Explain what measures will be taken to prevent or materially lessen the danger and probable impacts of future property damage or personal injury due to any of the hazards referred to above.***

There are no known geologic hazards affecting the subdivision described above. No additional measures are proposed.

iii. ***Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 40 percent.***

There are no known unusual soils, topographic, or geologic conditions on the property which limits the capability for building or excavation using ordinary and reasonable construction techniques. Soils within the property were identified as Alluvial land, Kalispell Silt Loam, and Somers silty clay loam from an NRCS Web Soils Report. The Web Soils Report is included with this Environmental Assessment. There are no slopes in excess of 40 percent within the property.

iv. ***Identify any soils constraints, including probable impacts due to expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain special design consideration and methods needed to overcome the soil limitations.***

Soil constraints include soils within the wetland. No structures will be installed within the wetland. No on-site wastewater treatment is provided.

v. ***Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.***

It is not anticipated that there will be any cut or fill of three or more feet in depth as part of the design of the development. Disturbed soils will be replaced with topsoil and revegetated to minimize erosion.

d. Vegetation

i. On a sketch map or aerial photo indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion.

The subject is mostly grassland that had previously been farmed. The included NRCS Webs Soils Report shows areas of marsh, muck, and peat near the wetland. There are no areas of coniferous, deciduous, or mixed forest on the subject property.

ii. Identify any locations of noxious weeds and identify the specifies of weeds and explain measures to control weed invasion.

There are no known noxious weeds located on the subject property. Vegetation and weeds will be removed as part of the construction of the development. The development will be re-vegetated in accordance with the *Flathead County Weed Control District Revegetation Policy*.

iii. Describe any probable impacts and any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).

There are very few existing trees on the property and critical vegetation within the wetland will be preserved. The wetlands will not be disturbed and a 50-foot buffer from the wetland boundary where no buildings will be placed.

e. Wildlife

i. Describe species of fish and wildlife which use the area affected by the proposed subdivision.

Wildlife such as deer, bears, rodents, birds, and waterfowl that use the property may be affected by the proposed development.

ii. Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands.

US Fish & Wildlife Critical Habitat Fish online mapper did not show any critical or key wildlife areas for rare or endangered species within the subject property. Fish, Wildlife and Parks

identified the wetland as a waterfowl nesting area. The wetland will not be disturbed and a 50-foot buffer from the wetland will protect the wetland and the waterfowl nesting area. No buildings will be placed within the 50-foot buffer.

iii. Identify rare and endangered species on-site. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explain why no impact is anticipated, providing documentation to support that statement.

There are no known rare or endangered species on the subject property. It is not anticipated that the proposed development will impact rare or endangered species. The United States Fish and Wildlife Critical Habitat map showing that there are no critical habitats within the proposed subdivision.

iv. Describe any probable impacts and proposed measures to protect or enhance wildlife habitat or to minimize degradation (i.e. keeping buildings and roads back from shorelines; setting aside marshland as undeveloped open space).

The wetland will not be disturbed during construction. A 50-foot buffer from the wetland boundary is included as part of the preliminary plat. No buildings will be placed within the wetland 50-foot buffer to minimize the impact on the wetland and wildlife habitat. The area will remain an open space and parkland to protect and enhance the wildlife habitat and maintain the wetland.

v. It is recommended that the subdivider discuss the impact of the proposed development on fish and wildlife with the Department of Fish, Wildlife and Parks (FWP) and incorporate any recommendations from the agency to mitigate wildlife impacts.

FWP provided a letter with recommendations to preserve the natural wetland, protect natural habitat, provide bike/pedestrian trails, and agency coordination for groundwater impacts from the former Burlington Northern Tie Plant. No buildings will be placed within the delineated wetlands to preserve the natural wetlands. The proposed development includes a 50-foot setback from the wetland boundary and 6 acres of open space to provide long-term protection of the wildlife habitat. The groundwater impacts from the former Burlington Northern Tie Plat are discussed in section I of the Environmental Assessment.

f. Wildlife Habitat

i. Proposed subdivisions that are contiguous to urbanized areas are presumed to have a minimal impact on wildlife habitat.

The proposed development is contiguous to an urbanized area and is presumed to have a minimal impact on wildlife habitat.

ii. ***Proposed subdivisions in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.***

No disturbance will occur within the wetland and a 50-foot wetland buffer for additional protection is included in the preliminary plat. The area will be utilized and reserved as open space to protect and maintain the wildlife habitat in this area. No buildings will be placed within the wetland protection area to minimize the impact on wildlife habitat.

iii. ***Proposed subdivisions in an area with the rare or endangered specifies, as identified by state or federal agencies, are presumed to have an impact on the habitat of those species. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.***

There are no known rare or endangered species on the subject property based on the United States Fish and Wildlife Critical Habitat map. It is not anticipated that the proposed development would impact rare or endangered species.

iv. ***Proposed subdivisions on and or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.***

The proposed development includes 2.55 acres of dedicated open space area to provide long term protection to the waterfowl nesting area and other wildlife habitat and to mitigate any impacts. A 50-foot buffer from the wetland is included in the proposed subdivision. No buildings will be built within the 50-foot setback.

g. Agriculture and Timber Production

i. ***On a sketch map locate the acreage, type and agricultural classifications of soils.***

An NRCS Web Soils Survey Map indicating the acreage, type and agricultural classification of on-site soils. is included with this Environmental Assessment.

ii. ***Identify and explain the history of any agricultural production of the by crop type and yield.***

The property is currently not used for agricultural production. The current owners harvested hay between 2003-2008. During that time, agricultural production was approximately 16 tons of hay.

iii. ***Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any probable impacts and measures which will be taken to avoid or limit development conflicts with adjacent agricultural uses.***

Agricultural uses occur on the property to the north of the subject property. The historical information on the agricultural production of this property is not known. Somers Middle School is adjacent to the subject property to the west and residential lots surround the subject on all other sides. It's not anticipated that proposed development will impact agricultural uses adjacent to the subject property.

iv. ***If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by a professional forester.***

The subject property is not used for timber production.

h. Agricultural Water User Facilities

i. ***On a sketch map or aerial photo locate the location of any agricultural water user facility, including but not limited to agricultural water works, wells, canals, irrigation ditches and pump houses on-site or adjacent to the proposed subdivision.***

There is an existing pumphouse used for irrigating on the subject property near the pond. The Existing Site Conditions map included in Appendix A of the Preliminary Plat Application shows the pumphouse.

ii. ***Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impact(s) and measures which will be taken to avoid or mitigate probable impacts.***

The existing pumphouse will be abandoned and removed as part of the development. It is not expected that removal of the existing pumphouse will negatively impact the existing pond.

iii. ***It is recommended that the subdivider discuss any impact of the proposed development on agricultural water user facilities with the irrigation company or organization controlling the facility and incorporate any recommendations from the agency to mitigate agricultural water users impacts.***

The proposed development will not negatively impact the existing pond. There are no known irrigation ditches.

i. Historical Features

i. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision.

There are no historical properties, districts, or landmarks in proximity or on the subject property per the Montana's National Register of Historical Places.

ii. Describe any plans to protect such sites or properties.

There are no historical properties, districts, or landmarks in proximity or on the subject property so there are no additional plans for protection of historical features.

iii. Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).

There are no anticipated impacts from the proposed development to historical features since there are no historical features near or on the subject property.

j. Visual Impact

i. Describe any efforts to visually blend development activities with the existing environment.

The proposed development is within a residential area and will visually blend with the surrounding area. The reserved parkland and open space in the southwest corner of the proposed subdivision to help transition from the residential development to the wetland and perennial pond.

k. Air Quality

i. Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created from roads, and any means to mitigate impact to air quality.

There is a potential for dust or other air pollutants during construction. A dust control plan was prepared in accordance with Flathead County Subdivision Regulations and is included in Appendix G of the Preliminary Plat Application.

l. Area Hazards

i. Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:

A. ***Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority describe probable impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support the statement.***

The property is within the Wildland Urban Interface area. A Fire Prevention, Reduction and Control Plan prepared in accordance with Flathead County Subdivision Regulations and is included in Appendix E of the Preliminary Plat Application.

B. ***Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases Environmental Site Assessment may be required.***

There are no known hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants. However, the property to the south is owned by Burlington Northern & Santa Fe Railway and was the site of the former Burlington Northern Tie Plant. The site was identified as a Superfund site in 1984 due to the contamination of groundwater and soils from operations to treat the wood ties. A site cleanup plan was prepared in 1989 and settlement agreement between DEQ, BNSF, and EPA was reached in 1991. Treatment of the soils and groundwater began in 1994. EPA conducted their 1st 5-year review of the remedy of the cleanup in 1996. 5-year reviews were conducted in 1996, 2001, 2006, 2012, and 2017.

C. ***Describe measures to mitigate any adverse impacts associated with area hazards.***

The proposed development will be served by the Somers Water & Sewer District. Contaminated groundwater from the former Burlington Northern Tie Plant is not anticipated to impact the proposed development since proposed wells are not in the design of the development.

Section 2- Community Impact Report

a. Water Supply

i. ***Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population.***

The water supply for the proposed development will be provided by the Somers Water & Sewer District. Proposed extensions to the existing water system are designed to serve the proposed development. The proposed individual households and condominiums will connect to the proposed extensions. Fire hydrants are included in the design of the proposed development. Fire hydrant locations were coordinated with the Somers-Lakeside Fire Department. The proposed development will require approximately 400 gallons per minute during maximum daily demands. The proposed water system must provide a fire protection of 1,000 gpm at 20 psi in accordance with Somers-Lakeside Fire Department Fire Chief's request. A hydraulic model estimated the system can provide 2,190 gpm at 20 psi.

ii. Indicate whether the plans for water supply meet state standards for quality, quantity and construction criteria.

The proposed water supply to the proposed development will be designed in accordance with Montana Department of Environmental Quality (DEQ) standards to meet quality, quantity, and construction criteria.

iii. If the subdivider proposes to connect to an existing water system:

The developer proposes to connect to the existing Somers Water & Sewer District public water system:

A. Identify and describe that system.

The Somers Water & Sewer District is a Public Water Supply (PWS# 000032) water system that has four water rights to serve the Somers community.

B. Provide written evidence that permission to connect to that system has been obtained.

A "will serve" letter from the Somers Water & Sewer District is included in Appendix I of the Preliminary Plat Application.

C. State the approximate distance to the nearest main or connection point.

The proposed development will connect to the existing water system at three different locations. Two of the connections in Sunnybrook Lane and the third connection in Somers Road. The existing water mains in Sunnybrook Lane deadend near the property boundary to the north and the existing water main in Somers Road is approximately 270 feet east of the property boundary.

D. State the cost of extending or improving the existing water system to service the proposed development.

The proposed extension to the existing water system will be privately funded by the developer. It's estimated that the cost of the water system infrastructure will approximately be $1.8 million.

E. Show that the existing water system is adequate to serve the proposed subdivision.

The "will serve" letter from the Somers Water & Sewer District states the existing water system has adequate capacity to serve the proposed development.

iv. If a public water system is to be installed, discuss:

A proposed public water system will not be installed for the proposed development.

v. If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.

Proposed individual wells will not be installed for the proposed development.

b. Sewage Disposal

i. Describe the proposed method of sewage disposal and system.

Sewage from the proposed development will convey in the Somers Water & Sewer District's wastewater collection system to the Lakeside County Water & Sewer District's wastewater treatment system where it will be treated. The existing Somers Water & Sewer District's wastewater collection system will be extended to the proposed development. The proposed individual households and condominiums will connect to the proposed extension.

ii. Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full capacity, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards.

The proposed development will generate approximately 70,500 gallons per day of sewage. The "will serve" letters from the Somers Water & Sewer District and Lakeside County Water & Sewer District state the systems have capacity to serve the first phase of the subdivision. The proposed sewage disposal for the proposed development will be designed in accordance with DEQ standards to meet quality, quantity, and construction criteria.

iii. If the development will be connected to an existing public sewer system, include:

The proposed development will connect to the existing Somers Water & Sewer District public sewer system:

A. ***A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision.***

The proposed development's sewer system will connect to existing Somers Water & Sewer District manholes. The existing infrastructure is located between 115-280 feet from the subject property. Sewage from the proposed development will convey in a gravity sanitary sewer system to the existing manholes. Sewage will then convey from the manholes to existing lift stations. The lift stations will pump sewage to the Lakeside County Water & Sewer District treatment system where the sewage will be treated.

B. ***Written evidence that permission to connect to that system has been obtained.***

The "will serve" letter included in Appendix I of the Preliminary Plat Application states the proposed development can connect to the systems and have capacity to serve the first phase of the development.

iv. ***If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discussed:***

A new public sewage system is not public sewage system is not proposed for the development.

c. Storm Water Drainage

i. ***Describe the proposed methods of storm water drainage for road and other anticipated impervious surface, including storm water calculations.***

The proposed stormwater management facilities include curb and gutter, storm drain inlets, catch basins, and storm pipes. Stormwater runoff from roads and other impervious surfaces will be directed towards proposed detention facilities. The TR-55 method was used to determine pre- and post-development rates and the detention facilities were sized for the 100-year storm event. Stormwater calculations are attached to this report.

ii. ***Describe the proposed methods of storm water drainage for other areas of the subdivision, including storm water calculations.***

The proposed stormwater management facilities described above will collect stormwater from all areas within the subdivision.

iii. ***Identify the mechanism and who is responsible for the maintenance of the storm water drainage system.***

The proposed stormwater management facilities will be designed in accordance with DEQ and Flathead County standards and regulations. The Homeowners Association will operate and maintain the stormwater management facilities.

d. Solid Waste Disposal

i. ***Describe the proposed system of solid waste collection and disposal for the subdivision including:***

A. Evidence that the existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume.

The proposed development is within the existing Republic Services solid waste collection service area. Republic Services will provide curbside services to collect solid waste. Solid waste will be disposed at the Flathead County Solid Waste District Landfill.

B. A description of the proposed alternative where no existing system is available.

The proposed development is within an existing system. No proposed alternative is required.

e. Roads

i. ***Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads.***

The proposed development will have public accesses from Sunnybrook Lane from the north and Somers Road from the east. The proposed roads and access will be designed in accordance with Flathead County Road and Bridge Department Minimum Standards for Design Construction. The revised Traffic Impact Study recommends installing a restricted left turn at the intersection of School Addition Road/MT Highway 82 and traffic signals at the intersection of Somers Road/MT Highway 82. The Developers requests that these improvements are part of Phase II of the proposed subdivision. This provides sufficient time for coordination with Montana Department of Transportation to go through their System Impact Action Process.

ii. ***Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision.***

Individual lots will connect to a local roadway within the proposed development. No individual lots will access directly to arterial or collector roads.

iii. ***Explain any proposed closure or modification of existing roads.***

Proposed modifications to the existing roads are the propose improvements to the intersections onto MT Highway 82 at School Addition Road and Somers Road described in Section i.

iv. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.

A Traffic Impact Study (TIS) was prepared in accordance with Flathead County Subdivision Regulations. The TIS includes existing primary road Average Vehicle Traffic and the proposed development traffic assigned to the local roadway. The TIS is included in Appendix J of the Preliminary Plat Application.

v. Describe provisions considered for dust control on roads.

A dust control plan was prepared in accordance with Flathead County Subdivision Regulations. The dust control plan is included in Appendix G of the Preliminary Plat Application.

vi. Indicate who will pay for the cost of installing and maintaining dedicated and/or private roadways.

The developer will pay the cost of the installing the proposed local private roadway. The Homeowners Association will maintain the roadway.

vii. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully developed.

The TIS in Appendix J of the preliminary Plat Application discusses daily traffic generated on existing local, neighborhood roads, and main arterial when the proposed development is fully developed.

viii. Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will be necessary due to increased traffic and who will pay the cost of maintenance.

The TIS in Appendix J of the preliminary Plat Application discusses the capacity of existing and proposed roads to safely handle the increase traffic generated by the proposed development.

ix. Explain whether year-round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision.

Year-round access by conventional automobiles will be available to all lots and common facilities within the subdivision through the proposed local roads and access onto existing roadways.

f. Utilities

i. Include a description of:

Utilities to be included in the proposed development are described below:

A. The method of furnishing electric, natural gas or telephone service, where provided.

Electric and telecommunications will be provided to individual lots within the proposed development. Utility providers are shown below:

Electric:	Flathead Electric Cooperative
Telecommunications:	Spectrum

B. The extent to which these utilities will be placed underground.

Utilities will be designed in accordance with the providers' design standards and will be installed within a proposed 10-foot utility easement.

C. Estimated completion of each utility installation.

Utilities will be installed during the construction of the surface infrastructure of the proposed development.

g. Emergency Services

i. Describe the emergency services available to the subdivision such as:

Emergency services available to the proposed development are described below:

A. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?

The proposed development is within the Somers Rural Fire District that is served by the Somers-Lakeside Fire Department. The Somers-Lakeside Fire Hall is located approximately 2,000 feet from the proposed development and will access the proposed development from Somers Road.

B. *Police protection;*

The Flathead County Sheriff's Department will provide police protection to the proposed development. Access to the development can be from Somers Road or Sunnybrook Lane.

C. *Ambulance service/Medical services;*

Logan Health in Kalispell is the closest medical center to the proposed development. Logan Health is approximately 12 miles from the proposed development. The Lakeside Quick Response Unit and Logan Health can provide ambulance services.

D. *Give the estimate response time of the above services;*

Estimated response times for police service will vary based on location of the nearest sheriff deputy at the time of need. The Somers -Lakeside Fire Department will be able to respond within 5 minutes since their fire hall is located so close to the proposed subdivision. Estimated ambulance response time will vary depending if Lakeside Quick Response Unit or Logan Health responds to an emergency.

E. *Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities.*

The proposed subdivision was designed to accommodate fire and ambulance service. The proposed subdivision incorporates minimum roadways and turning radii.

h. Schools

i. Identify the School Districts and describe the available educational facilities which would service this subdivision.

The proposed development is within the Somers Lakeside School District 29. The educational facilities available for the proposed development are Lakeside Elementary School, Somers Middle School, and Flathead High School.

ii. Estimate the number of school children that will be generated from the proposed subdivision.

The United States Census Bureau estimates an average of 0.56 children per household. It's estimated the proposed development will result in approximately 140 new children to be served by the Somers Lakeside School District.

iii. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the appropriate school system(s). The

subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to overcome any adverse impacts of the proposed development on the provision of educational facilities.

The Superintendent for the Somers Lakeside School District 29 stated that current facilities do not have the infrastructure to support the development at full build out. The School District would need to pursue a bond to expand their facilities. The Superintendent did request that the development include sidewalks to add safety for students walking to Somers Middle School. Sidewalks are a part of the design of the development.

i. Land Use

i. ***Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is proposed.***

The proposed development is in an unzoned property located within the Flathead County jurisdiction and is not within an incorporated City or Town. The proposed development will not be annexed into a City or Town.

ii. ***Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.).***

The Great Northern Rails to Trails, Somers Middle School, and Flathead Waterfowl Production Area are public lands near the proposed development. There will be pedestrian access from the proposed development to the Somers Middle school. It is not anticipated for the proposed development to affect access to the Great Northern Rails to Rails or Flathead Waterfowl Production Area.

iii. ***Describe the effect of the subdivision on adjacent land use.***

The proposed development will have minimal effect on adjacent land use. The surrounding area is mainly residential that the proposed development matches. There is agricultural farmland to the north and an existing wetland with a waterfowl nesting area to the south west. The existing wetland will not be disturbed during construction and a 50-foot buffer will preserve the existing wetland and protect wildlife habitat.

iv. ***Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified. List any provisions that will be made to mitigate these hazards.***

There are no health or safety hazards such as mining activity, high pressure gas lines, dilapidated structures, or high voltage power lines.

j. Housing

i. Indicate the proposed use(s) and number of lots spaces in each.

The proposed uses within the proposed development are described below.

A. For residential indicate the type of dwelling unit.

There will be 180 single-family residential lots and 8 condominiums with 72 living units for a total of 252 dwelling units within the proposed development.

B. For all other uses the type and intensity of use (e.g., industrial, commercial, etc.).

There are no industrial, commercial, or other types of lots within the proposed development.

k. Parks and Recreation Facilities

i. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

The proposed subdivision must dedicate 5.96 acres to parkland per Flathead County Subdivision Regulations. The parkland dedication was calculated by dedicated 11% of the combined gross area of the single-family lots and 0.03 acres/unit for condominium lots. The proposed subdivision will dedicate 5.96 acres of land to parkland. The surrounding area includes the Great Northern Rails to Trails, Flathead Lake, Salish Mountain Range, Mission Mountain Range, and Swan Range that can all be used as recreational facilities.

l. Public Health and Safety

i. Describe any probable impacts and any measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support that statement that might affect public health and safety that aren't specifically addressed in other sub-section of the environmental assessment.

It is not anticipated for impacts that will affect public health and safety. The proposed development is designed in accordance with Flathead County Subdivision Regulations, is within an area served by emergency responders, has adequate utilities to provide water supply and wastewater disposal, and there are no known nearby health and safety hazards.