PARK COUNTY MONTANA PLANNING DEPARTMENT

# III. ENVIRONMENTAL ASSESSMENT

Information specified in this Part must be provided in addition to that required in parts I and II of this application form, unless the proposed subdivision qualifies for an exemption under Section IV-A-1.B of the subdivision regulations.

Describe in detail the following environmental features, provide responses to each of the following questions and provide reference materials as required. All headings and subheadings shall be included with a detailed response following the heading. The **Environmental Assessment, Summary of Probable Impacts,** and **Community Impact Statement** shall be submitted in the same order listed and typed so as to be clearly legible. Maps or other reference materials may include handwriting that is clearly legible. All maps and reference materials shall be clearly labeled and be located at the end of the associated chapter. Responses should cite any reference materials that apply to a topic or selection. For example, "See Map 4 at the end of this chapter." If the proposed development will not have an impact on a particular topic or section the subdivider must provide information and a detailed analysis as to why there will be no impacts.

## 1. Surface Water

Locate on a plat overlay or sketch map:

a. Any natural water systems such as rivers, intermittent streams, lakes or marshes (also indicate the names and sizes of each).

b. Any artificial water systems such as canals, ditches, aqueducts, reservoirs, and irrigation systems (also indicate the names, sizes and present uses of each).

c. Time when water is present (seasonally or all year).

d. Any areas subject to flood hazard, or in delineated 100 year floodplain.

e. Describe any existing or proposed riverbank alteration from any proposed construction or modification of lake beds or river channels. Provide information on location, extent, type and purpose of alteration, and permits applied for.

## 2. Groundwater

Using available data, provide the following information:

a. The minimum depth to water table and identify dates when depths were determined. What is the location and depth of all aquifers which may be affected by the proposed subdivision? Describe the location of known aquifer recharge areas which may be affected.

b. Describe any steps necessary to avoid depletion or degradation of groundwater recharge areas.

## 3. Topography, Geology and Soils

a. Provide a map of the topography of the area to be subdivided, and an evaluation of suitability for the proposed land uses. On the map identify any areas with highly erodible soils or slopes in excess of 15% grade. Identify the lots or areas affected. Address conditions such as:

- i Shallow bedrock
- ii Unstable slopes
- iii Unstable or expansive soils
- iv Excessive slope

b. Locate on an overlay or sketch map:

- i Any known hazards affecting the development which could result in property damage or personal injury due to:
  - A. Falls, slides or slumps -- soil, rock, mud, snow.
  - B. Rock outcroppings
  - C. Seismic activity.
  - D. High water table

c. Describe measures proposed to prevent or reduce these dangers.

d. Describe the location and amount of any cut or fill more than three feet in depth. Indicate these cuts or fills on a plat overlay or sketch map. Where cuts or fills are necessary, describe plans to prevent erosion and to promote vegetation such as replacement of topsoil and grading.

e. In considering any unusual conditions specifically address any problems which may be encountered in excavating for:

- i Basements
- ii. Water supply trenches
- iii Sewer line trenches
- iv Septic tanks and drainfields
- v Underground electrical and telephone lines

## 4. Vegetation

a. On a plat overlay or sketch map:

(i) Indicate a detailed distribution of the major vegetation types, such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest.

(ii) Identify the location of critical plant communities such as:
- A. River bank or shoreline vegetation
- B. Vegetation on steep, unstable slopes
- C. Vegetation on soils highly susceptible to wind or water erosion
- D. Type and extent of noxious weeds

b. Describe measures to:

(i) Preserve trees and other natural vegetation (e.g. locating roads and lot boundaries, planning construction to avoid damaging tree cover).

(ii) Protect critical plant communities (e.g. keeping structural development away from these areas), setting areas aside for open space.

(iii) Prevent and control grass, brush or forest fires (e.g. green strips, water supply, access.)

(iv) Control and prevent growth of noxious weeds, if not included in the Weed Management Plan or Re-vegetation Plan.

## 5. Wildlife

a. Identify species of fish and wildlife use in the area affected by the proposed subdivision.

b. On a copy of the preliminary plat or overlay, identify known critical wildlife areas, such as big game winter range, calving areas and migration routes; riparian habitat and waterfowl nesting areas; habitat for rare or endangered species and wetlands.

c. Describe proposed measures to protect or enhance wildlife habitat or to minimize degradation (e.g. keeping buildings and roads back from shorelines; setting aside wetlands as undeveloped open space).