

NORTH DILLON PLANNING AREA

BEAVERHEAD COUNTY

COMPREHENSIVE PLAN ADDENDUM

1997

ADOPTED JUNE 2, 1997

**PREPARED BY THE
BEAVERHEAD COUNTY LAND USE AND PLANNING OFFICE
AND THE
BEAVERHEAD COUNTY PLANNING BOARD
IN COOPERATION WITH THE
CITIZENS OF THE NORTH DILLON PLANNING AREA**

ACKNOWLEDGEMENTS

The Beaverhead County Planning Board would like to acknowledge and thank the following for their contribution in the preparation of this document:

U.S. Department of Natural Resource Conservation Service, Soil Survey Office, Dillon and Gary Berger for the soils information provided for this report.

Blue Ribbon Environmental, Inc. and Scott Ferris for the groundwater and geology information, as well as the water quality assessment study.

Most important, the North Dillon Planning Group and all of the citizens who have participated in the process of developing this area plan.

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SECTION 1 INTRODUCTION

The North Dillon Planning Area is located just north of the city limits of Dillon with the Beaverhead River as the southern and eastern boundary, I-15 the western boundary, and extending north to but not including the Hayden, Laknar, and Robbins properties. The North Dillon Community is home to 1,200 residents (approximately 14% of the County's population) in an area covering roughly 3,000 acres.

This rural area adjacent to the city of Dillon has experienced significant growth, primarily because of the closeness of town, good neighborhoods, agricultural atmosphere, and other amenities. This growth has led to concerns by area citizens about the impacts of this increased pressure. In November of 1995 a group of area citizens came to the Beaverhead County Commissioners and the Beaverhead County Planning Board requesting that the County initiate a planning effort that would amend the Beaverhead County Comprehensive Plan and address planning issues in the North Dillon area.

The North Dillon Plan is intended to guide future growth and development in the area and preserve the rural residential qualities of the area. The plan has been developed in accordance with the State of Montana land use and planning laws. The Beaverhead County Planning Board and the Beaverhead County Commissioners shall be guided by and give consideration to the general goals, objectives, and pattern of development set out in this plan. When making decisions based on the Plan, not all the goals, policies, and recommended actions can be met to the same degree in every instance. Use of the plan requires a balancing of its various components on a case by case basis.

Due to the large land area that is covered by the Beaverhead County Comprehensive Plan it is by necessity very broadly based and worded. This effort in the North Dillon area is the first "area or neighborhood plan" where specific issues and concerns can be more directly addressed. This plan will become an addendum to the more broadly based County Comprehensive Plan.

The legal description of the above mentioned area is as follows:

Beginning at the intersection of the easterly right-of-way of I-15 and the centerline of the Beaverhead River; thence northerly along said easterly right-of-way line of I-15 to the intersection with the centerline of Frying Pan Road; thence easterly along the centerline of Frying Pan Road to the intersection of the easterly right-of-way of Highway 91 North; thence northerly along the easterly right-of-way line of Highway 91 North to the SW corner of the Tolman Minor Subdivision; thence following the southern and eastern boundaries of the Tolman Minor Subdivision and C.O.S. #231 to the south section line of Section 30, T6S, R8W; thence easterly along said section line to the north-south centerline of Section 31, T6S, R8W; thence southerly along said section centerline to the NW corner of the SW 1/4 of the SE 1/4 of Section 31; thence easterly along the north line of the S 1/2 of the SE 1/4 of Section 31 to the NW corner of the SW 1/4 of the SW 1/4 of Section 32, T6S, R8W; thence easterly along the north

line of said SW 1/4 of the SW 1/4 of Section 32, T6S, R8W; to the NE corner of the SW 1/4 of the SW 1/4 of Section 32, T6S, R8W; thence southerly along the east line of the SW 1/4 of the SW 1/4 of Section 32, T6S, R8W; to the SE corner of the SW 1/4 of SW 1/4 of Section 32, T6S, R8W; to the south section line of Section 32; thence easterly along said section line to its intersection with the centerline of the Beaverhead River; thence southwesterly along said centerline of the Beaverhead River to the point of beginning.

SECTION 2 BACKGROUND

Residents of Dillon and the surrounding area enjoy a special place to live. The historic character of the Dillon area is complemented by mountain views, vast areas of open space and agricultural land, and unlimited recreational opportunities available on nearby public lands. These features, along with an active civic life that encourages people to be involved in community efforts makes the Dillon area a great place to live. Great places attract people. Recent growth and development have changed the character and livability of small towns throughout Montana.

Less than 25 years ago, the North Dillon area was comprised of flood irrigated farm fields, a few farmsteads, and a handful of scattered residences. Now the area has nearly 500 residences and numerous commercial ventures. This growth has created severe land use conflicts, resulting in law suits and fears that the conflicts will continue until a comprehensive plan is implemented for the area.

People are interdependent, and as time has brought more people together in the North Dillon area, a level of planning is needed to ensure the community functions in a safe, pleasant, and rewarding manner. This area plan recognizes that this function occurs on several levels. The North Dillon Area is a set of interconnected neighborhoods; as well as a part of the larger Dillon community. Interconnected with these is the larger natural system composed of the water, soils, streams, and vegetation. Issues of planning and development decisions which pertain to the North Dillon Area must be discussed with all of the levels of function in mind.

SECTION 3 COMPREHENSIVE PLAN GOALS AND OBJECTIVES

The North Dillon Area Plan is to guide future growth within the boundaries of the planning area while protecting the agricultural and rural character of the community. The plan is intended to aid the residents of the North Dillon area, property owners, area business persons, agricultural operations, interested citizens, County government, and the Beaverhead County Planning Board in reaching decisions on the proper use of land within the North Dillon area.

In the course of preparing the plan the North Dillon residents identified community assets and issues that resulted in the following goals and objectives.

3.1 Transportation, Utility, and Access Goals

To provide a coordinated transportation and utility system that is compatible with future growth expectations by efficiently and economically addressing the vehicle and non-vehicle traffic needs of the citizens, by:

- a) Replacing Selway Bridge with a new bridge that will adequately handle anticipated volumes of both vehicle and pedestrian traffic (bicycle and foot traffic).
- b) Reconstructing Laknar Lane from Selway Bridge to Meadowlark Lane with adequate right-of-way to provide for a bicycle lane as proposed by the Beaverhead County Road Department.
- c) Securing another access from Laknar Lane to Highway 91 North.
- d) Requiring all future development to place utilities underground whenever possible.
- e) Recognizing that any future development along the Highway 91 North corridor should access Highway 91 North instead of increasing traffic onto Laknar Lane and other existing roads.
- f) Researching the legal status of the existing roads in the North Dillon Planning Area and developing a policy for the improvement and maintenance of each road based on its status. Citizens living on roads that are determined not to be "County roads" shall be made aware of the requirements for County road status.

3.2 Commercial and Industrial Goals

Recognize that future industrial development in the North Dillon area is not compatible with residential, commercial, and agricultural activities while providing for appropriate service and professional commercial opportunities by:

- a) Limiting the location of commercial development to the main collector roads in the area (Webster Lane, Laknar Lane, Highway 91 North, and Schuler Lane.)
- b) Developing commercial development standards that will protect adjacent residential and agricultural property while providing needed services to the area.
- c) Recommending that future commercial development should be limited to those operations that will reasonably preserve the traffic capacity of the road system, and the quality and desirability of adjacent residential and agricultural lands.

*Existing industrial locations are grandfathered and exempt from any future guidelines.

3.3 Residential Goals

Provide opportunities and limitations for residential development while maintaining the rural and agricultural qualities of the North Dillon area by:

- a) Creating an active North Dillon Citizens group made up of representatives of each neighborhood or area that will develop standards for residential property in the entire North Dillon area.
- b) Recognizing residential development standards will promote a continuity with the existing rural residential neighborhoods and encourage appropriate design and location.

3.4 Natural Resources

Future growth and development should be done in a manner that protects the area's natural resources, based on the premise that development and retaining the areas natural resources are not mutually exclusive by:

- a) Regulating development to retain open space values by utilizing siting techniques that encourage lot clustering and consider lot size, structure location, size, and design.
- b) Allowing for adequate open space in future development within the North Dillon Planning Area.
- c) Maintaining the rural, residential, and natural values and qualities of the area.

- d) Maintaining the river corridor by enforcing existing floodplain regulations and County subdivision setback restrictions that will maintain quality surface water.
- e) Recognizing that future development must be capable of meeting state water quality standards based on the capabilities of a particular site's soils, water table, etc.
- f) Continuing to monitor water quality in the area and enforcing County sanitation requirements that will promote land use and development which maintains and enhances water quality in the North Dillon Area.

Future growth and development in the North Dillon Planning Area may necessitate establishing a water and sewer district, or annexation to the City of Dillon. Pursuing the establishment of a well head protection district for the North Dillon Planning Area may prevent the necessity of these costly alternatives to the existing individual well and septic systems currently being used.

3.5 Agricultural Land Goals

Preserve the viability of existing agricultural land use by:

- a) Recognizing that productive farmland and other agricultural lands provide many of the natural amenities that make the North Dillon area an attractive place to live.
- b) Recognizing that agricultural lands are a finite resource that should be maintained and protected.
- c) Acknowledge the importance of agriculture in the community in terms of its economic, cultural, and visual impacts.
- d) Understanding that normal and customary agricultural activities ordinarily and necessarily produce odors, noise, dust, smoke, and other conditions that may conflict with residential property. Normal and necessary resource management activities legally conducted on adjacent agricultural lands are an expected aspect of residing in a rural area.

3.6 Private Property Rights

Private lands and private property rights are protected by specific legal and constitutional provisions. Land use plans must strike a balance between the needs and personal freedoms of the individual and the collective rights and interest of the community by:

- a) Encouraging the community as a whole to recognize that if open space and other amenities of this nature have value, that a mechanism should be actively pursued to compensate landowners who possess these community values.
- b) Striving to reflect and achieve in all land use and development deliberations an accommodation of the diverse and often times competing needs and interests of the residents of the North Dillon Planning Area.

SECTION 4 THE PEOPLE AND PLACE

4.1 Vegetation/Climate

The entire Beaverhead Valley is relatively arid, lying to the east of the Pioneer Mountains which create a "rain shadow" effect on the valley. Average annual precipitation is about 12 inches.

The mean annual temperature is 43 degrees F, and the mean length of the frost free season is 90 to 100 days for the area.

The weather patterns directly determine the types of vegetation found in the North Dillon area. The majority of the non-residential land in the planning area consists of irrigated hayfields, croplands, and pastures.

The river bottom riparian area and other locations of high groundwater tables are dominated by Cottonwood, Alder, and Willows. These species grade to Chokecherry, Wild Rose, and other shrubs as the availability of water diminishes.

The timbered river bottom provides an important visual resource to the residents by adding to the rural atmosphere of the area.

4.2 Water/Geology

In general the north Dillon area is underlain by unconsolidated alluvial deposits of Quaternary geological age which overlies much older semi-consolidated to consolidated sedimentary rocks.

The shallow, unconsolidated alluvium consists of layers and mixtures of sand, silt, clay and gravel. Well driller logs show that the alluvial deposits were deposited by the ancestral Beaverhead River and its tributaries.

The alluvium consists of a thin, silty clay layer or fill overlaying poorly sorted, sandy gravel containing small to large cobbles. These deposits form a network that extend vertically downward, probably to the top of the tertiary deposits. The Beaverhead River has deposited

these unconsolidated sandy gravels for many millennia thus creating a relatively continuous, hydraulically connected porous media that is unconfined.

The shallow water table ranges between three and ten feet below the ground surface. Hydrogeological studies from the area indicate that the groundwater flow direction is towards the northeast, roughly parallel to the Beaverhead River. The groundwater gradient is relatively uniform and ranges between 0.0055 and 0.0040 ft/ft.

The permeability of the shallow aquifer can be estimated from lithology. Typically, mixtures of sand and gravel have permeabilities that range between 1,000 to 10,000 gallons per day/foot squared (Freeze and Cherry, 1979).

Based on lithology the porosity of the shallow aquifer is estimated to be between 0.10 and 0.35 percent (Driscoll, 1986).

A study conducted for the Beaverhead County Planning Board recently indicated that it appears that septic systems are currently not detrimentally impacting the water quality in the North Dillon area.

4.3 Soils

In general, the soils in the North Dillon Area are formed from alluvial sediments deposited from the Beaverhead River. They consist of layers of sand, silt, and clay over poorly sorted sand, gravels, and cobbles. The landforms consist of drainageways, swales and several different aged terraces.

The Rivra, Scravo, and similar soils are shallow to extremely gravelly sand and are found in drainageways and swales. The Rivra soils can have a seasonal high water table and the Scravo series is well drained. The Ryell and Pieriver series are moderately deep to extremely gravelly sand and occupy drainageways and terraces. The Fairway soils are deep to very deep to extremely gravelly sand and occupy terraces. Ryell is well drained and the Pieriver and Fairway soils are somewhat poorly drained. The Thess, Cetrack, and Yamacall series are well drained and occupy higher terraces. Thess and Cetrack are moderately deep over extremely gravelly sands and Yamacall is very deep.

Flooding hazard rating for Rivra, Pieriver, and Ryell have a none to rare flood hazard.

Septic tank absorption field rating for:

Scravo, Ryell, Thess, and Cetrack is severe--poor filter.

Rivra, Pieriver, and Fairway is severe--wetness.

Yamacall is moderate--percs slowly.

Ratings are based on a depth to 60 inches.

Soil mapping in this area is on-going and subject to change and final correlation.

Recommendation:

Site specific soil investigations are encouraged for any proposed development and construction.

4.4 Population and Land Use Patterns

The current population of the planning area is estimated to be 1,200 residents. The vast majority of the people have moved to the area in the past 20 to 25 years.

There are presently 480 residences, 20 commercial establishments (ranging from a fitness center to repair shops), 7 multi-family residences, and 6 mobile or manufactured home parks.

There is a large number of existing parcels available as building sites that have been created over the years. The following table represents the size and number of existing unimproved parcels:

1/2 - 1 acre	=	55
2 - 20 acres	=	25
*21+ acres	=	8
TOTAL	=	88

*These would include the large tracts of undeveloped agricultural land.

Many of these tracts may never be built upon, but the intent of noting these figures is to be aware of the potential for continued future growth even if no more subdivision activity were to occur.

SECTION 5 PUBLIC SERVICES

5.1 Law Enforcement

Police protection within the planning area is provided by the Beaverhead County Sheriff's Office, operating out of the County courthouse in Dillon

5.2 Medical Emergency

911 emergency service is available in Beaverhead County. Medical emergency calls are handled by the Beaverhead County Sheriff's dispatch center, Beaverhead ambulance, an all volunteer emergency medical service that provides emergency medical services in the Dillon area.

5.3 Educational Services

The North Dillon area lies within the boundaries of School District #10 elementary school and Beaverhead County High School for grades 9-12.

5.4 Fire Protection

Land within the area is protected by Fire District #2, an all volunteer fire service stationed in Dillon.

5.5 Road Maintenance

Petitioned County roads or roads that the County has a prescriptive easement on are maintained by the Beaverhead County Road Department. Private lanes and roads are not maintained by the County. A "non-petitioned" or "non-prescriptive" easement public roadway may by petition be maintained by the County through a "special road maintenance district".

5.6 Additional Services

Other governmental services provided by Beaverhead County include health, weed control, recording, sanitation, airport and fair facilities, welfare, support for senior citizens, museum activities, and County extension. The Beaverhead Search and Rescue, an all volunteer organization, also provide emergency response services.

- * Grandfather existing industrial operations, but prohibit future industrial proposals as they are not compatible with current residential, commercial, or agricultural activities.

6.3 Residential

It is the intent of the North Dillon Plan to protect the rural and agricultural qualities of the area by creating an active citizens group made up of representatives of the various neighborhoods who will develop standards for future residential development. This will help encourage appropriate design and location of future growth activities.

6.4 Natural Resources

Provisions to guide growth and development in terms of location, density, and design are an integral part of the development plans natural resources action plan. It is important to maintain the natural resource values of the North Dillon Area, as they are qualities that the citizens of the area value.

By utilizing siting capabilities and design standards, as well as strict enforcement of existing regulations; (i.e. floodplain, sanitation, subdivision, etc.) the various assets of the North Dillon Area can be maintained.

Because of the importance of an adequate supply of quality groundwater, area wells should continue to be monitored to assess the impacts of future growth.

6.5 Agricultural Land

The intent of the North Dillon Plan is to maintain the rural, agricultural, and scenic qualities of the area by encouraging the validity and retention of agricultural lands in the area. Good agricultural land is finite in supply, and is important to the community in terms of the economic, cultural, and visual impacts.

The "Right To Farm" is recognized in the North Dillon Area, and normal and necessary resource management activities on adjacent farmlands are an expected aspect of living in a rural area.

6.6 Private Property Rights

As policies and actions are implemented to achieve land use goals in the planning area, it is imperative that any restrictions imposed on private lands must relate to a specific purpose, and must not be more restrictive than is needed to achieve the purpose.

All of the goals, objectives, policies, and actions that are part of this plan that are intended to create a healthy, safe, and clean environment; must be carefully balanced with the rights of private landowners.

The Community should actively pursue a method of compensating landowners who agree to preserve open space and other amenities that the residents have indicated have value to them.

SECTION 7 CONCLUSION

Adoption of the Plan does not necessarily commit the jurisdictions to immediately carry out each and every recommendation to the letter. But, it does put them firmly on record as having recognized the desirability of the goals, policies, and proposals for action to the best of their ability, given sufficient time and resources.

It must also be recognized that the responsibility for implementing this plan for the North Dillon Area does not rest solely with local government. It is a responsibility that local citizens must share, in an on-going manner. The people and the County need to work together in a partnership and base future decisions and actions on the communities vision for the future stated in this document.

NORTH DILLON PLANNING AREA PROCESS TIME LINE

- November 17, 1995 -- North Dillon Planning Group formally requests that the County initiate comprehensive planning process in the area. A letter signed by 16 residents of the North Dillon area is presented to the County Commissioners.
- January 8, 1996 -- Beaverhead County Commission accepts proposal from Blue Ribbon Environmental to conduct groundwater study in North Dillon area.
- February 5, 1996 -- Planning Board starts process with kick-off meeting giving general overview of how the process will work.
- April 1, 1996 -- Public meeting of North Dillon residents to identify assets and issues of concern in the area.
- May 7, 1996 -- Public meeting to present background information on various subjects or issues of concern. Topics: Census data, growth, fiscal impacts of various land use activities on County government, property valuation, and taxation trends.
- September 19, 1996 -- Public meeting again focusing on background information on issues of concern. Topics: Selway Bridge replacement, upgrade of Laknar Lane, and other road and access issues, final report from Blue Ribbon Environmental on results of groundwater study that was conducted in the North Dillon planning area.
- October 22, 1996 -- Small group meeting to take issues and assets identified at April 1 meeting and begin defining goals for North Dillon area.

- November 6, 1996 -- Second small group meeting to continue preliminary goal setting.
- December 5, 1996 -- Public informational meeting focussing on a long range plan for Laknar Lane individual septic systems, and the State and County requirements that regulate these systems.
- February 12, 1997 -- Draft of proposed plans, goals, and objectives presented for comments at a general meeting of the North Dillon residents.
- April 10, 1997 -- Beaverhead County Planning Board conducts public hearing on North Dillon Comprehensive Plan Amendment.
- May 8, 1997 -- Beaverhead County Planning Board passes resolution recommending that the Beaverhead County Commissioners amend the Beaverhead County Comprehensive Plan to include the North Dillon Area Plan.
- June 2, 1997 -- The Beaverhead County Commissioners conduct public hearing to amend the Beaverhead County Comprehensive Plan to include the North Dillon Area Plan. The Beaverhead County Commissioners adopt a resolution to include the North Dillon Area Plan in the Comprehensive Plan.



ENERGY LABORATORIES, INC.

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LABORATORY REPORT

(15)

TO: Scott Ferris
ADDRESS: Blue Ribbon Environmental
74 Fox Ridge Drive
Dillon, MT 59725

LAB NO.: 96-50780-94
DATE: 08/21/96 kr

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WATER ANALYSIS

North Dillon Planning
Sampled 08/17/96
Submitted 08/20/96
Analyzed 08/21/96

<u>Lab No.</u>	<u>Identification</u>	<u>Nitrate plus Nitrite as N, mg/l (ppm)</u>
96-50780	Colman	0.35
96-50781	Rich Hilton	0.45
96-50782	Edwards	0.27
96-50783	Stout Family	<0.05
96-50784	F. Rebish	0.55
96-50785	Hansen	0.32
96-50786	Rolandson	0.16
96-50787	Elliott	0.09
96-50788	A. Morris	1.03
96-50789	D. Owenby	0.38
96-50790	Seybold	0.34
96-50791	Hildreth	0.74
96-50792	Oliver	0.59
96-50793	Jessie Clark	0.46
96-50794	Detton	0.58

BLUE RIBBON ENVIRONMENTAL

Blue Ribbon Environmental, Inc.
74 Fox Ridge Drive
Dillon, Montana 59725
406-683-6183

August 27, 1996

Rick Hartz
Beaverhead County Planner
County Courthouse
Dillon, Montana 59725

Re: Water Quality Assessment Report
North Dillon, Montana

Dear Rick:

Blue Ribbon Environmental is pleased to present the findings from our water quality assessment from select residences located in North Dillon, Montana. The purpose of this assessment was to assess the presence of nitrates in the shallow water bearing zone.

PROJECT UNDERSTANDING

The area north of Dillon has experienced considerable growth over the past 10 years. Strong growth is expected to continue in this area. Based on the expectation of continued growth, the shallow water table and use of individual septic systems Beaverhead County would like to assess the impacts of current septic systems and the potential impacts of additional septic systems in this area.

Nitrate is a typical compound associated with septic system effluent. High levels of nitrates in the ground water down gradient from a septic system may indicate that the septic system is not operating properly. In order to assess the level of nitrates water samples needed to be collected from the shallow water bearing zone.

Due to limited funding no ground water monitoring wells were installed. However, water samples were collected from existing shallow wells in the North Dillon area.

Montana Tech was contacted and well logs from the North Dillon area were obtained. Well logs that indicated static water levels of 10 feet or less at the time of drilling were identified. The owners of these wells were notified that the county wished to collect a water sample from their well.

WATER QUALITY

Sampling Procedures

On August 17, 1996 water samples were collected from the 28 wells. One water sample was collected from an outside faucet or pressure tank at each residence. The water sample was collected in a laboratory prepared jar. Sulfuric acid was placed in each sample (preservative). The samples were placed in a chilled cooler and sent to Energy Laboratories, Billings, Montana for analysis.

Chemical Results

The level of nitrates in the water samples ranged between not detectable (<0.05 mg/l) to 1.40 mg/l

Table 1 presents the Nitrate results.

Table 1. Nitrate Results

<u>Sample Location</u>	<u>Total Nitrates in mg/l (ppm)</u>
Stout Family	<0.05
Wiedeman	<0.05
Leo Cervelli	<0.05
T. Webster	<0.05
Elliott	0.09
Yarbes	0.13
Rolandson	0.16
Rowe	0.26
Chamberlin	0.27
Edwards	0.27
Waylett	0.32
Hansen	0.32

Table 1. Nitrate Results (Continued)

<u>Sample Location</u>	<u>Total Nitrates in mg/l (ppm)</u>
Seybold	0.34
Colman	0.35
MacLauren	0.36
D. Owenby	0.38
Rich Hilton	0.45
Jessie Clark	0.46
Nye	0.46
F. Rebish	0.55
Detton	0.58
Olivier	0.59
J. Lincoln	0.66
Schuessler	0.71
Hildreth	0.74
A. Morris	1.03
Mike Hilton	1.20
L. Smith	1.40

Interpretation of Results

No water samples exceed 5 mg/l, the Montana Non-Degradation Rule (ARM 16.20.701-714) for nitrates in the ground water.

In addition, no water samples exceed 10 mg/l the federal drinking water standard for nitrates.

Based on these results it does not appear that the level of nitrates currently in the shallow water bearing zone are at a level that pose a significant threat to public health. These results are only for the areas that the samples were collected. It is possible that locations not sampled in North Dillon have levels of nitrates in the ground water that may pose a human health concern.

In addition, the level of nitrates in the ground water from the wells sampled may vary over time based on water level fluctuations or septic system failure.

Attachment A presents a copy of the analytical certificates.

RECOMMENDATIONS

We recommend that home owners in the North Dillon area sample their drinking water wells on a regular basis. The water samples should be analyzed for general drinking water parameters.

INFORMATION LIMITATIONS

This work and this report was prepared, using generally accepted professional practices for the nature of the work performed in the same or similar localities, at the time the work was performed. It is intended for the exclusive use of Beaverhead County Commissioners for specific application to the project site and purpose. No other warranty, express or implied, is made.

It should be noted that Blue Ribbon Environmental, Inc. relied on reports and verbal information provided by the individuals indicated above regarding certain portions of the site. Blue Ribbon Environmental can only relay this information and cannot be responsible for its accuracy or completeness.

Any questions regarding the field work and this report, presentation of the information, and interpretation of the data are welcome and should be referred to Scott Ferris at (406) 683-6183.

We hope this meets your needs.

Sincerely,

BLUE RIBBON ENVIRONMENTAL INC.


SCOTT S. FERRIS

Principal

Environmental Engineer

Attachments: Analytical Certificates

cc: Larry Laknar (Beaverhead County Sanitarian)