### UNIFORM ENVIRONMENTAL CHECKLIST

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| Name of Project: | Crowley Building – Bighorn Valley Health Clinic | | |
|  | |  |  |
| Name of Environmental Certifying Officer: | |  | Title |
| Dr. David Mark | |  | Chief Executive Officer |
|  | |  |  |
| Name of Person Preparing this Form: | |  | Title |
| Cathy Barta, Snowy Mountain Development Corp. | |  | Redevelopment Director |

I  **Dr. David Mark**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, have reviewed the information presented

(print name of Environmental Certifying Officer)

in this checklist and believe that it accurately identifies the environmental resources in the area and the potential impacts that the project could have on those resources. In addition, the required state and federal agencies were provided with the required information about the project and requested to provide comments on the proposed public facility project.

**Signature:**

**Date:**

| **Key Letter: N –** No Impact/Not Applicable **B –** Potentially Beneficial **A –** Potentially Adverse  **P –** Approval/Permits Required **M –** Mitigation Required | | | | | | |
| --- | --- | --- | --- | --- | --- | --- |
| **PHYSICAL ENVIRONMENT** | | | | | | |
| **Key** | | | **1.** | | **Soil Suitability, Topographic and/or Geologic Constraints (e.g., soil slump, steep slopes, subsidence, seismic activity)** | |
|  | **N** |  |
|  |  |  |  | | This historic property, which was originally built in 1913, is located on Main Street within the city limits of Lewistown, MT. The NRCS web soil survey shows the property as Roy-Winifred Complex, 8 to 45 percent slopes and Sudworth-Nesda Loams. The Montana Bureau of Mines and Geology shows the geology where the building is located as “Qab”, Alluvium of braid plains. The Bureau’s earthquake mapper for Montana shows the Lewistown Area with a Sesimic Hazard Zone of “1” - Low Hazard with no history of significant earthquakes on record.  The building is being renovated into a community clinic with no disturbance planned beyond the footprint of the existing building. There is no anticipated disturbance of the soils.  **Source of Information:**  USDA Natural Resources and Conservation Service: [**https://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx**](about:blank)  Montana Bureau of Mines and Geology:  [**http://mbmg.mtech.edu/pdf\_100k/lewistown-tiled.pdf**](about:blank)  [**http://data.mbmg.mtech.edu/mapper/mapper.asp?view=Quakes**](about:blank) | |
| **Key** | | | **2.** | | **Hazardous Facilities (e.g., power lines, hazardous waste sites, acceptable distance from explosive and flammable hazards including chemical/petrochemical storage tanks, underground fuel storage tanks, and related facilities such as natural gas storage facilities & propane storage tanks)** | |
|  | **N** |  |
|  |  |  |
|  |  |  |  | | The City of Lewistown’s power-grid consists of above ground **power lines** which are served by Northwestern Energy. The majority of lines transect the town in a grid-like pattern following streets and alleys. The planned rehabilitation does not affect existing power lines and no new lines are planned to be installed.  The Montana DEQ site lists the following **Hazardous Waste Handlers** in the city limits:   1. Central Post and Treating Company (Marcella St.)   Status ACTIVE, last report 2018   1. O’Reilly Auto Parts Store 1556 (Janeaux St.)   Status ACTIVE, last report 2018   1. Montana Department of Transportation (Airport Rd)   Status ACTIVE, last report 2002   1. Fergus County Road and Bridge (Airport Rd)   Status ACTIVE, last report 2011   1. US Bureau of Land Management (Airport Rd)   Status INACTIVE, last report 1994  These areas cause no threat to the projects, since this project is not located close to any of these sites.  The Montana DEQ site lists the following **underground fuel storage tanks** in the city limits:   1. Town Pump Gas Station (Distance: 4,032 ft. from Crowley Bldg.)   10 Active – Underground fuel storage tanks in total, storing 63,000 gallons of gasoline and 45,000 gallons of diesel fuel.   1. Country Corner (Distance: 856 ft. from Crowley Bldg.)   3 Active – Underground fuel storage tanks in total, storing 12,000 gallons of gasoline and 8,000 gallons of diesel fuel.   1. PJG Motorsports (Distance: 1,252 ft. from Crowley Bldg.)   3 Inactive – Underground fuel storage tanks, capable of storing 10,000 gallons of gasoline, 6,000 gallons of diesel fuel and 550 gallons of waste oil. ***\*\*2019 project removed tanks from this site, however MT-DEQ still identifies their presence***.   1. Depot Express (Distance: 1,778 ft. from Crowley Bldg.)   11 Active – Underground fuel storage tanks in total, storing 35,000 gallons of gasoline and 35,000 gallons of diesel fuel.  There are two locations that provide propane commercially that have pressurized **propane storage tanks** on site:   1. Lewistown Propane Company has 6 – above ground pressurized tanks less than 4,001 gallons in size. 2. Central Montana Propane has 3 – above ground pressurized tanks less than 4,001 gallons in size.   These areas are monitored and regulated by Montana DEQ and would cause no threat to the project, since they are not located close to the building.  ***Source of Information*:**  Montana DEQ maps: [http://svc.mt.gov/deq/dst/#/home](about:blank#/home),  National Pipeline Mapping System: [https://pvnpms.phmsa.dot.gov/PublicViewer/](about:blank)  Montana Cadastral: [http://svc.mt.gov/msl/mtcadastral/beta/](about:blank) | |
| **Key** | | | **3.** | | **Effects of Project on Surrounding Air Quality or Any Kind of Effects of Existing Air Quality on Project (e.g., dust, odors, emissions)** | |
|  | **N** |  |
|  |  |  |  | | The year of most recent data available, 2018, the EPA classified Fergus County as “good” on their Air Quality Index (AQI). A ranking of “good” means “air quality is satisfactory and poses little or no health risk.” Of the 365 days reported, 325 days were classified as good, 34 as moderate, 5 unhealthy for sensitive groups, and 1 as unhealthy.  There is the potential for a brief period of air quality to decrease in the area while working on site, which can be expected with construction, but air quality is expected to go back to normal within that location once construction is completed.  ***Source of Information*:**  EPA Air Quality: [https://www.epa.gov/outdoor-air-quality-data/air-quality-index-report](about:blank) | |
| **Key** | | | **4.** | | **Groundwater Resources & Aquifers (e.g., quantity, quality, distribution, depth to groundwater, sole source aquifers)** | |
|  | **N** |  |
|  |  |  |  | | Improvements are above ground and will occur within the existing building footprint that utilizes the City of Lewistown’s city water, sewer, and storm water runoff services. Planned development will not affect the groundwater or aquifers.  ***Source of Information*:**  Montana Department of Agriculture, Storm Water: [https://agr.mt.gov/Groundwater](about:blank) | |
| **Key** | | | **5.** | | **Surface Water/Water Quality, Quantity & Distribution (e.g., streams, lakes, storm runoff, irrigation systems, canals)** | |
|  | **N** |  |
|  |  |  |  | | Big Spring Creek begins six miles south of Lewistown and goes for thirty miles until it joins the Judith River which ultimately flows into the Missouri River and then into Fort Peck Lake. Big Spring Creek is part of the Fort Peck Lake Watershed, Hydrologic Unit Code – Judith HUC 10040103.  The Montana DEQ Surface Water lists the Judith River on the Impaired Waters list on the 2018 Water Quality Integrated Report. The causes listed are: Alteration in streamside vegetative cover and physical substrate habitat alterations. The sources listed include: Agriculture, grazing in riparian zones, loss of riparian habitat and rangeland grazing.  The building rehabilitation will not affect any surface water, water quality, quantity, distribution, irrigation systems, canals, or create run off since the project will be restricted to the footprint of the existing building and will continue to utilize existing city services of water, sewer and storm water drainage already provided.    ***Source of Information*:**  Montana Department of Environmental Quality, Surface Water:  [http://deq.mt.gov/Portals/112/Water/WQPB/CWAIC/Reports/IRs/2018/Appendix\_A.pdf](about:blank) | |
| **Key** | | | **6.** | | **Floodplains & Floodplain Management (Identify any floodplains within one mile of the boundary of the project.)** | |
|  | **N** |  |
|  |  |  |  | | The Crowley Building is located at 311 West Main Street in Lewistown, MT. That address is located in a Zone X – Area of Minimal Flood Hazard according to FIRM Panel 30027C1883D, eff. 7/22/2010. (City of Lewistown – 300022)  From the Crowley Building, Big Spring Creek Floodway is located approximately 533 ft. to the NW at the CJ transect – Base Flood Elevation (BFE) 3919 and 529 ft. to the ESE is the CY transect – with a BFE 3924.  Zone AE is located adjacent to and “outside” of these floodways and is the designated regulated flood hazard area floodplain where base flood elevations are provided .  ***Source of Information*:**  FEMA Flood Mapping Service: [https://msc.fema.gov/portal/home](about:blank) | |
| **Key** | | | **7.** | | **Wetlands Protection (Identify any wetlands within one mile of the boundary of the project.)** | |
|  | **N** |  |
|  |  |  |  | | There are multiple wetlands which surround the city of Lewistown mainly along the many creeks, which act as a major part of the cities appeal. The project is being done within city limits, there is the potential of construction being within one mile of wetlands, but because the rehabilitation project will occur completely within the confines of the existing building, there will be no impact to the wetlands.  Montana Fish Wildlife and Parks, Region 4 Regional Supervisor Gary Bertellotti ([GBertellotti@mt.gov](about:blank), 406-454-5846) responded to our request for comments in an email dated Feb. 3, 2020 stating, “FWP comments are simply we see no concern or comment for the project and can be reflected in the EA we write”.  The US Department of the Army Corps of Engineers, Omaha District Senior Project Manager Swade Hammond – 1454432564 ([Swade.D.Hammond@usace.army.mil](about:blank), 406-657-5910) responded to our request for comments in a letter dated Feb. 6, 2020 stating’ “based on the information provided, no fill will be placed below an ordinary high water mark or wetland boundary as the area does not contain aquatic resources. It has been determined that no DA permit is required for this project. Please reference **NWO-2020-00195-MTB** for any additional correspondence for this project.”    ***Source of Information*:**  Montana Natural Heritage Program:[**http://mtnhp.org/mapviewer/?t=8**](about:blank) | |
| **Key** | | | **8.** | | **Agricultural Lands, Production, & Farmland Protection (e.g., grazing, forestry, cropland, prime or unique agricultural lands)** | |
|  | **N** |  |
|  | | |  | | Fergus County ranked fourth in the State of Montana for winter wheat and oat production and consistently harvests more alfalfa than any other county in the state. The county also ranked second for cattle and calves numbers (101,000 head) in the state. The agricultural area is located outside the city limits of Lewistown, so there will not be any impact to those areas.  The USDA Natural Resources Conservation Service (NRCS) Supervisory District Conservationist Lorna Philp ([lorna.philp@usda.gov](about:blank), 406-708-3011) for the Lewistown, Winnett and Stanford areas responded to our request for comments in an email dated Jan. 29, 2020 stating “NRCS has no comments at this time.”  ***Source of Information*:**  USDS National Agricultural Statistics Service: [https://quickstats.nass.usda.gov/](about:blank) | |
| **Key** | | | **9.** | | **Vegetation & Wildlife Species & Habitats, Including Fish (e.g., terrestrial, avian and aquatic life and habitats)** | |
|  | **N** |  |
|  |  |  |  | | According the U.S. Fish and Wildlife Service the black-footed ferret and pallid sturgeon may inhabit portions of Fergus County and are classified as endangered. However, the projects will be within the boundaries of the City of Lewistown restricted to the footprint of the existing building where none of the potential projects would disturb wildlife or fish habitats.  Montana Fish Wildlife and Parks, Region 4 Regional Supervisor Gary Bertellotti ([GBertellotti@mt.gov](about:blank), 406-454-5846) responded to our request for comments in an email dated Feb. 3, 2020 stating, “FWP comments are simply we see no concern or comment for the project and can be reflected in the EA we write”.    ***Source of Information***  US Fish & Wildlife Service:  [**https://ecos.fws.gov/ecp0/reports/species-by-current-range-county?fips=30027**](about:blank) | |
| **Key** | | | **10.** | | **Unique, Endangered, Fragile, or Limited Environmental Resources, Including Endangered Species (e.g., plants, fish or wildlife)** | |
|  | **N** |  |
|  |  |  |  | | According the U.S. Fish and Wildlife Service the black-footed ferret and pallid sturgeon may inhabit portions of Fergus County and are classified as endangered. However, the projects will be within the boundaries of the City of Lewistown restricted to the footprint of the existing building where none of the potential projects would disturb wildlife or fish habitats.  Montana Fish Wildlife and Parks, Region 4 Regional Supervisor Gary Bertellotti ([GBertellotti@mt.gov](about:blank), 406-454-5846) responded to our request for comments in an email dated Feb. 3, 2020 stating, “FWP comments are simply we see no concern or comment for the project and can be reflected in the EA we write”.    ***Source of Information***  US Fish & Wildlife Service:  [**https://ecos.fws.gov/ecp0/reports/species-by-current-range-county?fips=30027**](about:blank) | |
| **Key** | | | **11.** | | **Unique Natural Features (e.g., geologic features)** | |
|  | **N** |  |
|  |  |  |  | | The Big Snowy Mountains, Judith Mountains, North and South Moccasin Mountains, Big Spring Creek and Crystal Lake are all unique natural features that help define the beauty and attraction of Central Montana. The rehabilitation of the Crowley Building is restricted to the footprint of the original historic structure and will not impact these unique natural features.    ***Source of Information*:**  Montana State Library, Geographic Information – Public Lands:[**https://mslservices.mt.gov/geographic\_information/maps/land\_ownership/LandOwnership\_Detail.aspx?Map=Lewistown**](about:blank) | |
| **Key** | | | **12.** | | **Access to, and Quality of, Recreational & Wilderness Activities, Public Lands and Waterways, and Public Open Space** | |
|  | **N** |  |
|  |  |  |  | | Surrounding the city of Lewistown, there are federal Bureau of Land Management public lands, Montana State lands, conservation easements, State wildlife management areas and five FWP fishing access sites. The rehabilitation of the building will have no impact to accessing these public lands, access sites or open spaces.  The US Department of the Army Corps of Engineers, Omaha District Senior Project Manager Swade Hammond – 1454432564 ([Swade.D.Hammond@usace.army.mil](about:blank), 406-657-5910) responded to our request for comments in a letter dated Feb. 6, 2020 stating’ “based on the information provided, no fill will be placed below an ordinary high water mark or wetland boundary as the area does not contain aquatic resources. It has been determined that no DA permit is required for this project. Please reference **NWO-2020-00195-MTB** for any additional correspondence for this project.”  ***Source of Information*:**  Montana State Library, Geographic Information – Public Lands:[**https://mslservices.mt.gov/geographic\_information/maps/land\_ownership/LandOwnership\_Detail.aspx?Map=Lewistown**](about:blank)  Montana Fish, Wildlife and Parks – Fishing Access Sites:  [**https://myfwp.mt.gov/fishMT/explore**](about:blank) | |
| **HUMAN POPULATION** | | | | | | |
| **Key** | | | | **1.** | | **Visual Quality – Coherence, Diversity, Compatibility of Use and Scale, Aesthetics** |
|  | **B** |  | |
|  |  |  | |  | | This once beautiful downtown asset has been completely vacant for over 5 years and has fallen into a state of neglect. The vacant building is considered a source of blight in the downtown Lewistown area. The rehabilitation and active use of this building and the attention given to restore and preserve the historic integrity of it will drastically improve the downtown area to be more aesthetically pleasing and will improve the visual quality of Lewistown.  ***Source of Information*:**  2014 Lewistown Urban Renewal Plan, 2005 Lewistown Downtown Master Plan |
| **Key** | | | | **2.** | | **Nuisances (e.g., glare, fumes)** |
|  | **N** |  | |
|  |  |  | |  | | During the construction phase, there will be a limited amount of nuisance created. This short term increase in noise, fumes, and glare will cease after the completion of the project. The project will reduce the blight from the area and create a space, which is free from rodents, blight and pests.  ***Source of Information*:**  Planning committee notes |
| **Key** | | | | **3.** | | **Noise—suitable separation between noise sensitive activities (such as residential areas) and major noise sources (aircraft, highways & railroads)** |
|  | **N** |  | |
|  |  |  | |  | | The project site is located in the Central Business District on Main Street which is owned by Montana Department of Transportation. Construction noise will be normal and not surpass the limits for the central business area.  ***Source of Information*:**  City of Lewistown Zoning Map: [http://cityoflewistown.com/images/pdf/zomingmap2017.pdf](about:blank) |
| **Key** | | | | **4.** | | **Historic Properties, Cultural, and Archaeological Resources** |
|  | **N** |  | |
|  |  |  | |  | | The Crowley Building, also known as the Crowley Block is listed as site number 155 and is listed on the National Park Service’s National Register of Historic Places as a contributing building to the Lewistown Central Business Historic District. The building will be rehabilitated and restored to a usable function, while maintaining the historic characteristics and elements which identified it as a contributing building to the Historic District. This 1913 property was a Wasmannsdorff and Eastman architecturally designed stone building which was determined in 1986 to have historic significance which placed it on the National Register.  This Historical Property will be rehabilitated and preserved for the next 100 years as an effect of this project.  ***Source of Information*:**  NPS National register of Historic Places:[**https://npgallery.nps.gov/NRHP/SearchResults/**](about:blank)  Montana State Historic Preservation Office: [https://mhs.mt.gov/Shpo/NationalReg/NRMap](about:blank) |
| **Key** | | | | **5.** | | **Changes in Demographic (population) Characteristics (e.g., quantity, distribution, density)** |
|  | **N** |  | |
|  |  |  | |  | | Between 2010 - 2018 the City of Lewistown has seen a decrease in population of 3.8%. The current population is 5,818 (2018). Although this project would not expect to change the demographics of the area, by adding an additional amenity to improve quality of place, there could be a positive effect on the community.  ***Source of Information*:**  US Census: [https://www.census.gov/quickfacts/table/PST045216/3043375,30#flag-js-X](about:blank#flag-js-X)  Headwaters Economics: [https://headwaterseconomics.org/tools/economic-profile-system/](about:blank) |
| **Key** | | | | **6.** | | **General Housing Conditions - Quality, Quantity, Affordability** |
|  | **B** |  | |
|  |  |  | |  | | Between 2014 - 2018 Lewistown had 2,864 households with the average homeownership rate of 63.7%. In 2018, 14.1% of families lived below the poverty line. This phased project which may provide upper story housing may have a beneficial effect on general housing conditions.    ***Source of Information*:**  US Census: [https://www.census.gov/quickfacts/table/PST045216/3043375,30#flag-js-X](about:blank#flag-js-X)  Headwaters Economics: [https://headwaterseconomics.org/tools/economic-profile-system/](about:blank) |
| **Key** | | | | **7.** | | **Displacement or Relocation of Businesses or Residents** |
|  | **N** |  | |
|  |  |  | |  | | The project site is located within a vacant building and will not displace or require relocation of any business or resident.  ***Source of Information*:**  Planning committee notes |
| **Key** | | | | **8.** | | **Public Health and Safety** |
|  | **B** |  | |
|  |  |  | |  | | As a community health center, the Bighorn Valley Health Center provides holistic health services to people of any age, ethnicity, income or insurance status ultimately improving the overall health of the community. The expansion of their services will provide the community more access to these services.  ***Source of Information*:**  Bighorn Valley Health Clinic: [https://www.chcfamily.org/centralmontanachc](about:blank) |
| **Key** | | | | **9.** | | **Lead Based Paint, Asbestos and/or Mold** |
|  | **N** |  | |
|  |  |  | |  | | A Phase I and Phase II Environmental Site Assessment was completed by Weston Solutions in 2017 which identified and confirmed the presence of both friable and non-friable asbestos, lead based paint, mercury containing thermostats, and mold in the building. The Crowley Building rehabilitation was determined to be eligible by the Environmental Protection Agency (EPA) for a Brownfields Revolving Loan Fund Grant/Loan to assist with the proper remediation and removal of these contaminants of concern (COC). An approved and licensed contractor will properly mitigate the COC’s during the rehabilitation/construction phase. Removal and disposal of those materials will comply with both EPA and MT-DEQ regulations and will eliminate the exposure of the COC’s to the general public.  The Montana Department of Environmental Quality, DEQ Brownfields Coordinator Jason Seyler ([JSeyler@mt.gov](about:blank), 406-444-6447) responded to our request for comments in an email dated Feb. 5, 2020 stating, “As long as the project follows all rules and requirements for the DEQ’s Asbestos Control Program, there will be no impacts to the physical and human environments.”  ***Source of Information*:**  EPA Brownfields Program: [https://www.epa.gov/brownfields/brownfields-and-land-revitalization-activities-near-you](about:blank)  Montana DEQ Asbestos Program: [http://deq.mt.gov/Public/asbestos](about:blank)  Snowy Mountain Development Corporation: [http://www.snowymountaindevelopment.com/projects](about:blank) |
|  | **Key** |  | | **10.** | | **Local Employment & Income Patterns - Quantity and Distribution of Employment, Economic Impact** |
|  | **B** |  | |
|  |  |  | |  | | For the years 2014 – 2018, Fergus County had 63.8% of the civilian labor force employed over the age of 16. Education, healthcare, and social assistance held 25% of those jobs and agriculture held 11%. The per capita income for 2018 was $43,808 and the unemployment rate was 3.7%. The expansion of the clinic has the potential to be a benefit to the community by providing additional jobs.  ***Source of Information:***  Headwaters Economics: [https://headwaterseconomics.org/tools/economic-profile-system/](about:blank)  US Census:[https://www.census.gov/quickfacts/table/SBO001212/3043375,00](about:blank) |
| **Key** | | | | **11.** | | **Local & State Tax Base & Revenues** |
|  | **N** |  | |
|  |  |  | |  | | The project site is owned and operated by Bighorn Valley Health Clinic which is a 501(c)3 non-profit tax exempt organization, so it will not increase or decrease taxes. However, surrounding property values may improve and create added tax revenue in the future because the major source of downtown blight will be removed. In addition, this area is centrally located in a designated tax increment financing district (TIF) which with an increase property values would make additional TIF funds available to local businesses.  ***Source of Information*:**  Planning committee notes |
| **Key** | | | | **12.** | | **Educational Facilities - Schools, Colleges, Universities** |
|  | **B** |  | |
|  |  |  | |  | | Lewistown has five public schools and one Adult Education Center. In 2018-2019, the public schools had a total enrollment of 976 students in grades 2-12. Garfield Elementary (K-1) does not report total enrollment. Dawson Community College and the University of Providence also provide programs within the city of Lewistown and to Fergus County.  The expansion of clinic services is likely to bring additional families to the area which may have school-aged children. This has the potential to be an impact to educational facilities.    ***Source of Information*:**  Headwaters Economics: [https://headwaterseconomics.org/tools/economic-profile-system/](about:blank)  Lewistown Public Schools: [https://www.lewistown.k12.mt.us/](about:blank) |
| **Key** | | | | **13.** | | **Commercial and Industrial Facilities - Production & Activity, Growth or Decline** |
|  | **N** |  | |
|  |  |  | |  | | There has been slight growth in many commercial and industrial facilities throughout the area including increased activity and growth in manufacturing, medical services, agriculture and more. The project would not impact the current growth of those facilities.  ***Source of Information*:**  Snowy Mountain Development Corporation: [http://www.snowymountaindevelopment.com/](about:blank) |
| **Key** | | | | **14.** | | **Health Care – Medical Services** |
|  | **B** |  | |
|  |  |  | |  | | Lewistown is home to the Central Montana Community Health Clinic (also known as the Bighorn Valley Health Clinic), SCL Healthcare – St. Vincent’s Clinic and the Central Montana Medical Center (CMMC) that includes an emergency room and provides a full range of health care services. CMMC also offers ambulance service 24-hours a day, seven days a week to Fergus, Judith Basin, and Petroleum counties. It is designated as a Level IV Trauma Center requiring an organized trauma response team. The clinic expansion has the potential to be beneficial to the community by providing additional services.  ***Source of Information*:**  Bighorn Valley Health Clinic: [https://www.chcfamily.org/centralmontanachc](about:blank)  SCL Healthcare – St. Vincent’s: [https://www.sclhealth.org/locations/st-vincent-healthcare/services/outreach-clinics/](about:blank)  Central Montana Medical Center: [http://www.cmmccares.org/services/emergency-dept.html](about:blank) |
| **Key** | | | | **15.** | | **Social Services – Governmental Services (e.g., demand on)** |
|  | **B** |  | |
|  |  |  | |  | | The clinic expansion which will provide low cost health services to the general public which will help reduce the extensive demand on the limited providers in the area, thus providing a benefit to the community.  ***Source of Information*:**  Snowy Mountain Development Corporation, Planning committee notes |
| **Key** | | | | **16.** | | **Social Structures & Mores (Standards of Social Conduct/Social Conventions)** |
|  | **B** |  | |
|  |  |  | |  | | Central Montana is home to 42 Hutterite Colonies and an expanding Amish community. The goal of this project is it to increase the availability of low cost health services to the general public, so there is a potential benefit from this rehabilitation for expansion of health services to be able to provide more access to these services.  ***Source of Information*:**  Planning committee notes |
| **Key** | | | | **17.** | | **Land Use Compatibility (e.g., growth, land use change, development activity, adjacent land uses and potential conflicts)** |
|  | **B** |  | |
|  |  |  | |  | | This will improve a blighted area and may have the ability to improve adjacent land with an increase in property value and potential redevelopment.  ***Source of Information*:**  Planning committee notes |
| **Key** | | | | **18.** | | **Energy Resources - Consumption and Conservation** |
|  | **N** |  | |
|  |  |  | |  | | Power consumption may increase slightly with the clinic’s expansion to provide services but shouldn’t require additional energy infrastructure. The rehabilitation will include energy efficient products wherever possible, so the potential increase may be negligible.  ***Source of Information*:**  Planning committee notes |
| **Key** | | | | **19.** | | **Solid Waste Management** |
|  | **N** |  | |
|  |  |  | |  | | Republic Services is a private business that provides solid waste disposal and handles solid waste management in the area. They also have a waste transportation site where individuals can dispose of waste that then gets transported to a larger waste management facility. This project will not have any effect on the management of solid waste.  ***Source of Information*:**  City of Lewistown: [http://www.cityoflewistown.com/](about:blank)  Republic Services: [https://www.republicservices.com/shop/categories](about:blank) |
| **Key** | | | | **20.** | | **Wastewater Treatment - Sewage System** |
|  | **P** |  | |
|  |  |  | |  | | Under the city of Lewistown, Public Works is responsible for maintenance of water, wastewater, cemeteries, streets, and alleys. Anyone within the city limits has to pay a connection fee and is able to use the services. This fee must be paid before any building permits will be issued.  ***Source of Information*:**  City of Lewistown: [http://www.cityoflewistown.com/services/public-works.html](about:blank)  City of Lewistown: [http://www.cityoflewistown.com/images/pdf/designstandards042006.pdf](about:blank) |
| **Key** | | | | **21.** | | **Storm Water – Surface Drainage** |
|  | **N** |  | |
|  |  |  | |  | | Storm Water mitigation is being addressed through the existing storm water drainage provided for already on site at the property.  ***Source of Information*:**  Planning committee notes |
| **Key** | | | | **22.** | | **Community Water Supply** |
|  | **N** |  | |
|  |  |  | |  | | Lewistown is served with a municipal water supply that originates from Big Spring Creek. In addition, the city sewer service with a waste water treatment plant. There are also many private residences outside the city limits that have their own wells and septic systems. Water at the site will be provided by the city through the municipal water supply. Water and sewer services will be required for the clinic.  ***Source of Information*:**  Public Water Supply Systems: [http://sdwisdww.mt.gov:8080/DWW/JSP/WaterSystemDetail.jsp?tinwsys\_is\_number=1604&tinwsys\_st\_code=MT&wsnumber=MT0000271m](about:blank)  City of Lewistown Public Works: [http://www.cityoflewistown.com/services/public-works.html](about:blank) |
| **Key** | | | | **23.** | | **Public Safety – Police** |
|  | **N** |  | |
|  |  |  | |  | | The Lewistown Police Department currently has 13 Sworn Officers to enforce laws within the jurisdictional boundaries of the City of Lewistown. There is also a School Resource Officer and two Animal Control/Code Compliance specialists and is home to the Central Montana 9-1-1 Center. There is an impact that is expected when a community is trying to increase population, attract new families, and increase tourists to the area.    ***Source of Information*:**  Lewistown Police Department: [http://www.lewistownpolicedepartment.com/about-us](about:blank) |
| **Key** | | | | **24.** | | **Fire Protection – Hazards** |
|  | **B** |  | |
|  |  |  | |  | | The Crowley Building operated as a retail store since it was constructed in 1913. The change of occupancy to operate as a clinic has a difference set of building and fire code regulations and requires a thorough review of building plans and site inspection by the City of Lewistown Fire Marshall and Building Inspector.  In addition, a change of occupancy requires the building to comply with all current and adopted fire and building code standards at the time the change occurs. These required “upgrades” will reduce the fire hazards that may have existed and will be a beneficial impact to the community. In addition, Lewistown is home to the Lewistown Fire Department which is staffed 24 hours a day and is trained to respond to structure fires, hazardous materials incidents and medical emergencies. In addition, the Fire Department is located only 3 blocks away.  ***Source of Information*:**  Lewistown Municipal Fire Department: [http://www.cityoflewistown.com/services/fire.html](about:blank) |
| **Key** | | | | **25.** | | **Emergency Medical Services** |
|  | **N** |  | |
|  |  |  | |  | | In addition to the Lewistown Fire Department providing emergency medical services, Lewistown is home to the Central Montana Medical Center (CMMC) that includes an emergency room and provides a full range of health care services. CMMC also offers ambulance service 24-hours a day, seven days a week to Fergus, Judith Basin, and Petroleum counties. It is designated as a Level IV Trauma Center requiring an organized trauma response team. The project site is located within the service range for CMMC.    ***Source of Information*:**  Central Montana Medical Center: [http://www.cmmccares.org/](about:blank) |
| **Key** | | | | **26.** | | **Parks, Playgrounds, & Open Space** |
|  | **B** |  | |  | |
|  |  |  | |  | | The expansion of clinic services is likely to bring additional families to the area which would likely utilize the parks, playgrounds and open spaces. These additional families to the area would likely increase the tax base making additional funding available for maintenance and operations of these areas potentially providing a benefit to the public.    ***Source of Information*:**  Planning committee notes |
| **Key** | | | | **27.** | | **Cultural Facilities, Cultural Uniqueness & Diversity** |
|  | **N** |  | |
|  |  |  | |  | | The Central Montana Museum is located in Lewistown and showcases area history. Lewistown is also home to the Lewistown Art Center which offers exhibits, education and performing arts year-round. Other sites listed for Central Montana Cultural Attractions are the St. Leo’s Catholic Church, Symmes-Wicks House B & B, Lewistown Airport, and the Montana Cowboy Poetry and Western Music Rendezvous. 95.3% of individuals in Fergus County identify as Caucasian which is slightly lower than surrounding counties.  ***Source of Information*:**  [https://centralmontana.com/artsandculture/culturalattractions/7/](about:blank) |
| **Key** | | | | **28.** | | **Transportation Networks and Traffic Flow Conflicts (e.g., rail; auto including local traffic; airport runway clear zones - avoidance of incompatible land use in airport runway clear zones)** |
|  | **N** |  | |
|  |  |  | |
|  |  |  | |  | | Lewistown is home to a small airport which is jointly owned by the City and Fergus County. Utilizing their police power both the Fergus County commission and the Lewistown city commission designated an airport affected area (AAA) for the Lewistown Municipal Airport in accordance with section 67-7-201, Montana Code Annotated. The AAA includes the land surrounding the runways and the space or surfaces above that land. In November of 2011, both the city and county jointly adopted the Lewistown Airport Affected Area regulations, which can be found in city code 11-16-4.  The project is located on Main Street between 3rd and 4th Streets and is located approximately 1 mile NE of the airport. The existing footprint is not planned to change either vertically or horizontally, so should not be an impact to the airport area.  ***Source of Information*:**  City of Lewistown, City Code: [https://www.sterlingcodifiers.com/codebook/index.php?book\_id=567](about:blank)  Montana Cadastral: [http://svc.mt.gov/msl/mtcadastral/beta/](about:blank) |
| **Key** | | | | **29.** | | **Consistency with Local Ordinances, Resolutions, or Plans (e.g., conformance with local comprehensive plans, zoning, or capital improvement plans)** |
|  | **N** |  | |
|  |  |  | | This project is consistent with the City of Lewistown’s City Code 11-3-2 for Zoning (C-2, Central Business) in the Downtown Central Business District which lists clinics and apartments as permitted uses.    ***Source of Information*:**  City of Lewistown, City Code: [https://www.sterlingcodifiers.com/codebook/index.php?book\_id=567](about:blank) |
| **Key** | | | | **30.** | | **Is There a Regulatory Action on Private Property Rights as a Result of this Project? (Consider options that reduce, minimize, or eliminate the regulation of private property rights.)** |
|  | **N** |  | |
|  |  |  | |
|  |  |  | | There is not currently a regulatory action on private property rights, nor is one anticipated.    ***Source of Information*:**  Snowy Mountain Development Corporation |

**Proposed Action:** The Central Montana Community Health Clinic, also known as Bighorn Valley Health Clinic intends to rehabilitate the Crowley Block property for use as a community-based, outpatient primary health care center, including administrative offices. BVHC is working with High Plains Architects (HPA) to design a healthcare facility on the lower and main levels that will allow their organization to grow and expand services, become a welcoming environment for patients and community members, and stimulate additional economic growth while still retaining the property's historic character. As a phased development, BVHC also intends to rehabilitate 12-18 apartments in the upper levels in either the initial or secondary phase of the project, all conveniently located downtown. Please see the attached preliminary plan.

ENVIRONMENTAL QUESTIONS

On a separate piece of paper, please answer the following as they apply to your proposed project:

**1. Alternatives:** Describe reasonable alternatives to the project.

**No action at all-** The area would remain blighted, with rodents and diseased animals present. The historic building would most likely not be developed, and would continue to deteriorate. It would be an attraction for homelessness and create an undesirable space discouraging business in the downtown area.

**Preferred alternative-** Complete the rehabilitation of the Crowley Building and development of the clinic as outlined in the preliminary plan which would provide community-based, outpatient primary health care center, including administrative offices. BVHC is working with High Plains Architects (HPA) to design a healthcare facility on the lower and main levels that will allow their organization to grow and expand services, become a welcoming environment for patients and community members, and stimulate additional economic growth while still retaining the property's historic character. As a phased development, BVHC also intends to rehabilitate 12-18 apartments in the upper levels in either the initial or secondary phase of the project, all conveniently located downtown

**2. Mitigation:** Identify any enforceable measures necessary to reduce any impacts to an insignificant level.

The greatest mitigation issue to be addressed in this project is preservation of the historical integrity of the building. BVHC is working with High Plains Architects (HPA) to design a healthcare facility that incorporates and preserves the historical character of the building. HPA is knowledgeable and experienced in rehabilitating and renovating historic structures and their involvement in the project will help to reduce any impacts to an insignificant level.

**3. Is an EA or Environmental Impact Statement (EIS) required?** Describe whether or not an EA or EIS is required, and explain in detail why or why not.

Because the environmental impacts are not negative and there is minimal construction that has the potential to affect the historical aspects of the building; the Clinic Chief Operating Officer has determined that there is no significant environmental impact and therefore no Environmental Impact Statement is required. Comments received by February 18, 2020 will be considered to incorporate any mitigation that may need to occur.

**4. Public Involvement:** Describe the process followed to involve the public in the proposed project and its potential environmental impacts. Identify the public meetings -- where and when -- the project was considered and discussed, and when the district will approve the final environmental assessment.

Public Notice for a Public Meeting scheduled for 11 am on February 18th at Snowy Mountain Development Corporation in Lewistown was published in the Lewistown News Argus on February 5th and February 12th which invited the public to review and provide comments on the EA. In addition, the Draft Environmental Checklist for the project was printed out and made available at the SMDC office located at 613 NE Main Street as well as posted on their website for public comments: [http://www.snowymountaindevelopment.com/](about:blank)

**5. Person(s) Responsible for Preparing:** Identify the person(s) responsible for preparation of this checklist.

Cathy Barta, Redevelopment Director, Snowy Mountain Development Corporation.

613 NE Main Street, Lewistown, MT 59457

(406) 535-2591

[barta@snowymountaindevelopment.com](about:blank)

**6. Other Agencies:** List any state, local, or federal agencies that have over-lapping or additional jurisdiction or environmental review responsibility for the proposed action and the permits, licenses, and other authorizations required; and list any agencies or groups that were contacted or contributed information to this Environmental Assessment (EA).

The EA has been sent to the following agencies for review and/or comment:

1. Montana State Historic Preservation Office, 1410 Eighth Avenue, PO Box 201201, Helena, MT 59620-1202
2. Montana Natural Heritage Program, 1515 East Sixth Avenue, Helena, MT 59620
3. US Army Corps of Engineers – Omaha District, Helena Office, 10 West 15th Street, Suite 2200 Helena, MT 59626
4. US Fish & Wildlife Service – Mountain Prairie Region, 134 Union Blvd., Lakewood, CO 80228
5. Great Falls NRCS, 12 3rd Street NW, Great Falls, MT 59404
6. DNRC – Northeastern Land Office, PO Box 1021, Lewistown, MT 59457
7. MT DEQ, PO Box 200901, Helena, MT 59620-0901
8. FWP Region 4 Office, 4600 Giant Springs Road, Great Falls, MT 59405
9. Montana Fish Wildlife and Parks – Region 4, Lewistown Resource Office, 333 Airport Road, Suite 1, Lewistown, MT 59457
10. Montana Environmental Quality Council, PO Box 201704, Helena, MT 59620-1704
11. U.S. Environmental Protection Agency, Montana Office, Federal Building, 10 W. 15th Street STE 3200, Helena, MT 59626
12. Fergus County Conservation District, 211 McKinley, Suite 3, Lewistown, MT 59457

City of Lewistown, 305 Watson, Lewistown, MT 59457

1. Montana Department of Revenue – Lewistown Office, 712 West Main Street, Lewistown, MT 59457
2. Montana Department of Health and Human Services – Lewistown Field Office, 312 Birch Street, Suite 1, Lewistown, MT 59457