

## APPENDIX D SUMMARY OF PROBABLE IMPACTS

*The Subdivision and Platting Act under 76-3-608(3)(a) MCA requires evaluation of a subdivision's effects on the following Primary Review Criteria:*

- 1) *Agriculture,*
- 2) *Agricultural water user facilities,*
- 3) *Local services, the natural environment,*
- 4) *Wildlife and wildlife habitat and*
- 5) *Public health and safety.*

*Unless exempt from review as allowed under Section 76-3-609(2)(d), MCA each subdivision plat application shall be evaluated for impacts based on the definitions and review criteria provided below in this section. Subdividers are required to submit a summary of probable impacts with the subdivision application.*

**Subdividers: Review the definitions and evaluation criteria listed below and provide a written summary of impacts your subdivision proposal may have for each of the Primary Review Criteria.**

### **D.1 Effect on Agriculture**

#### **D.1.1 Definition of Agriculture**

As used in this part, the following definitions apply: (1) "Agriculture" means : (a) all aspects of farming, including the cultivation and tillage of the soil; (b)(i) dairying; and (ii) the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, including commodities defined as agricultural commodities in the federal Agricultural Marketing Act (12 U.S.C. 1141j(g)); (c) the raising of livestock, bees, fur-bearing animals, or poultry; and (d) any practices, including forestry or lumbering operations, performed by a farmer or on a farm as an incident to or in conjunction with farming operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.

"Agriculture and food product" includes a horticultural, viticultural, dairy, livestock, poultry, bee, other farm or garden product, fish or fishery product, and other foods.

#### **D.1.2 Evaluation Criteria for Effects on Agriculture**

- a. The number of acres that would be removed from the production of crops or livestock. Acreage will be obtained from Department of Revenue tax records.
- b. Removal of agricultural lands that are critical to the county's agricultural base. Maps and land capability classifications developed by the USDA Natural Resource Conservation shall be used to determine the agricultural significance of land.
- c. It will be determined whether the unsubdivided parcel is part of a continuing farm or ranch unit by evaluating the use of the remainder and adjoining properties.
- d. Potential conflicts between the proposed subdivision and adjacent agricultural operations shall be evaluated including:
  - Interference with the movement of livestock or farm machinery
  - Interference with agricultural production and activities
  - Maintenance of fences
  - Proliferation of weeds

- Increased human activity
- Harassment of livestock by pets

## **D.2 Effect on Agricultural Water User Facilities**

### **D.2.1 Definition of Agricultural Water User Facility**

Agricultural water user facility shall mean any part of an irrigation system used to produce an agricultural product on property used for agricultural purposes as defined in 15-7-202, MCA, including but not limited to ditches, canals, headgates, sprinkler systems, water pipelines, tanks, reservoirs, ponds or developed spring used for agricultural purposes.

### **D.2.2 Evaluation Criteria for Effects on Agricultural Water User Facilities**

- a. Location and proximity to a ditch, canal, headgate, sprinkler system, watering tank or developed spring shall be considered.
- b. Consider potential subdivision nuisance complaints or problems due to agricultural water user facilities such as safety hazards to residents or water problems from irrigation ditches, headgates, siphons, sprinkler systems or other facilities.
- c. Ownership of water rights and the historic and current use of facility on the proposed subdivision shall be examined. Easements to protect the use of water user facilities on or accessed through a subdivision shall be considered.
- d. Allocation of water rights within a subdivision shall be considered.

## **D.3 Effect on Local Services**

### **D.3.1 Definition of Local Services**

Local services are any and all services or facilities that local government entities are authorized to provide.

### **D.3.2 Evaluation Criteria**

- a. Increased demand on services and need to expand services for a proposed subdivision.
  - Sheriff
  - Big Timber Volunteer Fire Department
  - Sweet Grass County Ambulance Service
  - Schools
  - Roads and Bridges
- b. Cost of services
  - Current and anticipated tax revenues
  - Cost of services for the subdivision
  - Evaluate the need for special or rural improvement districts

## **D.4 Effect on Natural Environment**

### **D.4.1 Definition**

Natural environment means the physical and biological features of an area that may be altered by human activity including topography, soil, geology, vegetation, and surface and groundwater.

### **D.4.2 Evaluation Criteria**

- a. Expected alteration of any streambanks or lake or reservoir shorelines. Any draining, filling or alteration of any wetland.
- b. Needed cuts and fills on slopes as a result of road or building construction.
- c. Significant removal of vegetation contributing to potential soil erosion or bank or slope instability.

- d. Effect on the level of the aquifer.
- e. Evaluate whether the subdivision design maintains significant open space.

## **D.5 Effect on Wildlife and Wildlife Habitat**

### **D.5.1 Definitions**

Wildlife means animals that are neither human nor domesticated.

Wildlife habitat means the sum of environmental conditions in a specific place that is occupied by a wildlife species or population.

### **D.5.2 Evaluation Criteria**

- a. Location of subdivision and access roads with respect to critical wildlife areas such as big game wintering range, calving areas, migration routes, nesting areas, wetlands, or habitat for endangered or threatened species.
- b. Expected effects of pets and human activity on wildlife.

## **D.6 Effect on Public Health and Safety**

### **D.6.1 Definition**

Public health and safety refers to natural or man-made conditions that may pose a physical threat to either future residents or the general public.

### **D.6.2 Evaluation Criteria**

- a. Potential hazards to residents of subdivision from high voltage lines, high-pressure gas lines, highways, roads, railroads or railroad crossings, nearby industrial or mining activity.
- b. Evaluate existing activities taking place in the vicinity of the subdivision.
- c. Evaluate traffic and fire conditions.
- d. Presence of natural hazards such as flooding, rock, snow or landslides, high winds, wildfire, or difficulties such as shallow bedrock, high water table, expansive soils or excessive slopes.