

**SUMMARY OF PROBABLE IMPACTS
PERTAINING TO THE POWELL COUNTY SUBDIVISION REGULATIONS**

In a separate document, summarize the effects of the proposed subdivision on each topic below. Provide reference materials as required:

1. Effects on Agriculture

- a. Describe whether the subdivision would remove from production any agricultural or timber land.
- b. If the proposed subdivision or associated improvements are located on prime farmland or farmland of statewide importance as defined by the Natural Resource Conservation Service, identify each area on a copy of the preliminary plat.
- c. Describe possible conflicts with nearby agricultural operations (e.g., residential development creating problems for moving livestock, operating farm machinery, maintaining water supplies, controlling weeds or applying pesticides; agricultural operations suffering from vandalism, uncontrolled pets or damaged fences).

2. Effects on Agricultural Water User Facilities

Describe conflicts the subdivision would create with agricultural water user facilities (e.g. residential development creating problems for operating and maintaining irrigation systems).

3. Effects on Local Services

- a. Indicate the proposed use and number of lots or spaces in each:
 - ___ Residential, single family
 - ___ Residential, multiple family
 - ___ Types of multiple family structures and number of each (e.g. duplex, 4-plex)
 - ___ Planned unit development (No. of units)
 - ___ Condominium (No. of units)
 - ___ Mobile Home Park
 - ___ Recreational Vehicle Park
 - ___ Commercial or Industrial
 - ___ Other (Please describe _____)
- b. Describe any additional or expanded public services and facilities that would be demanded of local government or special districts to serve the subdivision.
 - i. Describe additional costs which would result for services such as roads, bridges, law enforcement, parks and recreation, fire protection, water, sewer and solid waste systems, schools or busing, (including additional personnel, construction, and maintenance costs).
 - ii. Who would bear these costs (e.g. all taxpayers within the jurisdiction, people within special taxing districts, or users of a service)?
 - iii. Can the service providers meet the additional costs given legal or other constraints (e.g. statutory ceilings on mill levies or bonded indebtedness)?

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- c. What are the present tax revenues from the unsubdivided land and the approximate revenues if the lots are reclassified?

	Current	Future
i. By the County	\$ _____	\$ _____
ii. By the school(s)	\$ _____	\$ _____

- d. Would new taxes generated from the subdivision cover additional public costs?

4. Effects on the Historic or Natural Environment

- a. Describe and locate on a plat overlay or sketch map known historic, paleontological, archaeological or cultural sites, structures, or objects which may be affected by the proposed subdivision.
- b. How would the subdivision affect surface and groundwater, soils, slopes, vegetation, historical or archaeological features within the subdivision or on adjacent land? Describe plans to protect these sites.
 - i. Would any streambanks or lake shorelines be altered or streams rechanneled?
 - ii. Would construction of roads or building sites require cuts and fills on steep slopes or cause erosion on unstable, erodible soils?
 - iii. Describe the impacts that removal of vegetation would have on soil erosion, bank, or shoreline instability.
 - iv. Describe possible natural hazards the subdivision be could be subject to (e.g., natural hazards such as flooding, rock, snow or land slides, high winds, severe wildfires, or difficulties such as shallow bedrock, high water table, unstable or expansive soils, or excessive slopes).
- c. How would the subdivision affect visual features within the subdivision or on adjacent land? Describe efforts to visually blend the proposed development with the existing environment (e.g. use of appropriate building materials, colors, road design, underground utilities, and revegetation of earthworks).

5. Effects on Wildlife and Wildlife Habitat

Describe what impacts the subdivision or associated improvements would have on wildlife areas such as big game wintering range, migration routes, nesting areas, wetlands, or important habitat for rare or endangered species.

6. Effects on the Public Health and Safety

- a. Describe any health or safety hazards on or near the subdivision, such as: lack of water, drainage problems, heavy traffic, dilapidated structures, high pressure gas lines, high voltage power lines, or irrigation ditches. These conditions should be accurately described with their location identified on a copy of the preliminary plat.
- b. Describe how the subdivision would be subject to hazardous conditions due to high voltage lines, airports, highways, railroads, dilapidated structures, high pressure gas lines, irrigation ditches, and adjacent industrial or mining uses.
- c. Describe land uses adjacent to the subdivision and how the subdivision will affect the adjacent land uses. Identify existing uses such as feed lots, processing plants, airports or industrial firms which could be subject to lawsuits or complaints from residents of the subdivision.
- d. Describe public health or safety hazards, such as dangerous traffic or fire conditions that would be created by the subdivision.