

## ***SUMMARY OF PROBABLE IMPACTS***

### ***THE AMENDED PLAT OF LOTS 1-12, BLOCK 2, SOUTH PARK ADDITION TO SIDNEY, MONTANA, THAT PARCEL SHOWN ON C. OF S. NO. 27-516, AND TRACT 1 OF C. OF S. NO. 27-602***

Project Summary: The subject property is occupied by Gem City Motors, a new and used car dealership. The property has been used as one single property for many years; the objective of this amended plat is to aggregate all of the lots/tracts into one single overall property to best fit its present and historic use. The subject property is currently zoned Central Business (B-3). The neighboring properties to the North, East, and South are also zoned Central Business. Properties across Lincoln Avenue South and to the West are zoned Multiple Family Residential and Single Family Residential.

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

The use of the property is not anticipated to change little to no effects on agriculture are expected.

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

It is anticipated that there will be little to no effect on agricultural water user facilities.

#### ***3. Effects on Local Services***

It is anticipated that there will be little to no effect on local services by aggregating the existing lots/tracts into one single overall property. The use of the property is not anticipated to change.

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

It is anticipated that there will be little to no effect on the natural environment. The use of the property is not anticipated to change.

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

It is anticipated that there will be little to no effect on wildlife and wildlife habitat.

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

It is anticipated that there will be little to no effect on public health and safety. The proposed subdivision should have no adverse effect on the surrounding area or owners since the use will remain the same. The proposed subdivision is not located within a 100-year flood plain or floodway.