

Mayor's Approval Letter –Josephine Crossing, 2nd Filing

August 23, 2011

McCall Development
1536 Mallowney Lane, Suite 100
Billings, MT 59101

Dear Applicant:

On August 22, 2011, the Billings City Council conditionally approved the preliminary plat of Josephine Crossing Subdivision, 2nd Filing, subject to the following conditions of approval:

1. To mitigate impacts on local services, an updated Traffic Impact Study (TIS) shall be submitted to City Engineering for review and approval prior to final plat approval. Any recommendations from the update shall be implemented for this filing.
2. To mitigate impacts on local services, the following note shall be added to Section IV of the Subdivision Improvements Agreement (SIA): “Construction of buildings made of combustible materials shall have adequate fire apparatus access roads and water supply (fire hydrants) in place to allow for fire suppression requirements. Prior to the issuance of a building permit for construction using combustible materials (i.e. lumber, plywood, wood trusses, etc.), fire apparatus access roads and water supply requirements shall be provided in accordance with the International Fire Code as adopted by the City of Billings.

At a minimum, the following is required:

- An unobstructed gravel road or gravel road base must be within 150 feet of the furthest portion of a building under construction as measured along the approved route.
- The access roads are required to support fire apparatus vehicle loading (40 tons) during all weather conditions and shall be a minimum of twenty (20) feet wide.
- An operational fire hydrant shall be located within 600 feet of the furthest portion of a residence under construction or within 400 feet of the furthest portion of a commercial building under construction as measured along the access roads to the site.
- The above requirements do not alter or effect the current minimum subdivision requirements for fire apparatus access and water supply.”

3. To mitigate impacts on public health and safety, and the natural environment, the following note shall be added to the 'Conditions that Run with the Land' Section of the SIA: "Lot owners should be aware that the Yellowstone River Channel Migration Study sponsored by the Yellowstone River Conservation District Council and the U.S. Army Corps of Engineers has identified areas which may be susceptible to erosion by the Yellowstone River. Owners are encouraged to review the extent to which bank erosion may pose a threat to structures built in this subdivision."
4. To ensure compliance with zoning in effect for the subject property, the subdivider shall submit any proposed minor changes in the previously approved Planned Development Agreement or Master Plan to the Zoning Coordinator for administrative review and approval.
5. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
6. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have questions please contact the Juliet Spalding at (406)247-8684 or by email at spaldingj@ci.billings.mt.us .

Sincerely,

Thomas W. Hanel, Mayor

Pc: Dennis Randall, PE, Sanderson Stewart