



URBAN PLANNING STUDY

FOR

TRACTS 2A and 2B, COS 2577 AM
BILLINGS, MONTANA

PREPARED FOR:

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INTRODUCTION AND BACKGROUND

The study area is located on the northern edge of the City limits within the Southwest $\frac{1}{4}$ of Section 26, of Township 1 North, Range 25 East. The study area encompasses two parcels and consists of 1.735 acres. As shown in Figure 1, the study area has direct access to Highway 3 and the City limits are adjacent to the study area to the east. While the zoning within the study area is Agricultural Suburban, the property is vacant and is located within a residential area.

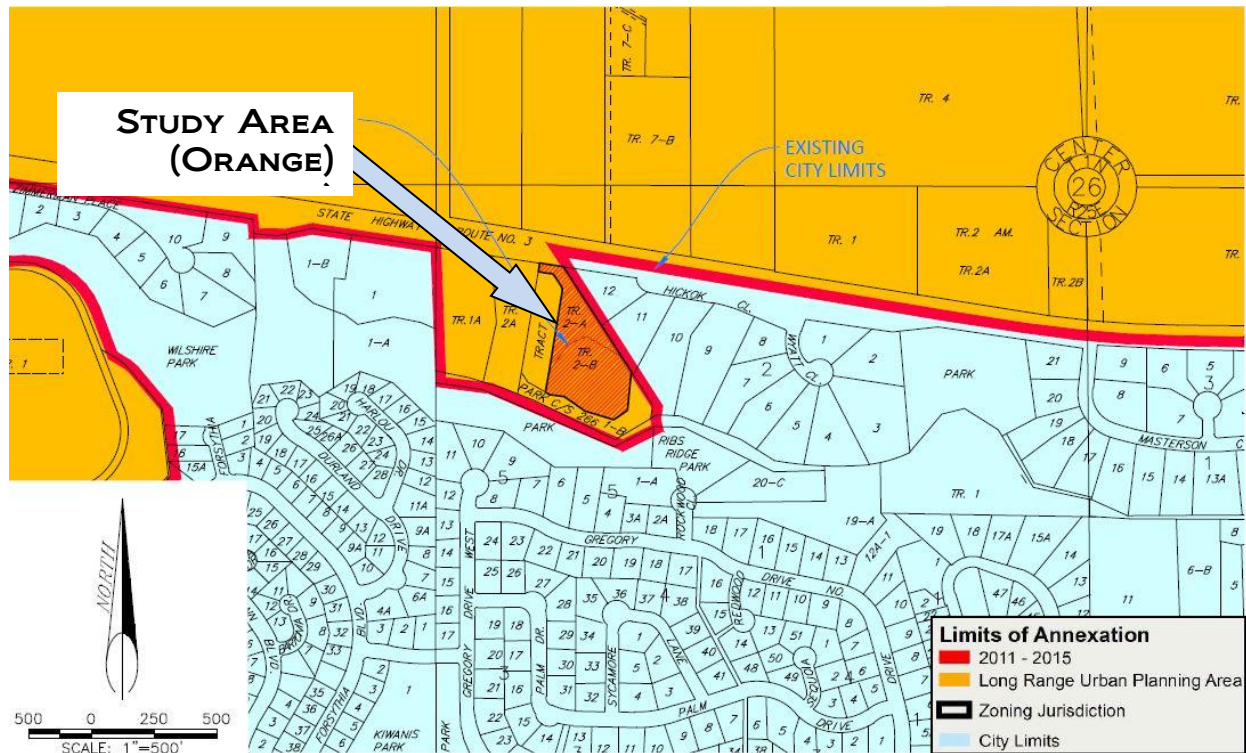


Figure 1: Urban Planning Study Area

EXISTING LAND CHARACTERISTICS

Topography and Geology

The study area covers 1.7 acres situated between Highway 3 and the Rimrocks. The area generally slopes away from the highway and then drops off significantly at the edge of the Rimrocks. Development on these parcels will be located between the highway and the top edge of the rock.

Soils

Within the study area, there are two soil types identified by the NRCS Soil Map. The northern portion of the study area is composed of Worland fine sandy loam (Wo), 2-7 percent slopes. The southern portion is Rock land (Rk), highlighted by the presence of the Rimrocks. See Figure 2 for soil locations.



Figure 2: Soil Types

Worland fine sandy loam is comprised of weathered sandstone, found in hilly locations, and is usually the thin layer of soil above a bedrock of sandstone. As its name implies, it is classified as a well-draining soil, with no limiting properties.

The Rockland area identifies the exposed Rimrocks that define this area. In geologic history, the Yellowstone River cut deep into the earth creating the present day Yellowstone Valley. This action exposed the sandstone cliffs.

LAND USE

Existing Land Use

Both parcels are currently vacant and located within a residential area. The current zoning is Suburban Agriculture.

Effects on Agriculture

There would be negligible effects on agriculture. While the current zoning is Agricultural Suburban, the topography and size of the parcels within the study area would prohibit any realistic use of the site for agriculture. Historically, given the lack of irrigation water, the site is unusable for sustained agriculture.

Historic Sites and Cultural Resources

The Cultural Resource Information System (CRIS) documents the historic sites and cultural resources that have been cataloged and recorded in the database. According to a search of the CRIS, there are resources in the vicinity, but none identified within the study area.

Wildlife

The Montana Natural Heritage Program (MTNHP) website indicates that based on the MTNHP search of the township, range, and section and surrounding 1-mile buffer, eight species of concern were observed in the area. These include Burrowing Owl, Pinyon Jay, Greater Sage Grouse, Spotted Bat, Townsend's Big-eared Bat, Black-tailed Prairie Dog, Greater Short-horned Lizard, Common Sagebrush Lizard, Western Hog-nosed Snake, and Milk snake. These species general habit arid grasslands and rock outcroppings.

Preferred Land Use

Development of these parcels will follow the existing development pattern in the surrounding area. The area south of Highway 3 is low density residential and it is intended that these parcels will be developed as such.

Projected/Estimated Population

The two parcels will in all likelihood have a total of two single family residences. Based on the average household size in Billings of 2.32 persons, the addition of two residences will increase the population by approximately 5 people. This is negligible in a city of approximately 100,000.

Effects of Urbanization on the Existing Environment

Because the study area is small and is contiguous to the existing City Limits, the impacts of development on these parcels will be minimal. Development of these parcels will continue the existing development pattern that exists along the south side of Highway 3.

TRANSPORTATION SYSTEM IMPACTS

The addition of the two parcels within the Study Area will have minimal impact on the transportation system within the City of Billings. There is currently an existing access to Highway 3 that is used by the property to the west. This access will serve these 2 parcels as well. Traffic generated from the two parcels will be minimal and have negligible impacts on the road system within Billings.

PUBLIC SERVICE EVALUATION

Water Service

Water service to the subject property will be provided by the City of Billings upon annexation. The water service would be provided by new services from an existing 12-inch diameter main that runs along the property frontage on the north side of Highway 3. No new City of Billings water main extensions are required to serve the property. The City Public Works Department indicates that two services would be extended to the property and paid for by the lot owner. Appropriate system development fees would be paid by the lot owner at the time of building permit submittal, which is anticipated for one of the lots to be in 2012.

Sanitary Sewer Service

Wastewater collection from the subject property will be provided by an existing City 2-inch diameter low-pressure sewer main that runs on the south side of Highway 3. No new City sewer main extensions are required to serve the property. Because the sewer adjacent to the property is a low-pressure main, an e/one grinder pump and low-pressure service line will be required for connection. The existing force main fronting the property has capacity for up to 79 additional e/one pump core units, so 2 units from this project appear feasible. Appropriate system development fees will be paid to the City of Billings at the time of building permit submittal, anticipated for one of the lots to be in 2012.

Stormwater Management

All new developments within the City limits are required to meet the criteria of the City of Billings *Stormwater Management Manual*, which requires management of increased runoff flows in excess of historic conditions. Residential single family home construction requires a Site Stormwater Plan (SSP), which will inform the City as to the drainage plan, the nature of the construction, project schedule, downstream conveyances, and project contact information. Residential development must not allow a site to drain onto a neighboring property, though runoff is permitted to drain to the adjacent street right-of-way. Due to the topography, site drainage will not be directed to the adjacent street. In the event that the City determines more detail or information is required, the City will require a Comprehensive Drainage Plan after reviewing the SSP.

Solid Waste

Solid waste disposal will be provided by the City of Billings or by private haulers such as Allied Waste or McKenzie Disposal, Inc. The City collection and disposal facility has the necessary capacity to accept solid waste from this development. The Landfill Master Plan shows the landfill will be available for continuous operation at current growth rate projections until the year 2042.

LOCAL SERVICE IMPACTS

Parks and Recreation

The *Parks 2020 Plan*, a document prepared by Fisher and Associates, P.C., serves as the Billings Parks, Recreation, and Open Space Master Plan. The plan outlines the types of open space, parks, and recreation activities that currently exist in Billings. In addition, the plan gives a guide for future development. Furthermore, the City of Billings has requirements in place for development that also dictates the amount of open space as the area grows.

The City of Billings also has prepared the Heritage Trail Plan for a bike and pedestrian trail system that encourages development to include trail systems that further enhance open space.

Schools

Based on 2 units and 0.7 students per unit, it is anticipated that approximately 2 students would be attributable to this study area.

Public Safety

The addition of the 2 parcels within the Study Area will have negligible effects on public safety services. Billings Police Department and Fire Department already provide services to adjoining lots. The addition of this study area will have minimal impact on services.

Emergency Medical Services

Both Billings Clinic at 2813 Ninth Avenue North and St. Vincent's Hospital at 1233 North 30th Street would provide routine and emergency medical services in the area. The ambulance service for the area would be provided by private industry (American Medical Response). The impact on City services, therefore, is expected to be minimal.

Library

The Parmly Billings Library (PBL) currently serves the subject area, as well as all of Yellowstone County. This service area includes approximately 135,000 people. All services are free, and the scope of services is large. The current facility is located in downtown Billings. In November 2011, voters approved a bond measure for construction of a new facility. Because the facility is a joint City-County library, it is not anticipated that the addition of the study area will impact the library services.

SUMMARY AND CONCLUSION

The Study Area's two parcels will have minimal impacts on City services. It is anticipated that the Study Area will be developed for single family residential use. The addition of two parcels will not have substantive impacts on City services.

Because the Study Area is adjoining City limits and adjacent to existing City services, the Study Area complies with the intent of the Annexation Policy for inclusion in the Red Area.