

January 29, 2013

Dorn-Wilson Development, LLC
100 Emerald Drive
Billings, MT 59105

Ronald Frank, Douglas Frank, and Deborah Faye Frank
708 56th St. West
Billings, MT 59106

Dear Property Owners:

On January 28, 2013, the Billings City Council conditionally approved the preliminary plat of Trails West Subdivision, 2nd Filing, subject to the following conditions of approval:

1. To minimize effects on agriculture and agricultural water user facilities, the subdivider shall secure the written approval by the Birely Drain Board and the City of Billings Public Works Department of the transfer of the drain right-of-way parcel to the City of Billings prior to final plat approval.
2. To minimize effects on local services, the final cash-in-lieu contributions toward the intersection improvements at 54th St. West & Grand Ave., 56th St. West & Grand Ave., and 56th St. West & Central Ave. shall be approved by the City Traffic Engineer prior to final plat approval.
3. To minimize effects on local services, a preliminary storm drain report is required to provide an analysis on the capacity of the storm water pond to ensure adequate space is available. This report shall be submitted to City Engineering prior to final plat approval.
4. To minimize effects on local services, Subdivision Improvements Agreement (SIA) Section VI.A. Water., 3rd paragraph shall be replaced with the following:

“A 20-inch or larger water main in 56th Street West will be installed at the time of the Phase III improvements either with the Phase III private contract or by a separate project, at the City’s discretion. The purpose of this local water main construction will be to provide uninterrupted service and better water quality to this area. The cost of the installation of the 20-inch or larger water main in 56th Street West will be paid by the City of Billings. The mechanism for payment of the water main in 56th Street West will follow the City of Billings Rules and Regulations Governing Water Service that are in place at the time of construction.”

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 Juliet Spalding at (406) 247-8684 or by email at spaldingj@ci.billings.mt.us.

Sincerely,

Thomas W. Hanel, Mayor

Pc: Gary Owen, PE, Sanderson Stewart