

July 23, 2013

BrookWater Advisors, LLC
Thomas Sroufe, Managing Partner
8306 428th Avenue SE
Snoqualmie, WA 98065

West Park Shopping Center, LLC
c/o MK Property Services, LLC
P.O. Box 997
Snoqualmie, WA 98065

Dear Applicants:

On July 22, 2013, the Billings City Council conditionally approved the preliminary plan of the West Park Apartments proposed on Tract 2A-3 of Partington Park Subdivision, Fifth Filing, subject to the following conditions of approval:

1. To ensure compliance with zoning and all applicable site development codes, the final overall site development documents, including but not limited to landscaping plans, building elevations, grading and drainage plans, parking and access plans, and utility locations, shall be submitted by the applicant and reviewed and approved by City staff prior to final plan approval by City Council.
2. To ensure zoning compliance, a zoning variance for the building setback on 17th St. West shall be requested and approved by the City Board of Adjustments, or an alternative site plan shall be drawn up to meet the zoning requirements, prior to final plan approval.
3. To minimize impacts on local services, a reciprocal access and utility easement shall be provided for all applicable shared accesses and other facilities pertinent to the subject property and surrounding properties.
4. To minimize impacts on local services, utility easements shall be provided as requested by the City, MDU, and NorthWestern Energy on the final plan.
5. To minimize impacts on local services and public health and safety, the subdivider shall work with City Traffic Engineering to identify and reasonably mitigate any new traffic impacts from the development on 17th Street West and Avenue D.
6. 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.

7. 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.

If 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: Dennis Randall, PE, Sanderson Stewart