

January 28, 2014

Mont Vista, LLC
2116 Broadwater Ave., Suite 101
Billings, MT 59102

Dear Property Owners:

On January 27, 2014, the Billings City Council conditionally approved the preliminary plat of Mont Vista Subdivision, 1st Filing, subject to the following conditions of approval:

1. To minimize effects on agricultural water users, if any changes to the historical storm water discharge amounts or types into the ditch are proposed, the subdivider shall provide a letter of approval from the Hi-line Ditch to discharge stormwater into the ditch prior to final plat approval. If the ditch company does not approve, an alternative stormwater plan will need to be provided for review and approval by City Engineering.
2. To minimize effects on local services, a storm water detention pond easement shall be placed over the private park/detention area at the southwest corner of Block 3.
3. To minimize effects on local services, a one-foot no-access easement shall be shown on the final plat along the 54th Street West frontage of the subdivision as well as along the Mont Vista entryway lot frontages.
4. To minimize effects on local services, the calculations for off-site contributions to intersection improvements at 54th St. West and Rimrock Rd., and 54th St. West and Grand Ave. as provided by City Engineering in its 12/4/13 memo shall be made prior to final plat approval. Also the final SIA language shall be amended accordingly.
5. To minimize effects on local services, updated language as requested by Fire Department staff in their 12/2/13 memo shall be added to Section IV. of the final SIA to clarify the standards to which the emergency access road will need to be built.
6. To minimize effects on local services, updated language shall be added to Section VII. of the final SIA as approved by Parks Department staff specifying grading and drainage requirements within the detention area of the 1.755 acre parkland to be dedicated to the City.
7. To minimize effects on local services, a Park Master Plan shall be completed prior to development of the storm water detention area within the 1.755 acre public parkland. If the detention area is needed prior to the development of 60% of the lots in the overall Mont Vista Subdivision Master Plan area, the subdividers shall pay the city to complete the Master Plan. If the detention area is not needed prior to the development of 60% of the lots, the Park Master Plan and park development shall

follow the City's normal process and be funded by a Special Improvement District upon development of 60% of the total lots. This language shall be added to Section VII. of the final SIA.

8. To minimize effects on local services and ensure compliance with the zoning in effect for the property, staff recommends that the December 19, 2013 or most current Master Plan for Mont Vista Subdivision be added as an exhibit to the final SIA.
9. To minimize effects on local services the subdivider shall provide a letter from the US Postal Service stating its approval of the final mailbox locations prior to final plat approval.
10. To minimize effects on local services, a minimum 10-foot wide right-of-way corridor shall be dedicated as a connection to the south, somewhere mid-block of Block 3, from Amherst Drive to the southern property line.
11. To ensure compliance with the Montana Subdivision and Platting Act (76-3-101, et seq.), the amendment to Certificate of Survey 2054 shall be recorded prior to final plat approval to create Tracts 1A and 2A.
12. 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.
13. 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: Travis Copper, PE, KLJ