

## Mayor's Approval Letter

February 11, 2014

Larry and Amy Price  
1630 Cobble Creek Trail  
Billings, MT 59106

Sanderson Stewart  
106 East Babcock  
Bozeman, MT 59715

Dear Applicants:

On February 10, 2014, the Billings City Council conditionally approved the preliminary plat of Price Subdivision and the variances from Section 23-406(B)(13) sidewalks and Section 23-406(a) 6 Dead end Streets, BMCC subject to the following conditions of approval:

1. To ensure the provision of easements, the subdivider shall provide utility easements on the final plat as requested by the private utility companies.
2. To clarify roads in the new subdivision and avoid confusion for addressing the applicant will name the "Private Access Easement" that goes to Lot 2 and provide a sign on site appropriately placed showing the street name.
3. To ensure water lines are correctly installed the applicant or their agent will add the following language in the SIA Section VI A. Water: If water services are longer than 250' from the curb valve to the dwelling, a meter vault shall be installed at the time a dwelling requests water service. The meter vault shall be appropriately sized to also include the installation of a back flow preventer on the fire line. The fire line shall be a separate and independent line, in addition to the domestic water service, from the curb valve locations near the edge of the paved roadway to the dwellings. The vault shall be placed immediately downstream of the curb valves.
4. To clarify the existing recorded easement document #3369930 the Right-of-Way Easement shall be amended so that the Description and Exhibit actually contain the constructed water main and roadway within the Easement. Additionally, language needs to be added for the new public mains that will be added within the right of way also the correct existing waterline sizes will be shown on the proposed plat.
5. To clarify those that have access to the City of Billings Right-of-Way to the city water reservoir in the SIA under Section III Transportation D. Gated Private Access, end of first paragraph after City reservoir site add, "public water main facilities, public sanitary sewer main facilities and refer to the recorded City of Billings Right-of-Way Easement for additional

language regarding access and maintenance of the access road, water mains, and sanitary sewer mains”.

6. To minimize effects on local services, the Homeowners’ Association (HOA) shall be established concurrent with the final plat recording. Articles of Incorporation, Covenants, Conditions & Restrictions, and any other appropriate documents for its creation shall be provided with the final plat documents.
7. To alert future property owners that they are building in close proximity to steep slopes and natural drainage areas, language shall be added to the SIA under the Conditions That Run With The Land section stating that during storm events there is a possibility of surface runoff damaging property and that there is also a heightened possibility that rocks and boulders could come loose at any time from the steep slopes in the area and damage property.
8. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Engineering Departments to clarify the documents and bring them into the standard acceptable format.
9. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have questions please contact the Dave Green at (406) 247-8666 or by email at [greend@ci.billings.mt.us](mailto:greend@ci.billings.mt.us) .

Sincerely,

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Thomas W. Hanel, Mayor

Pc: Lauren Waterton, Sanderson Stewart