

Attachment A

Staff Analysis and Recommendation

County Planning, Public Works, and Legal staffs have reviewed this request from Section 4.4 (D) of the Yellowstone County Subdivision Regulations and are recommending its approval. The proposed subdivision has one access, Holly's Lane, off of Neibauer Road to serve the four building lots. The access road will be constructed to County paved road standards, and will be less than the maximum allowable length (1000 feet) for a dead end road. The original intent of the regulation in question, Section 4.6 (D), was to prevent bisecting a lot with a road or access and utility easement and creating a small unusable piece of ground. In order for Holly's Lane to meet Neibauer Road at a 90 degree angle for good visibility and to safely enter Neibauer Road it will cut across a pie shaped corner of proposed Lot 1D. This will separate a small corner of proposed Lot 1D between the utility and access easement, Holly's Lane, and the Big Ditch. For public safety reasons this proposed access angle is the best solution for future residents.

Therefore, staff is supportive of the proposed variance, and recommends that the Planning Board recommend its approval to the Board of County Commissioners.

