



YELLOWSTONE COUNTY BOARD OF PLANNING
CITY OF BILLINGS AND YELLOWSTONE COUNTY, MONTANA
Tuesday, February 23, 2016



SUBJECT: Urban Fringe Subdivision Design Standards - Formation of Special Committee to review County Subdivision Regulations and make recommendations to the Board of County Commissioners

PRESENTED BY: Candi Millar, AICP, Planning Director

PURPOSE: To draft enhanced subdivision development requirements suitable to the suburban areas around Billings and in other population centers in the County. The existing County Subdivision Regulations do not take into account impacts created by higher density subdivisions including, but not limited to, increased traffic, storm water runoff and pedestrian and bicycle safety. Suburban areas, such as Lockwood and the west end of Billings on the City/County fringe, impact the motorized and non-motorized transportation network, surface water quality and public health and safety more than rural subdivisions. However, the County has only one level of development requirements for all development in the County. The developer is held to these requirements at time of subdivision, but the purchasers of lots are responsible for future subdivision improvements and maintenance. Enhanced subdivision development requirements for the suburban areas of the County will ensure these subdivisions are initially constructed to reduce the cost burden of future lot owners, alleviate the County's share of providing certain improvements, and protect public health and safety.

PROCESS: A Special Committee of the Planning Board along with representatives of the public, development community, and both City and County governing bodies will be established at the first Planning Board meeting in March. The Special Committee will be appointed by the Planning Board President or created by a motion of the Planning Board to direct the President to appoint members¹. Invitations will be made to interested members of the public, the development community and the governing bodies to serve on this Special Committee.

The Special Committee, under the guidance and direction of the Planning Division staff, will convene its first meeting in March, 2016. The Committee shall meet monthly to identify and

¹ Yellowstone County Board of Planning By-Laws, Committees and Advisory Committees

draft changes to the existing County Subdivision Regulation development requirements and other sections as needed. The Committee shall meet for no longer than six months to produce a final draft of the proposed standards. The Committee will provide status reports to the full Planning Board at regular intervals. When the proposed standards and Subdivision Regulation amendments are complete, the Planning Board will hold a public hearing and make recommendation to the County Board of Commissioners. The County Commissioners will take final action on the proposed changes.