



*CITY OF BILLINGS*

*THOMAS W. HANEL, MAYOR*

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January 23, 2017

Tule Ridge Developments, LLC  
3312 4<sup>th</sup> Avenue North  
Billings, MT 59101

Dear Applicant:

On January 23, 2017, the Billings City Council conditionally approved the preliminary plat of Tule Ridge Subdivision, Being Lot 8 of Sunny Cove Fruit Farm, subject to the following conditions of approval:

1. To ensure compliance with State required construction practices and storm water management during construction, prior to final plat approval the applicant will add the standard language about the Stormwater Pollution Prevention Plan (SWPPP) in the SIA under the Storm Drainage heading.
2. To meet the City's requirements for road construction and traffic circulation in the area and for this development, a roundabout is proposed to be constructed adjacent to this subdivision at the intersection of 62<sup>nd</sup> Street West and Rimrock Road. To complete this improvement, a corner right of way dedication at this intersection of 2,596 square feet is required to be provided on the final plat. The dimensions of the triangle piece are 128.79 feet along Rimrock Road by 40.31 feet along 62<sup>nd</sup> Street West. If a corner dedication is not provided, then a 65-foot half right of way along the full frontage of 62<sup>nd</sup> Street West and Rimrock will be to be provided on the final plat. If the final plat is not recorded prior to June 1, 2017, the owner/developer is required to dedicate the necessary right-of-way along Rimrock Road and 62nd Street West, including the roundabout portions described above, to meet the requirements stipulated in the Resolution #16-10574 that annexed the property into the City of Billings.
3. To mitigate the impact on local services and ensure the required right-of-way improvements are constructed, prior to final plat approval language must be provided in the SIA stating that a cash contribution for frontage of 62<sup>nd</sup> Street West and Rimrock Road must be made. This may be done through lot development or within phases and must be coordinated with the City Engineering Division. This contribution will account

for half of a 44-foot street (given credit for existing width), curb and gutter, sidewalk (if not constructed by the developer), and design and construction administration.

4. To comply with requirements of the City of Billings Engineering Division and ensure safe movement of traffic in the area of this subdivision, prior to final plat approval a traffic impact study must be re-submitted and reviewed by the Engineering Division. This study must identify off-site road infrastructure contributions, which must be identified within the SIA. All access control must be identified in the SIA as follows: Any full access from Rimrock Road must be located at the furthest east point of the subdivision and any full access from 62nd Street West must be located at the furthest southern point of the subdivision. Any other accesses will be restricted to right-in right-out only and these locations must be approved by City Engineering.
5. To mitigate impacts to local services and meet the storm water regulations of the City of Billings, prior to final plat approval a storm water report must be submitted and reviewed by the Engineering Division. The report must identify the necessary size of the ponding area for the subdivision. The report also must outline how water quality management will be handled within the subdivision.
6. To mitigate impacts to local services and meet the storm water regulations of the City of Billings, storm water discharge will not be allowed without an easement from the adjacent landowner on Lot 9, Sunny Cove Fruit Farms, and permission from the Birley Drain District. The easement and permission must be in place prior to final plat approval. There may be an option for the development to store and/or discharge stormwater on Lot 9, Sunny Cove Fruit Farms, to the west of the subdivision across 62nd Street West in the future. This would require monetary participation from the subdivision and must be outlined within the SIA prior to final plat approval. If there is an easement in place on the property to the west, and the City purchases the property where the easement is located, then the easement must be vacated with a new outfall for the development.
7. To ensure the provision of easements and minimize effects on local services, prior to final plat approval the subdivider shall coordinate with the private utility companies to determine suitable locations for utility easements. These easements shall be shown on the final plat and have easement documents to be recorded with the final plat.
8. Minor changes may be made in the SIA and final documents, as requested by Planning, Legal or Public Works 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 Karen Husman at (406) 247-8684 or by email at [husmank@ci.billings.mt.us](mailto:husmank@ci.billings.mt.us) .

Sincerely,

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Thomas W. Hanel, Mayor