



CITY OF BILLINGS

THOMAS W. HANEL, MAYOR

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January 23, 2017

Grant Road LLC
1430 Country Manor Blvd., Suite 3
Billings, MT 59102

Dear Property Owner:

On January 23, 2017, the Billings City Council conditionally approved the preliminary plat of Shiloh Commons Subdivision, subject to the following conditions of approval:

1. To ensure clarification of the water and sewer service lines within this subdivision, prior to final plat approval the applicant will add language in **Section VI Utilities** identifying if the water main and sanitary sewer will be public or privately owned. If publicly owned, the water main and sanitary sewer must be located within an easement shown on the final plat.
2. To ensure the provision of easements for utilities, prior to final plat approval the subdivider shall provide utility easements on the final plat as requested by the private utility companies.
3. To ensure correct installation of infrastructure associated with this subdivision, prior to final plat approval the applicant will work with the Engineering Division to ensure compliance with all requirements of the City of Billings for water, sewer and storm drainage.
4. To minimize impacts on storm water detention facilities and ensure proper maintenance of the proposed system, prior to final plat approval, the applicant will provide an HOA Storm Water Facility Maintenance Agreement for review by the Engineering Division. This agreement shall outline the maintenance responsibilities of the storm water facilities.
5. To identify impacts to the surrounding road system and ensure those impacts are identified and addressed, prior to final plat approval the applicant will add language to the SIA in **Section III. Transportation A. Streets 1.** to read: "A Traffic Impact Study must be submitted to Engineering for review and approval prior to final plat approval. Construction or financial contribution for improvements along Central Avenue and Shiloh Road, and within the subdivision shall be in accordance with that document. Intersection contributions shall also be identified within SIA and must be made prior to final plat."

6. To mitigate impact to the surrounding road system, prior to final plat approval the applicant will add language in the SIA in **Section III. Transportation A. Streets** as follows: "Central Avenue improvements can be constructed by the subdivider, financial contribution can be made for Central Avenue by the subdivider, or the City has the right to assess the subdivider for Central Avenue improvements through a work order or special improvement district."
7. To minimize impacts on property owners and to ensure a clear understanding of internal road placement and access, prior to final plat approval the applicant in section **III Transportation A., Streets**, needs to provide detail that the internal road, Shiloh Commons Way, is partially on the developers' property and partially on Montana State University System property. The applicant will also provide reciprocal access documents for the road and have signatory lines for all parties to the reciprocal access road.
8. To ensure compliance with the requirements of subdivision regulations, prior to final plat approval the applicant will add language in the SIA under **III Transportation B. Sidewalks** that requires a boulevard sidewalk be installed along the frontage of Howard Avenue when Lot 1 is developed.
9. To ensure compliance with the requirements of subdivision regulations, prior to final plat approval the applicant will add language in the SIA under **III Transportation B. Sidewalks 2**, noting that boulevard sidewalks are required along the proposed internal street Shiloh Commons Way.
10. To minimize the effects on local services, prior to final plat approval the subdivider will provide a letter from the United States Postal Service acknowledging its agreement with the placement of mail delivery facilities in the subdivision.
11. 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.
12. 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 Dave Green at (406) 247-8666 or by email at greend@ci.billings.mt.us.

Sincerely,

Thomas W. Hanel, Mayor

Pc: Sanderson Stewart