

## FINDINGS OF FACT

The City/County Planning staff has prepared the Findings of Fact for the preliminary plat of Northfield Warehouses. These findings are based on the preliminary plat application and address the review criteria required by the Montana Subdivision and Platting Act (76-3-608, MCA) and the Yellowstone County Subdivision Regulations (YCSR).

**A. What are the effects on agriculture and agricultural water user facilities, local services, the natural environment, wildlife, wildlife habitat, and public health and safety? (76-3-608(3)(a), MCA) (Section 3.2.H.2., YCSR)**

**1. Effect on agriculture and agricultural water user facilities**

There are no ditch facilities located within Lots 20, 21, 22 & 23 of West King Commercial Park Subdivision. There are no water rights with the subject property.

**2. Effect on local services**

**a. Utilities** – Cisterns are proposed for this subdivision along with septic facilities. Any proposed onsite water and septic systems must comply with the State of Montana Department of Environmental Quality (MDEQ). Preliminary water and sanitation information has been submitted for review by RiverStone Health and MDEQ. **(Condition #1)**

MDU and Yellowstone Valley Electric Cooperative will provide gas and electrical utilities as necessary. There is an existing 10-foot-wide utility easement where the utility companies can run services to provide utilities to the subject property. Further easements may be required for a service line from the main line in the existing right-of-way.

**b. Storm water** – Storm water will be retained onsite and will be in compliance with Section 4.7, YCSR. The applicant has applied for a re-write of the existing Certificate of Subdivision Approval (COSA). The intent of the re-write is to have the existing stormwater facilities in the West King Commercial Park Subdivision serve the proposed development. Maintenance of the existing stormwater facilities shall be maintained by the existing RSID-M as described in the SIA for West King Commercial Park Subdivision. This RSID-M shall be expanded to include each individual owner of property within the Northfield Warehouses Subdivision. **(Condition #1)**

**c. Solid Waste** – Solid waste disposal will be provided through a private hauler. The Billings landfill has the capacity to accommodate waste from this subdivision.

**d. Streets** – Access to the subdivision is from Western Way and Black Hawk Street which are public streets. Black Hawk Street was installed as a part of Phase 1 and Western Way was installed as part of Phase 2 & 3 of the West

King Commercial Park Subdivision. Black Hawk Street and Western Way are built to County Road Standards with a 24 foot asphalt top and 2 foot gravel shoulders on each side. The roads are situated in a 70 foot right of way with drainage ditches on both sides. There is an existing RSID-M for this road and it will be expanded to include the proposed condominiums with this application. Any culvert installed in the drainage swale will be a minimum of 15 inches in diameter.

- e. **Emergency Services** – The subject property is within the jurisdiction of the Billings Urban Fire Service Area (BUFSA) and the Yellowstone County Sheriff’s Department. The proposed condos will be serviced by an internal drive access that will be a minimum of 30 feet in width and constructed to meet the fire department needs. Also, in accordance with Section 4.14.C. of the County Subdivision Regulations, which describes requirements for fire suppression facilities for commercial subdivisions, the existing subdivision, West King Commercial Park, has an existing 30,000 gallon underground storage tank and dry hydrant system in the subdivision within ½ road miles. West King Commercial Park has an existing RSID-M in place for the dry hydrant in the subdivision and it will be expanded to include the condominiums proposed with this application.

The Sheriff’s Department will provide law enforcement services for the subdivision and does not have any concerns.

- f. **Mail Delivery** - The United States Postal Service will service the new lots. The units are not expected to have mail services, however, if requested the existing central delivery box is available.

**3. Effects on the natural environment**

No alteration of any stream will occur with this subdivision.

The development will use noxious weed control measures to prevent the spread of noxious weeds to adjacent developed or agricultural land. In accordance with state law, the developer has a weed control plan in place with the County Weed Department and will revise the weed control plan recommendations based on required site visits. The Weed Control Plan was approved April 19, 2016.

There are no apparent or known natural hazards on the property.

**4. Effects on wildlife and wildlife habitat**

There are no known endangered or threatened species on the property. Montana Fish, Wildlife and Parks (FWP) was provided information about the proposed subdivision and indicated that they had no concerns with the proposed development.

**5. Effects on public health and safety**

There are no known manmade public safety hazards that would affect this subdivision. Plans and designs for wells and septic systems will be reviewed and approved by MDEQ prior to final plat approval. Fire and emergency services are provided for this proposed subdivision, including a water supply for firefighting purposes. There is an existing 30,000 gallon dry hydrant system in place within the West King Commercial Park Subdivision.

**B. Was an Environmental Assessment required? (76-3-603, MCA)(Section 9.2.C.1, YCSR)**

An environmental assessment was provided with this application. No major issues were identified.

**C. Conformance with the Yellowstone County – City of Billings 2008 Growth Policy Update, the 2011 Billings Area Bikeway and Trail Master Plan, and the Billings Urban Area Transportation Plan 2009 Update (Section 3.2.H.4., YCSR)**

**1. Yellowstone County – City of Billings 2008 Growth Policy Update**

**The proposed subdivision is consistent with the following goals of the growth policy:**

- Goal: Controlled weed populations. (p. 9)  
*The developer has an existing weed control plan and will modify it as needed based on required site visits by the County Weed Department.*
- Goal: Predictable land use decisions that are consistent with neighborhood character and land use patterns. (p. 6)  
*The proposed subdivision is not within the County zoning jurisdiction. It is located in an area of the county that has a mix of agricultural, residential and commercial uses. The West King Commercial Park Subdivision and the subdivision directly to the west of the subject property are both developed for commercial uses. Therefore, it is consistent with the neighborhood character in this area.*
- Goal: More housing and business choices within each neighborhood (p.6).  
*The proposed subdivision would allow for additional business development at this location.*

**2. 2001 West Billings Plan**

The West Billings Plan identifies commercial nodes at intersections of arterial streets at a distance of not less than 2 miles apart. This is to establish development patterns that use land more efficiently and reduce the possibility of ‘strip’ development along arterial streets.

*PG1.B.2 Limit community commercial centers to appropriate intersections of arterial streets and spaced no less than approximately two miles apart. Community commercial centers should be compatible with the surrounding area and designed to serve the overall West Billings community unless otherwise approved by the governing bodies.*

**3. Billings Urban Area Transportation Plan 2014**

King Avenue West is classified as a major arterial street and is expected to handle the additional traffic generated by this commercial subdivision. No additional right-of-way is required from this subdivision. The proposed subdivision maintains the street hierarchy defined in the Transportation Plan.

**4. Billings Area Bikeway and Trail Master Plan**

The subdivision does not have any bike trails identified internally and the Plan does not identify a future bike lane along King Avenue West in this location. The nearest on-street bikeway is identified on South 64th Street West. Currently there are no bike lanes, or even shoulders, on South 64th St. West, but these facilities may be constructed when future upgrades to the road are made. A waiver of right to protest future RSID's for street improvements is being signed and recorded with this subdivision.

**D. Does the subdivision conform to the Montana Subdivision and Platting Act and to local subdivision regulations? (76-3-608(3)(b), MCA) (Section 3.2.H.3.a., YCSR)**

The subdivision, with the proposed conditions, satisfies the requirements of the Montana Subdivision and Platting Act and conforms to the design standards specified in the Yellowstone County Subdivision Regulations. The subdivider and the local government have complied with the subdivision review and approval procedures set forth in the local and state subdivision regulations.

**E. Does the proposed subdivision conform to all requirements of the zoning in effect? (Section 3.2.H.3.e., YCSR)**

The subject property is outside of the County zoning jurisdiction.

**F. Does the proposed plat provide easements for the location and installation of any utilities? (76-3-608(3)(c), MCA) (Section 3.2.H.3.b., YCSR)**

Utility easements have been provided on the face of the plat for both electric and natural gas, as requested by MDU and YVEC.

**G. Does the proposed plat provide legal and physical access to each parcel within the subdivision and notation of that access on the plat? (76-3-608(3)(d), MCA) Section 3.2.H.3.c., YCSR)**

Access to the subdivision lots will be from Black Hawk Street and Western Way which connect to King Avenue West and South 64<sup>th</sup> Street West.

### **CONCLUSIONS OF FINDINGS OF FACT**

- The preliminary plat of Northfield Warehouses, Amended, does not create any adverse impacts that warrant denial of the subdivision.
- With the proposed conditions, Northfield Warehouses, Amended, is in compliance with the Montana Subdivision and Platting Act and the Yellowstone County Subdivision Regulations.
- New water and wastewater facilities will be approved through the Montana Department of Environmental Quality.