



# CITY OF BILLINGS

WILLIAM A. COLE, MAYOR

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March 12, 2018

Boyer Land, LLC  
2810 Central Avenue Unit C  
Billings, MT 59102

Dear Property Owners:

On March 12, 2018, the Billings City Council conditionally approved the preliminary plat of Silver Creek Estates Amended Subdivision, subject to the following conditions of approval:

1. To protect public health and safety and to ensure correct understanding of public infrastructure, prior to final plat approval the applicant in the SIA under Utilities A. Water service, will define where the water lines are currently located near this proposed subdivision and that there will be no water lines installed within this subdivision.
2. To protect public health and safety and to ensure correct understanding of public infrastructure, prior to final plat approval the applicant in the SIA under Utilities A., Sewer Service, will define where the sewer lines are currently located near this proposed subdivision and that there will be no water lines installed within this subdivision.
3. To protect public health and safety and to ensure correct understanding of public infrastructure, prior to final plat approval the applicant will define there will be no storm water infrastructure installed with this subdivision and when the single lot is re-subdivided in the future at that time the applicant will be required to provide storm water management infrastructure.
4. To ensure a clear understanding that this subdivision is removing existing lots and roads, prior to final plat approval the applicant will change the wording in the SIA under III Transportation A., the last sentence of the paragraph says, 'This is to provide one resulting lot that can further be subdivided to reconfigure the lots and right-of-ways that were created with prior filing of Silver Creek Estates.' The applicant will replace that sentence with, 'This subdivision is to provide one resulting lot that can be subdivided in the future with a new lot layout and roads.'

5. To ensure compliance with local subdivision regulations, prior to final plat approval the applicant shall provide a corrected Waiver of Right to Protest that is consistent with Appendix K of the Subdivision Regulations.
6. 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.
7. 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](mailto:greend@ci.billings.mt.us).

Sincerely,

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William A. Cole, Mayor

Pc: KLJ Engineering