



# CITY OF BILLINGS

WILLIAM A. COLE, MAYOR

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BILLINGS, MONTANA 59103  
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April 23, 2018

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

Dear Property Owners:

On April 23, 2018, the Billings City Council conditionally approved the preliminary plat of Silver Creek Estates Subdivision, 2<sup>nd</sup> Filing, subject to the following conditions of approval:

1. To minimize the effects on local services and ensure public safety, prior to final plat approval and prior to installation of any infrastructure the applicant will provide the City of Billings Engineering Division with installation and maintenance plans for the water, sewer and stormwater systems for review and approval.
2. To provide for the installation of private utilities, prior to final plat approval the applicant will coordinate with private utility providers for any needed easements and show them on the final plat as requested by the private utility companies.
3. To provide for proper addressing, prior to final plat approval the applicant will provide street names for the two streets running north and south between Silver Creek Trail and Blue Mountain Trail on the proposed plat.
4. To ensure public health and safety and provide for the maintenance and continued use of the High Ditch by the City of Billings for drainage purposes, prior to final plat approval a ditch easement agreement between Boyer Land LLC and High Ditch Company (District) shall name the City of Billings as a third party. The easement agreement shall:
  - State the District grants the City first right of refusal to accept transfer of ownership of the District's facilities and title, if applicable.
  - Include language pertaining to the property owners within the subdivision to continue to meet the Subdivision Improvements Agreement pertaining to the ditch.

- Allow the City to utilize the easement for the public good and not restrict it to stormwater collection and discharge.
  - Include easement boundaries as approved by the District. The easement document must be either written or reviewed by an attorney familiar with property law and transfers.
5. To ensure understanding of the use of the High Ditch easement, prior to final plat approval the applicant in the SIA under the heading VIII. Irrigation shall outline the requirements of the easement document for the High Ditch and how it is used and the City of Billings involvement with the ditch.
  6. To minimize impacts on local services, prior to final plat approval centralized mail delivery site(s) shall be coordinated and identified and a letter from USPS shall be provided for verification.
  7. 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.
  8. 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