

Attachment A

Staff Analysis and Recommendation

County Planning, County Public Works, County GIS and County Legal staffs have reviewed this request for a variance from regulation that requires developers to continue a street name when one of the proposed new streets lines up with an existing street. The applicant is requesting a variance from Section 4.6.B., 8 Street Continuity and 4.6.B., 15 Street/Road Names and Lot Addresses of the Yellowstone County Subdivision Regulations and County's Road Naming Standards, Section A., staff is recommending denial.

Both the City and County have road-naming standards calling for continuation of road names across subdivisions, staff believes the proposed subdivision "The Nines" should name proposed Crooked Stick Lane the same as the street it aligns with on the west side of S 64th St W, O'Donnell Lane.

In **County Subdivision Regulations Section 4.6.B., 8 Street Continuity**, it states "Street Continuity: Streets that are a continuation of streets in contiguous territory shall be so aligned as to assure that their centerlines shall coincide and shall have matching names."

In **County Subdivision Regulations Section 4.6.B., 15 Street/Road Names and Lot Addresses** it states "New streets/roads aligned with existing streets/roads shall have the same name as the existing street/road. All new street names and lot addresses shall be approved by the Yellowstone County GIS Department prior to final plat approval in order to avoid duplication and confusion with names of existing roads.

On the **County website** at <http://www.co.yellowstone.mt.gov/mapping/addressing.asp>, there is a link to the **County's Road Naming Standards**. Section A states "To reduce confusion, no two roads shall be given the same primary name, and road names should apply throughout the entire length. When roads extend from one subdivision to the next, existing road names should be extended."

Regardless that O'Donnell Lane is a private road or that the residents along O'Donnell Lane do not want more through-traffic, it makes more sense to continue the name of *ODONNELL LN* through the proposed subdivision The Nines, to prevent a "patchwork" of street names as one drives along a continuous street. The residents along O'Donnell Lane can add street signage indicating the address range for O'Donnell Lane west of S 64th St W to limit unnecessary traffic. The regulations and policies take into consideration the far future, and there exists the possibility that O'Donnell Lane could be dedicated and/or that potential development west of S 72nd St W (and in alignment with O'Donnell Ln) could extend the street west of S 72nd St W.

Therefore, staff is recommending denial of the proposed variance, and recommends that the Planning Board recommend denial to the Board of County Commissioners.

November 15, 2017

Mr. Dave Green
Planning and Community Services
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

Reference: The Nines Subdivision, Variance Request
Section 4.6 B 15

Dear Dave:

A variance is being requested from the Yellowstone County Subdivision Regulation Section 4.6 B 15 to name the proposed collector aligned across the public right-of-way of South 64th Street West from the existing private road O'Donnell Lane to be named "Crooked Stick Lane".

In accordance with Section 11.1.A of the Yellowstone County Subdivision Regulations, the following have been provided:

1. The granting of the variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties as the proposed Crooked Stick Lane road name will identify the roadway independently from the existing private roadway named O'Donnell Lane.
2. Because the existing O'Donnell Lane is a private road aligned with a proposed/future public collector street corridor, re-naming the roadway differentiates the public roadway from the existing private roadway. Providing an independent road name will reduce inadvertent trips and pass-through trips over the existing private roadway for O'Donnell Lane by having a separate name identity. The hardship for the developer is the potential for angst from existing property owners that maintain the existing O'Donnell Lane and their desire to minimize access to the street.
3. The proposed variance for the road name will not result in an increase in taxpayer burden.
4. The variance will not in any manner place the subdivision in nonconformance with the adopted zoning regulations.
The subdivision is located outside the zoning jurisdiction.



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5. The alternative to the requested variance is to name the roadway O'Donnell Lane.

Please consider the requested variance along with the preliminary subdivision plat application and feel free to contact me for any additional information.

Sincerely,



Bryan S. Alexander, PE
Senior Engineer

BSA/bc

Enc.

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