

CITY/COUNTY PLANNING BOARD

"Serving Billings, Broadview and Yellowstone County"

JULY 10, 2018

Approved by a motion on July 24, 2018

Call the Meeting to Order

President Tunncliff called the meeting to order at 6:00 p.m. on Tuesday, May 22, 2018, in the Miller Building 1st Floor Conference Room, 2825 3rd Avenue North, Billings, Montana.

Introduction of Planning Board Members and Planning Department Staff

President Tunncliff called for introductions of the members of the Planning Board and staff.

Attending Planning staff members: Monica Plecker, Planning Division Manager; Dave Green, Planner II; Tammy Deines, Planning Clerk

Others in Attendance: H Thomas Llewellyn; Matt Corcoran; Dianne Lehm, Big Sky EDA; Thom Maclean, Big Sky EDA; Mike Ariztia, Lockwood Water District; Greg Reid, WWC Engineering

Approval of the July 10, 2018 Agenda

Motion:

Board member Macrow made a motion and it was seconded by Board member Cook to approve the July 10, 2018 meeting agenda as submitted. The motion was approved with a unanimous voice vote.

Approval of Minutes: June 26, 2018: The approval of the June 26, 2018 meeting minutes is delayed.

Public Comment: President Tunncliff asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public may be heard on any subject that is not on the agenda; the Planning Board will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion. There were no public comments.

Disclosure of Outside (Ex Parte) Communication– Board Members and Planning Staff. The Ex Parte Communication Binder is available at the Sign-In and Agenda station. Board member Woods stated he will recuse himself from discussion on Item 8b as he is involved with the Lockwood TEDD. No action will be taken on this item this evening.

7. OLD BUSINESS: There is no Old Business.

8. NEW BUSINESS

8a. Plat Review. West Meadows Subdivision, 2nd Filing. 52-lot County Major Subdivision. Wineridge Inc., Applicant. Greg Reid, WWC Engineering, agent. Dave Green, Planner II presenting. (PZ-18-00059)

INTRODUCTION

On June 1, 2018 WWC Engineering, Greg Reid, agent for Wineridge, Inc, applied for preliminary minor plat approval for West Meadows Subdivision, Amended. The

CITY/COUNTY PLANNING BOARD

“Serving Billings, Broadview and Yellowstone County”

proposed subdivision creates 52 lots. This application will re-plat the single lot created by a previous subdivision that removed existing lots and will include new road alignments. The subject property is generally located east of 80th Street West and south of what will be Central Avenue. The property is outside of zoning. The land is vacant at this time.

RECOMMENDATION

Staff recommends the Planning Board forward a recommendation of conditional approval to the Board of County Commissioners for the preliminary plat of West Meadows Subdivision 2nd Filing, denial of the requested variance, and adoption the Findings of Fact as presented in the staff report.

PROPOSED CONDITIONS OF APPROVAL

Pursuant to Section 76-3-608(4), MCA, the following conditions are recommended to reasonably minimize potential adverse impacts identified within the Findings of Fact.

1. To protect public health and safety, prior to final plat approval the applicant will receive approval from the MDEQ for the proposed water wells, community septic system and the proposed storm water management.
2. To provide for future maintenance of all public roads within West Meadows Subdivision, prior to final plat approval the applicant will either expand an existing RSID-M or create an RSID-M for the public roads.
3. To protect public health and safety, prior to final plat approval, should the variance request be denied, the applicant will add language in the SIA under the heading IV Emergency Service that addresses the installation of a 30,000-gallon dry hydrant system. The language will include the location of the proposed 30,000-gallon dry hydrant system and the system will be shown on the plat, located in a public easement or public right of way. An RSID-M will either be expanded or a new one created for the maintenance of the dry hydrant system. The applicant shall submit for review and approval of the hydrant construction drawings to the Laurel Volunteer Fire Department (LVFD). Additionally, the applicant shall obtain a letter from the LVFD stating the system has been installed correctly and is functioning properly.
4. To minimize the effects on local service, prior to final plat approval the applicant will coordinate with the USPS for locating and providing the correct amount of space for safely delivering the mail to the residents.
5. To minimize effects on the natural environment, prior to final plat approval a weed management plan and property inspection shall be completed by the County Weed Department.
6. To ensure the placement of easements for private utility providers, prior to final plat approval the applicant will coordinate with private utility companies to provide needed easements within the proposed subdivision.
7. Minor changes may be made in the SIA and final documents, as requested by the Planning and/or Public Works Departments to clarify the documents and bring them into the standard acceptable format.

CITY/COUNTY PLANNING BOARD

"Serving Billings, Broadview and Yellowstone County"

8. The final plat shall comply with all requirements of the County Subdivision Regulations, rules, regulations, policies, and resolutions of the Yellowstone County, including laws regarding moving houses onto or off the property, and the laws and Administrative Rules of the State of Montana.

VARIANCES REQUESTED

A variance from Section 4.14(C)(2) of the Yellowstone County Subdivision Regulations (YCSR) has been requested. This requirement is for fire suppression required to be within ½ road mile of the farthest lot in the subdivision. Staff is recommending denial of the variance request.

Dave Green explained that the applicant has asked for a variance from Section 4.14(C)(2) of the Yellowstone County Subdivision Regulations. This requirement is for fire suppression to be within 1/2 road mile of the farthest lot in the subdivision. He pointed out the existing pond which was installed prior to this requirement. He noted various distances from the pond to the proposed parcel on a posted map and read around YCSR Section 4.14 C. The Laurel Fire Department is recommending denial of the variance request as the existing pond is not functional for firefighting uses; does not meet current codes; and is not considered a reliable source of water. A dry hydrant tank will be required to meet the specifications.

Discussion

President Tunncliff called for discussion and questions from the Board. In response to question by Board member Thompson, Dave Green stated staff has a copy of the weed management plan on file.

Tom Llewellyn, (no address given), Billings, Montana

Mr. Llewellyn is the applicant. He stated their goal is to make it economically feasible for buyers to purchase building lots. The amended plat was created to realign the lots to be generally one acre in size. He also stated the developer will be constructing a pond in the existing public park to provide homeowners with irrigation water for their lawns. This water will be distributed by a piping infrastructure to the houses with a pump system to pressurize the system. He added they are currently working to secure water rights from the ditch company. He addressed the variance request, stating the current open pond system located further than ½ mile from the subdivision provides more water than the 30,000 gallon tank would provide; and that the additional cost of constructing a buried tank was unnecessary. Mr. Llewellyn stated he is still trying to get in contact with the Laurel Volunteer Fire Department to discuss the variance request with them. Staff clarified that the information provided in Attachment A of the staff report was based on a phone call between Planning staff and Jason Shovar, the LVFD Fire Marshal. Board

CITY/COUNTY PLANNING BOARD

“Serving Billings, Broadview and Yellowstone County”

Member Thompson asked how much park land would be taken by the proposed irrigation pond? Mr. Llewellyn answered that it would take up 1 acre out of the 6 acre park. Board Member Tunnicklif asked how the pond would be filled from the ditches? The answer given was there would have to be a pipe installed with a head gate to get water to the proposed pond. Lots will be sold for \$45,000-\$47,500. They hope to create a nice living environment for the residents at an affordable price point. Board member Thompson asked what percentage of the parkland will be for storm water. Further clarification was given by Greg Reid, WWC, who noted the parkland dedication is larger than required. Mr. Llewellyn stated the pond will not be used as part of the fire suppression for the subdivision. Ms. Plecker stated the applicant’s variance request is to allow a greater distance than the requirement for a ½ road mile of the farthest lot in the subdivision. In response to question by President Tunnickliff, Greg Reid, explained that the amount of water in the would last through the winter. The existing pond will have a suction line outlet and water loss will take place via evaporation. He stated there was an issue and the owner got a one-time fill allowance from the Cove Ditch. At this time, the RSID has not received a continuous fill agreement from the Ditch Company. Board member Thompson asked Mr. Llewellyn for clarification of their intent for the storm water pond. It was noted that the pond located at 80th street in Pike subdivision is still in excess of the 1/2-mile road mile distance. President Tunnicklif asked for clarification from staff of what the variance request was for. Staff answered that the variance request was to not have to install a 30,000 gallon dry hydrant fire suppression tank that is within a 1/2 road mile from the farthest structure in the subdivision. Approval is only for a dry hydrant tank with a pumping system for a truck. There is no request for water suppression using a pond within the parkland. A new variance will be needed for this type of request.

****A public hearing for West Meadows Subdivision Amd will be held during the July 24, 2018 Planning Board meeting. The Board of County Commissioners are scheduled to review and act on the preliminary plat on August 21, 2018.**

8b. Presentation/Discussion. The Lockwood Targeted Economic Development District, (TEDD). Dianne Lehm, Big Sky Economic Development, Tom McClain, Big Sky Economic Development

Ms. Lehm opened a presentation and gave an overview of the process involved with the creation of the Lockwood TEDD Ms. Lehm said BSEDA has an agreement with Lockwood. Since the 2016 creation of the Lockwood Targeted Development District, TEDD, a number of property owners have requested to be included in the district. The District was created as a local district to support property values, and add industries, and allow the community to use Tax Increment Financing to support development of infrastructure. A Strategic Plan and Lockwood TEDD Infrastructure Master Plan, (2017),

Page 5 of 7

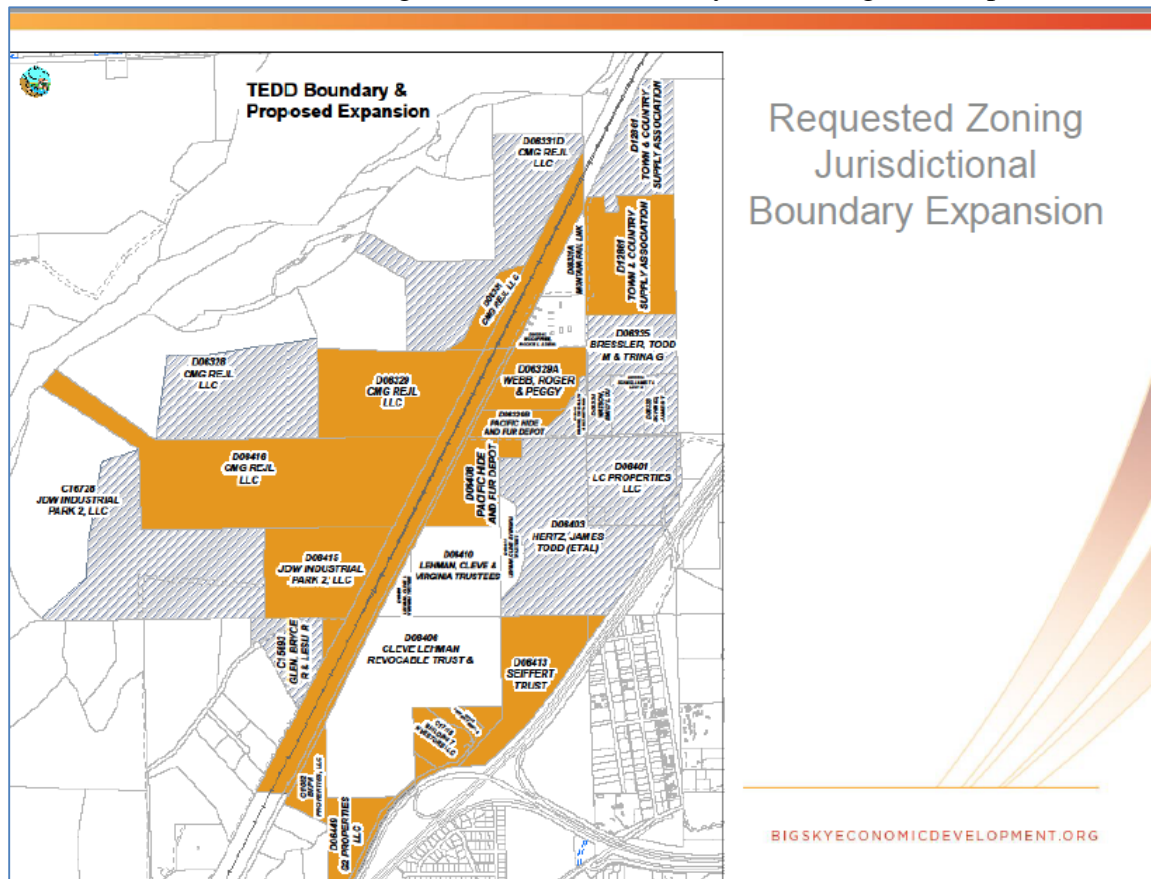
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CITY/COUNTY PLANNING BOARD

"Serving Billings, Broadview and Yellowstone County"

were created along with the Lockwood TEDD Advisory Board, (2018). Tasks included defining the district boundary, creation of a petition and holding public hearings for the zoning; conducting market analysis for future demand and estimated tax revenue; considering plans for a trail connection and to Dover Park and alignment options; and conducting infrastructure analysis for service extensions and cost estimates. The current boundary contains 570 acres; the gross development area is 93 acres; and the net development area is 219 acres. Planning Board's involvement in this process includes reviewing the request, conducting a public hearing, and forwarding a recommendation to the BOCC to amend the Zoning Jurisdictional Boundary and zoning of each parcel.



Ten property owners have forwarded requests: Town and Country Supply Association; Hertz, (Eta); Bressler/Green; Krause; Schmid; Watson; and LC Properties LLC. BSEDA has received three requests from zoned property owners for inclusion: Glen-Rocky Mountain; CMG, and JDW.

Contact Dianne Lehm, (406-869-8409); or Thom MacLean, (406)-869-8409, Big Sky Economic Development, Website: bigskyeconomicdevelopment.org. A public hearing will be held on Tuesday, July 24, 2018.

CITY/COUNTY PLANNING BOARD

"Serving Billings, Broadview and Yellowstone County"

OTHER BUSINESS/ANNOUNCEMENTS

9b. Standing Item. Long Range Strategic Issues and an overview of future City and County issues and projects.

There are no updates at this time.

ADJOURNMENT: 6:51 p.m.

DRAFT: To be approved by a motion on July 24, 2018