



Bill Cole, Mayor  
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[billingsmt.gov](http://billingsmt.gov)

December 20, 2021

Jim Boyer  
2810 Central Avenue  
Billings, MT 59102



Dear Applicant:

On December 20, 2021, the Billings City Council conditionally approved the preliminary plat of Ridgeline Subdivision, subject to the following conditions of approval:

1. To protect public health and safety, prior to final plat approval, the applicant will receive approval from the MDEQ for the proposed water systems, septic systems and the proposed storm water management.
2. To protect public health and safety and provide, prior to final plat approval, the applicant will pay the required fee to use the existing pressurized fire hydrant owned by the City of Billings as outlined in Resolution No. 19-53.
3. To protect the public interest in public lands, prior to final plat approval, the applicant will coordinate with City of Billings Legal Department in coordination with City of Billings Parks, Recreation and Public Lands (PRPL), to exchange parkland with land from the applicant. The applicant will provide all paperwork required by City Legal and PRPL that includes but is not limited to, legal land descriptions, amount of land in the exchange and any other documentation needed for the process to go before the City Council.
4. To avoid pieces of County lots being within the City limits and pieces of City park land being in the County, prior to final plat approval or at the same time as final approval, the applicant will coordinate the annexation and de-annexation process with the Planning Department to get exchanged pieces of land within the correct jurisdiction.
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. 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.
7. 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.

Should you have any questions please contact Dave Green at (406) 247-8666 or by email at [greend@billingsmt.gov](mailto:greend@billingsmt.gov)

Sincerely,

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William A. Cole, Mayor