



County of Yellowstone Board of Adjustment

AGENDA-Thursday, November 14, 2024, 4:00 p.m.

3rd Floor, Room 3108 Stillwater Bldg
316 N 26th St, Billings MT

NOTICE TO THE PUBLIC

Citizens are invited to:

- Review the Agenda Packet on the City's website at: <https://ci.billings.mt.us/117/Agendas-Minutes>
- View the meeting live online at Facebook

Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to the Board via email before 12:00 PM on the meeting date. All emails received prior to this time will be entered into the record for the public hearing. Comments may be submitted by:

- Mail: City/County Planning Division: PO Box 1178, Billings MT 59103
- NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). A TTY number for the hearing impaired, 406-657-3079, is available upon request. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify the Planning Division Office, at 406-247-8610.

Call the meeting to order.

Introduction of the County Board of Adjustment Members and Planning Department Staff.

Public Comment

Approval of Minutes:

The minutes of the Board meeting of September 12, 2024

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

a. The Exparte Communication Binder is available at the Sign-In and Agenda Station.

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

- a. **County Variance 300-- 392 Light Stream Lane-- Front Yard location for accessory building - A variance from Section 27-304, Table 27-.300.3(6) requiring an accessory building (garage) to be located in a rear yard, to allow a garage under construction to remain in the front yard in a Large Lot Suburban Neighborhood Residential (N4) zone district on Block 2, Lot 1 of Sundance Subdivision, an 24,570 square foot parcel of land. The purpose of the variance is to allow the completion of construction of a new garage in the front yard at 392 Light Stream Lane.**

Other Business/Announcements

Adjournment

The County Board of Adjustment will hear all persons wishing to speak relative to the proposed variance. Testimony regarding the above mentioned items may also be submitted in writing to the Planning Division, PO Box 1178, Billings MT 59103 or phone 406-247-8610. Additional information on any of these items is available in the Planning and Community Services Office. Public hearings are accessible to individuals with physical disabilities. NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). A TTY number for the hearing impaired, 406-657-3079, is available upon request. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify the Planning Division Office, at 406-247-8610.

County Board of Adjustment

Meeting Date: 11/14/2024

Information

Subject

The minutes of the Board meeting of September 12, 2024

Attachments

Minutes of September 12, 2024



**Yellowstone County Board of Adjustment
Thursday, September 12, 2024
To be Approved By Motion**

The County Board of Adjustment met at 4:00 p.m. in the Stillwater Building 3rd Floor Room 3108- 316 N 26th St.

	Position	01/11/2024	02/08/2024	03/14/2024	04/11/2024	05/09/2024	06/13/2024	07/11/2024	08/08/2024	09/12/2024	10/10/2024	11/14/2024	12/12/2024
Tyler Bush	Chairman	C	C	C	C	C	C	C	C	I			
Carlotta Hecker	Board Member	C	C	C	C	C	C	C	C	I			
Troy Boucher	Board Member	C	C	C	C	C	C	C	C	A			
Blaine Poppler	Vice Chairman	C	C	C	C	C	C	C	C	I			
Morgan Tuss	Board Member	C	C	C	C	C	C	C	C	A			

Chairman Bush opened the meeting and introduced the YCBOA Board members and Planning Division staff.

Staff Present: Zoning Coordinator Nicole Cromwell; Karen Husman, Planner; Tate Johnson, Planner; Emma Hardy, Clerk.

Public Comment

Chairman Bush asked if anyone would like to make a comment regarding items not on the agenda.

Approval of Minutes: October 12, 2023

Board member Hecker noted a correction in the minutes from October 12, 2023, pointing out that the board members were mistakenly referred to as ‘Commissioners’ and suggested that a correction be made.



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Room 3108- 316 N 26th St.**

Motion

A Motion was made by Board member Hecker, seconded by Board member Poppler to approve the October 12, 2023 meeting minutes with the correction. The motion was carried with a unanimous voice vote.

Disclosure of Conflict of Interest

There were no disclosures of conflict of interest.

Disclosure of ExParte Communication

There were no disclosures of ExParte communication from the Board.

Public Hearing

Chairman Bush opened the public hearing for Variance 299. Zoning Coordinator Nicole Cromwell read aloud the procedures for a public hearing.

Item 1:

A. County Variance 299 – 335 S 48th St W -- Lot Area – A variance from Yellowstone County Zoning Regulations Section 27-903.A – Table 270900.1 requiring a minimum lot area of 10 acres in an Agriculture (A) zone, to allow a lot area of 2.37 acres. The variance of lot size is requested for property currently legally described as Tract 1 of C/S 2142 in Section 10, Township 1 south, Range 25 east, a 10-acre parcel of land. The variance is requested to allow a boundary relocation between two parcels in the same ownership, both zoned Agriculture. Tax ID: D00485A



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The County Board of Adjustment met at 4:00 p.m. in the Stillwater Building 3rd Floor Room 3108- 316 N 26th St.

Planner, Tate Johnson presented a summary of the variance, noting that enforcing its provisions would not impose any undue hardship on the landowners. Furthermore, granting this variance would not infringe on the landowners' rights, as no comparable variances have been approved. Approving it would grant a special privilege for this same reason and would go against the intent of our zone regulations. Consequently, the planning staff recommend denying the variance request.

Recommendation

Planning staff has reviewed this application and is forwarding a recommendation of Denial based on the determinations for review within this report and the criteria outlined in Yellowstone County Zoning Regulations Section 27-1626. D.

Discussion

Board member Poppler pointed out that there are numerous lots smaller than 10 acres but questioned whether a variance was truly needed. Ms. Johnson replied that a zone change would be a better fit for this situation.

Board member Hecker inquired whether, if the variance were approved, this lot would be the only one under 10 acres. Ms. Johnson confirmed that it would be.

Board member Poppler then asked if there was a timeline for development. Tate stated that there was none.

Chairman Bush asked in anyone would like to speak on behalf of the variance 299.

In Favor

Scott Aspenlieder, Performance Engineering Billings MT – Mr. Aspenlieder clarified that they are requesting a boundary line adjustment, not the establishment of a subdivision. He mentioned that the plot is already non-compliant due to its size of less than 10 acres. He contended that granting the variance would not cause harm or set a precedent, as it would only increase the existing nonconformity rather than create a new one.



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Mr. Aspenlieder echoed Board member Poppler's observation that there are many residential lots smaller than 10 acres. He also noted that pursuing an alternative, like a zone change, would be expensive with an estimated cost of \$10,000.

Opposed

None in opposition.

Discussion

Board member Poppler inquired whether there is a sewer project on the property. Mr. Aspenlieder confirmed that there is one, although it has not yet been completed in its entirety.

Board member Hecker stated that the house remains in Agriculture zoning thereby offering reduced taxation. Planner, Ms. Huffman stated taxes are based on the use of the land, not the zoning.

Chairman Bush questioned if the lot's zoning might change due to the large number of rezones. Mr. Aspenlieder responded that it is unlikely, and the trust does not wish to manage a rental.

Board member Poppler asked if granting this variance would create issues with agricultural use. Mr. Aspenlieder assured him that it would not.

Chairman Bush asked about the discrepancy in land surveys, noting that the city counts the lot as 10 acres while Mr. Aspenlieder affirms it is smaller. Mr. Aspenlieder explained that the old survey includes the area of the county road.

Board member Poppler noted that this property is expected to be annexed and developed within the next 10 years. He pointed out that approving the variance would not negatively impact the surrounding rural land, and that it's becoming increasingly challenging to find top-quality farmers for these parcels. He further stated that granting the variance wouldn't confer any special privileges to the applicant, as many homes in the agricultural zone are already on smaller lots. Therefore, he concluded that there are no downsides to approving this variance.



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Board member Hecker acknowledged the importance of both development and farming needs, suggesting that the house be separated from the farmland to allow the agricultural land to be sold without affecting the farming acreage. Anna Vickers, Planning Division Manager responded by clarifying that the house would continue to be designated as agricultural zoned.

Board member Hecker then inquired whether the landowners would receive any special benefits, such as lower taxes on the agricultural land. Planner Karen Husman clarified that they would not receive any special tax benefits and would not be taxed as agricultural land.

Chairman Bush asked why a zone change would incur a cost of \$10,000. Ms. Husman confirmed that a zone change itself does not cost that much. Mr. Aspenlieder explained that his professional fees for managing the zone change would range from \$8,000 to \$10,000 for the homeowners.

Chairman Bush asked if there was any potential cost to the County or City. Ms. Hufman stated that there are no costs, however it sets a precedence. Mr. Aspenlieder stated the requested variance is not precedence setting.

Motion

Board member Hecker made a Motion, seconded by Board member Poppler to Approve Variance 299 with the recommended review criteria. The Motion was carried with a unanimous voice vote.

Other Business

Nicole Cromwell, Zoning Coordinator announced there will not be a meeting in October 2024. There was no other business.

Adjourned 4:44pm

County Board of Adjustment

Meeting Date: 11/14/2024

SUBJECT: County Variance 300- 392 Light Stream- Location of Detached Garage

THROUGH: Karen Husman

PRESENTED BY: Karen Husman

Information

REQUEST

County Variance 300-- 392 Light Stream Lane-- Front Yard location for accessory building - A variance from Section 27-304, Table 27-.300.3(6) requiring an accessory building (garage) to be located in a rear yard, to allow a garage under construction to remain in the front yard in a Large Lot Suburban Neighborhood Residential (N4) zone district on Block 2, Lot 1 of Sundance Subdivision, an 24,570 square foot parcel of land. The purpose of the variance is to allow the completion of construction of a new garage in the front yard at 392 Light Stream Lane.

RECOMMENDATION

The Planning staff has reviewed this application and is forwarding a recommendation of denial based on the determinations for review within this report.

APPLICATION DATA

OWNER: Don Marty and Sherri Maxwell

AGENT: Ty Ekle, Contractor

PURPOSE: Allow a detached garage in the front yard

LEGAL DESCRIPTION: Lot 1 of Block 2 of Sundance Subdivision located in the west one-half (W1/2) of the southwest one-quarter (SW1/4) of Section 3, Township 1 south, Range 25 east, Principal Meridian Montana, Yellowstone County, Montana

ADDRESS: 392 Light Stream Lane

SIZE OF PARCEL: 24,570 square feet

ZONING: N4 - Large Lot Suburban Neighborhood

EXISTING LAND USE: Residential

PROPOSED LAND USE: No change

CONCURRENT APPLICATIONS

None

APPLICABLE ZONING HISTORY

See attachments.

SURROUNDING LAND USE & ZONING

NORTH: Zoning: N4 - Large Lot Suburban Neighborhood Residential

Land Use: Residential

SOUTH: Zoning: RR1 - Rural Residential 1

Land Use: Residential

EAST: Zoning: N4 - Large Lot Suburban Neighborhood Residential

Land Use: Residential

WEST: Zoning: N4 - Large Lot Suburban Neighborhood Residential

Land Use: Residential

BACKGROUND

The applicant is requesting a variance request from Section 27-304, Table 27-300.3 Site and Structure Regulations requiring any detached accessory building be placed in the rear yard, to allow the placement of the detached structure in the front yard in a Large Lot Suburban Neighborhood Residential (N4) zone. Planning staff posted the property, mailed notices to owners within the required 150 foot radius of the subject property, and published a legal ad in the newspaper. The planning staff also posted the application on our "Current Zoning Applications" web page. Planning staff received one comment from a neighbor in the area in opposition. This correspondence has been enclosed with this report.

The applicant began constructing a detached garage in the front yard before applying for a Zoning Compliance Permit (ZCP). After being informed of the requirement by County Code Enforcement, the applicant submitted the ZCP application on August 15, 2024. The application was denied and sent to the owner for corrections due to the garage's location in the

front yard per the zoning regulations. The applicant in his application noted the location of the existing septic drainfield, the significant setback of the house on the lot that makes the rear yard small, and the prohibited access from the lot to 48th Street West all as hardships that resulted in the garage being constructed in the front portion of the lot. The DEQ approval for the septic and drainfield for this lot placed the dwelling 130 feet from the front property line with the septic tank and drainfield in the front yard. There is a small 30-foot rear yard behind the home. Access to the rear yard would require a new driveway off the existing driveway to go north around the side of the home since access is prohibited off of 48th Street West. A detached garage behind the home would be much smaller than the garage proposed for the front yard given the rear yard area.

The property to the south, at 393 S 48th St W, is not part of this subdivision and is in the Rural Residential 1 (RR1) zone district. On this parcel, the accessory building is actually in the rear yard as seen in the aerial photo since the property is still allowed access off of 48th Street West. When the Sundance Subdivision was platted, a 1-foot no-access strip was platted along 48th Street West so none of the lots in the Sundance Subdivision may access directly to 48th Street West. The surrounding properties in the Sundance Subdivision to the north and east are currently undeveloped. This subdivision is still under construction and has several lots that are undeveloped. The lots that are developed do not have any detached garages located in the front yards. The house on this parcel is set to the rear of the property with the septic and drainfield approved in the front yard of the parcel. The location of the home was dictated by the DEQ approval and not at the request of the owner. Planning staff contacted the Yellowstone County Health Department/Riverstone Health and there are concerns about the current location of the accessory building foundation. ARM 17.36.323 requires setbacks from foundations and setbacks from a drainfield replacement area.

SUMMARY

The Board of Adjustment shall make the following determinations prior to granting a variance:

Section 27-1626(D): The Board of Adjustment shall make the following determinations prior to granting a variance:

1. That special conditions and circumstances exist which are peculiar to the land, the lot or something inherent in the land which causes the hardship, and which are not applicable to other lands in the same district;

The special circumstances that exist which are peculiar to the land are centered around the location of the septic system drainfield as required by DEQ and the prohibited access to 48th Street West from the rear yard which makes accessing a garage in that location difficult but not impossible. Aside from the septic drainfield location, the applicant in his application noted the significant setback of the house on the lot that makes the rear yard small, and the prohibited access from the lot to 48th Street West as hardships that resulted in the garage being constructed in the front portion of the lot. The house sits to the rear of the property, limiting space to construct a detached garage and access to it in the rear yard. However, the garage could have been reduced in size and fit towards the rear of the lot, or could have been attached to the house to eliminate the proposed front yard location. There are no topographical features that would restrict the placement of the garage. The septic tank and drain are required by DEQ approval to be in the front yard. It also appears the garage may be located or in proximity to these facilities. ARM 17.36.323 requires setbacks from the drainfield and replacement area should a drainfield fail.

2. That a literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other tracts in the same district;

Allowing the variance would give the applicant rights not commonly enjoyed by other tracts in the same district. There have not been any similar variances granted in the area or surrounding neighborhoods. The requirement for a rear yard location for detached accessory structures was added to the County Zoning regulations in 2020. Many lots in this area of the County are very large so accessory garages and structures have been located in backyards as homes are differently positioned on these lots. There is not enough zoning history since this time to support a first impression variance from the requirement. The variance would allow the applicant a right not commonly enjoyed by other lots in the same district. Other lots in this subdivision have developed as required by the zoning code. Several lots along the east property line (Sundance Ridge Road and Candle Light Lane) also have front yard septic tanks and drainfields. None of these lots have built or have requested to build front yard detached garages. Surrounding subdivisions built prior to the 2020 code amendment also do not have front yard detached garages. The right is not commonly enjoyed by other owners in surrounding subdivisions.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Chapter to other land in the same district;

Granting this variance would confer a special privilege to this applicant as similar detached barns and garages in the front yard are not apparent in this subdivision and in similar neighborhoods in the area. The house sits to the rear of the property, limiting space to construct a detached garage and access to it in the rear yard. However, the garage could be reduced in size to fit towards the rear of the lot, or attached to the house and eliminate the proposed front yard location.

4. That the granting of the variance will be in harmony with the general purpose and intent of this Chapter and with the Growth Policy;

The variance is not in harmony with the general purpose and intent of the zoning regulations and the growth policy.

Detached barns and garages in the front yard are not apparent in this subdivision and in similar neighborhoods. The Growth Policy encourages compatibility in neighborhoods and approval of this variance does not encourage compatible character. Accessory buildings in front yards tend to reduce the residential character of the neighborhood. There are not any other garages in the front yards in this subdivision and surrounding neighborhoods.

Section 27-1626 (E): The following also apply:

1. Whenever the County Board of Adjustment grants an application for a variance, the minutes shall specifically state the criteria upon which the variance is granted.

2. In granting any variance, the BOA may prescribe appropriate conditions and safeguards in conformity with this Zoning Code. Violation of such conditions and safeguards, when made a part of the terms upon which the variance is granted, shall be deemed a violation of this Zoning Code.

Staff is recommending denial.

However, if the board makes findings to approve the variance, staff has prepared the following basic conditions for the variance request:

1. The variance is from Section 27-304, Table 27-300.3 Site and Structure Regulations that requires any detached accessory structure to be placed in the rear yard, to allow the placement of the detached structure in the front yard in a N4 zone district. No other variance is intended or implied by this approval.
2. The variance is limited to Block 2, Lot 1 of Sundance Subdivision, generally located at 392 Light Stream Lane.
3. The applicants will submit an updated Zoning Compliance Permit within six months and complete construction within one year of BOA approval.
4. The applicant shall provide correspondence from the County Health Department ensuring the detached accessory structure has met DEQ requirements for proximity to the existing drainfield and replacement area.
5. The applicant shall meet all other state and county code requirements with the exception of this variance.
6. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, leaseholders, heirs and assigns.

3. The BOA shall prescribe a time limit within which the action for which the variance is required shall be begun or completed, or both. Failure to begin or complete such action within the time limit set shall void the variance.

If approved by the BOA, the applicant will apply for a Zoning Compliance Permit within six months and complete construction within one year of BOA approval.

4. Under no circumstances shall the BOA grant a variance to allow a use not permissible under the terms of this chapter in the district involved. A variance shall not be a grant of special privilege inconsistent with limitations placed upon other property in the district.

Approval of this variance will not allow a use that is restricted under the terms of this chapter. The "use" itself of a detached residential garage is allowed in the district.

RECOMMENDATION

Planning Staff has reviewed this application and is forwarding a recommendation of denial based on the determinations for review within this report.

Attachments

- Zoning Map & Site Photos
 - Application & Applicant Letter
 - Site Plan
 - History
 - Health Dept Approval
 - DEQ Approval
 - Neighbor Opposition
-



Subject Property Looking West



Looking South East



Looking South



Looking West



Looking North East

COUNTY APPLICATION FORM
COUNTY VARIANCE County Variance # 300 - Project # Pzx-24-00229

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the Yellowstone County Unified Zoning Regulations.

PARCEL TAX ID # _____ COUNTY COMMISSIONER DISTRICT # _____
Legal Description of Property: 392 Light Stream Lane

Address or General Location (If unknown, contact County Public Works): 392 Light Stream Lane - Sundance Subdivision Block 207

Zoning Classification: residential

Size of Parcel (Area & Dimensions): 24,570 sq. ft.

Variance(s) Requested (detail what you are asking for; ie: setbacks, building size/height, etc.):
Garage - 1630 sq. feet - same height of house
- siding - soffits - all to match home

Facts of Hardship: (attach letter) _____

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Donald Marty + Sherri Maxwell
(Recorded Owner)
392 Light Stream L. Billings MT 59106
(Address)
406-855-8855 mtsubaru@gmail.com
(Phone Number) (email)

Agent(s): Ty Ekle - contractor
(Name)
Lancel MT 59044
(Address)
1-406-860-3650 ec59044@yahoo.com
(Phone Number) (email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Variance. Also, I attest that all the information presented herein is factual and correct.

Signature: Don Marty Date: 9-23-2024
(Recorded Owner - Digital signature allowed)

Property of 392 Lightstream Lane
Billings Mt. 59106

Don Marty submitted a zoning compliance on 8-15.
I paid the fee of 77⁰⁰ -

was told it would not be approved because of
building in the front yard!

The house was built to the back of the lot
on a 1/2 Acre lot - septic tank and drain field.
the north side of house - no access from
48th Street!

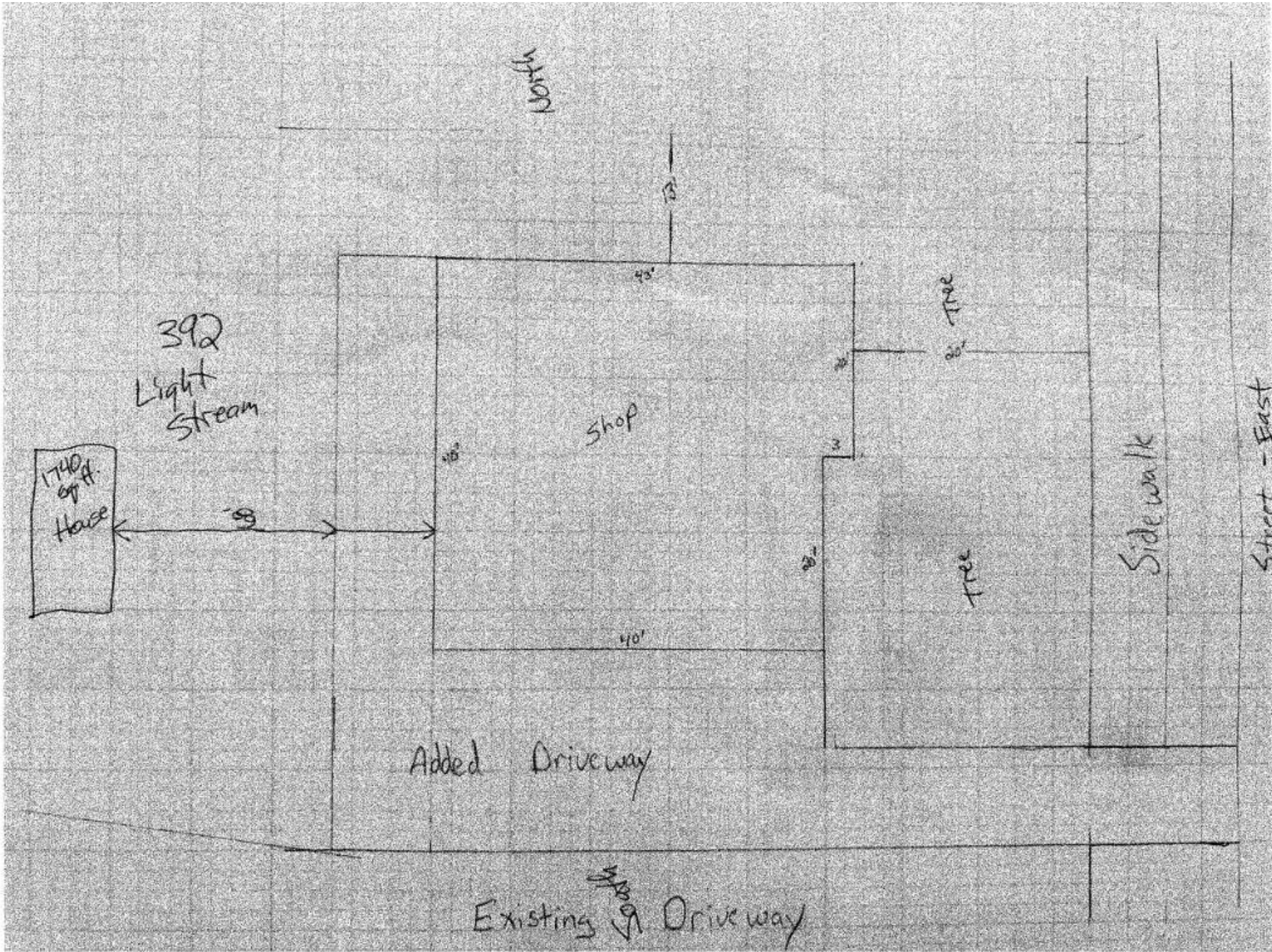
I got ~~the~~ OK'd by Dan Wells + HOA to build the
only place I can - in front yard and have approve
letter -

Same size + height of the house - same
siding - windows - gables, etc. to match the
house

No houses to the North - east or south
sides - with 48th to the west.

I have got a contractor to stop building until OK'd
by the county for a variance!

Please help me to get this done Please!
Any questions - call me at 406-855-8855
or Dan Wells



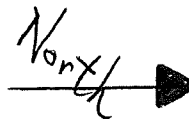
Zoning History Variance 300

SUBJECT PROPERTY	Variance	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
392 Light stream Ln	None				
SURROUNDING PROPERTY	Variance	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
120 Sunlight Cir	292	6/13/2019	Garage location	N	
495 El Paso	297	7/13/2023	Garage Location	Y	



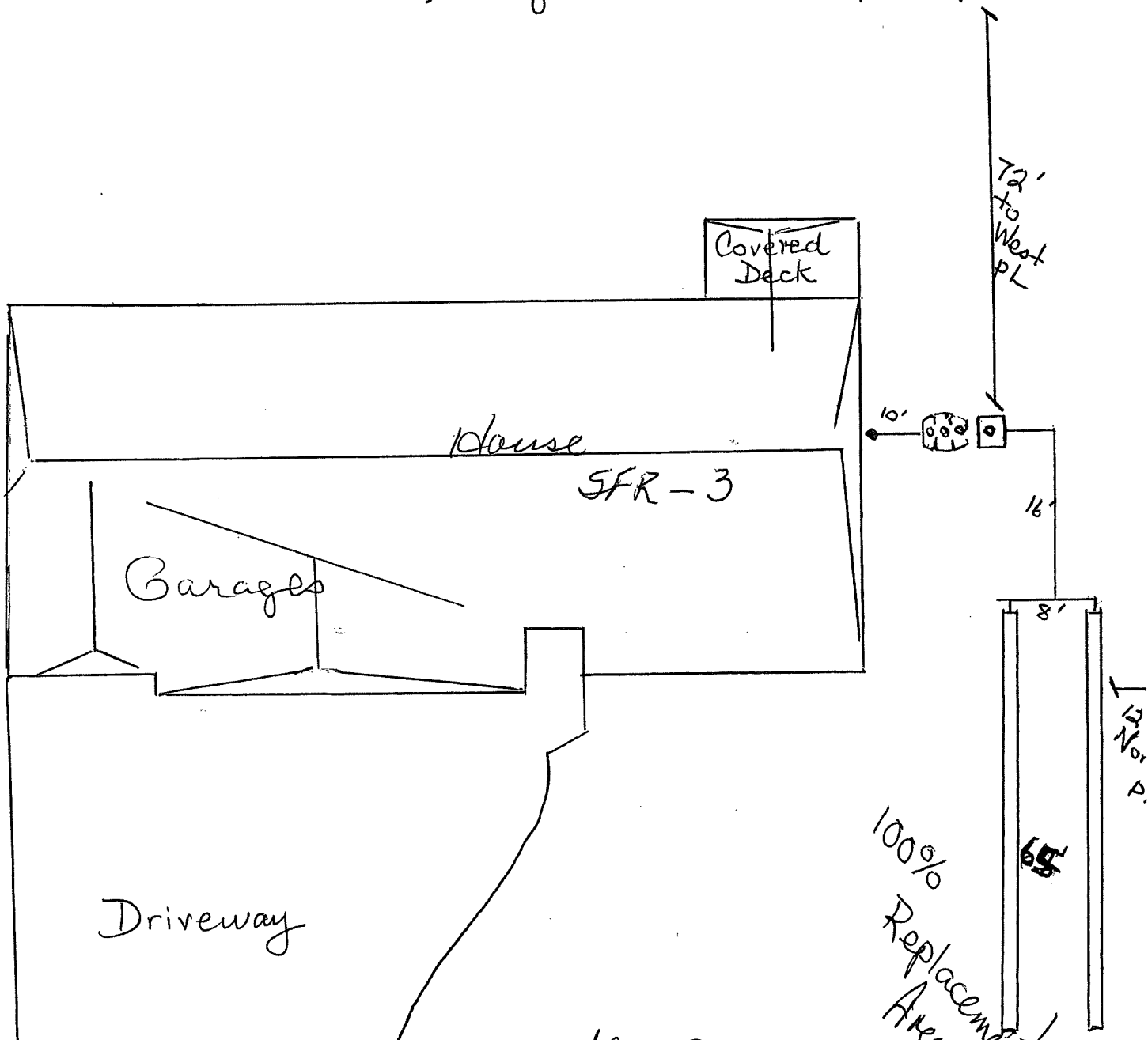
PERMIT

On-Site Wastewater Treatment System Inspection Report
Public Health - Division of Health Protection
406.256.2770



County Tracking Request #: 20512 EHS Permit #: 17557

Address: 392 Light Stream Ln. Legal Description: Sundance Sub. L.1 B.2
System Type: Pressure-dosed Chambers Total Area Installed: 65 lin' x 2 runs = 130 lin' x 3' wide = 390 sq ft
Additional System Details: Norweco Singular Green level II, 500 gal dose tank Ditch
Ditch 90' to tanks, Drainfield is 8' coc, 24" deep @ slope



Date: 3/17/2022 Septic Installer: Wells Built Construction Sanitarian: S. Cozzens, KS

Note: Inspection report denotes compliance with plans submitted by the applicant and to the Yellowstone City-County Health Department Rules and Regulations (Rule #3). It does not guarantee performance or longevity of system. (Revised 11/2018)

Light Stream Ln.

STATE OF MONTANA
DEPARTMENT OF ENVIRONMENTAL QUALITY
CERTIFICATE OF SUBDIVISION PLAT APPROVAL
(Section 76-4-101 et seq., MCA)

TO: County Clerk and Recorder
Yellowstone County
Billings, Montana

EQ # 20-1960

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Sundance Subdivision**,

A tract of land located in the southwest ¼ of Section 3, Township w South, Range 25 East, PMM, Yellowstone County, Montana

consisting of one hundred twenty-six (126) lots, have been reviewed by personnel of the Water Quality Division, and,

THAT the documents and data required by ARM Title 17, Chapter 36 have been submitted and found to be in compliance therewith, and,

THAT the approval of the application is made with the understanding that the following conditions shall be met:

THAT the lot size as indicated on the plat filed with the county clerk and recorder will not be further altered without approval, and,

THAT Lot 15, Block 1 shall be used for an existing living unit, and,

THAT the remaining lots within the subdivision shall each be used for one (1) residential living unit, and,

THAT water supply will be provided by connection to the Sundance Subdivision Public Water Supply System (PWSID MT0005056), as shown on the plans approved by the Department under EQ 20-1965 on August 13, 2020, and,

THAT the individual sewage treatment system for each lot shall consist of an approved Norweco Singulair Green Level 2 aerobic treatment unit, a dosing tank with a minimum volume of 500 gallons, and a pressure-dosed subsurface drainfield of such size and description as will comply with ARM Title 17, Chapter 36, Subchapters 1, 3, and 6, and,


THAT the subsurface drainfield serving the lots shall have gravelless absorption chambers installed and an absorption area of sufficient size to provide 0.4 gallons per day per square foot; and,

THAT the conditions of approval for a Level 2 treatment system requires an Operation & Maintenance (O&M) contract, in accordance with ARM 17.30.718(8) and the service-related obligations listed in DEQ-4, Appendix D, in perpetuity, with an authorized Dealer/Representative, and,

THAT the O&M contract shall include a bi-annual on-site inspection of all major components of the wastewater treatment system for the first two (2) years after use of the system begins, and annually thereafter, in accordance with ARM 17.30.718(8)(a), and,

THAT annual sampling in accordance with ARM 17.30.718(8)(b) is required for the life of the system and shall be for the following parameters: nitrate, nitrite, ammonia, total Kjeldahl nitrogen (TKN), biochemical oxygen demand (BOD), total suspended solids (TSS), fecal coliform, specific conductance, and temperature; effluent sampling shall be conducted after all treatment is complete but before discharge into the absorption system. All water analysis shall be conducted according to the EPA approved method by an independent laboratory, except for temperature which shall be measured on-site. The monitoring results must be maintained by the service provider and made available to the Department by the service provider at any time that the Department requests the results, and,

THAT the bottom of the drainfield shall be at least four feet above a limiting layer as defined in ARM Title 17, Chapter 36, Subchapter 1, and,

HEALTH **3967003**
04/06/2021 03:53 PM Pages: 1 of 19 Fees: 0.00
Jeff Martin Clerk & Recorder, Yellowstone MT




THAT no sewage treatment system shall be constructed within 100 feet of the maximum highwater level of a 100 year flood of any stream, lake, watercourse, or irrigation ditch, nor within 100 feet of any domestic water supply source, and,

THAT the storm water runoff collection system for the lots will consist of site grading, landscaping, roadside ditches, drainage swales, culverts, and a storm water retention pond with a minimum volume of 84, 287 cubic feet as shown on the approved storm drainage plans; maintenance of the storm water system shall be the responsibility of the Sundance Homeowners Association in accordance with the approved Operation and Maintenance Plan, and,

THAT water supply systems, sewage collection and treatment systems and storm drainage systems will be located as shown on the approved plans, and,

THAT all sanitary facilities must be located as shown on the attached lot layout, and,

THAT the developer and/or owner of record shall provide the purchaser of property with a copy of the plat, approved location of water supply and sewage treatment system as shown on the attached lot layout, and a copy of this document, and,

THAT instruments of transfer for this property shall contain reference to these conditions, and,

THAT plans and specifications for any proposed or replacement sewage treatment systems will be reviewed and approved by the Yellowstone County Health Department and will comply with local regulations and ARM Title 17, Chapter 36, Subchapters 3 and 9, before construction is started.


THAT departure from any criteria set forth in the approved plans and specifications and ARM Title 17, Chapter 36, Subchapters 1, 3, and 6 when erecting a structure and appurtenant facilities in said subdivision without Department approval, is grounds for injunction by the Department of Environmental Quality.

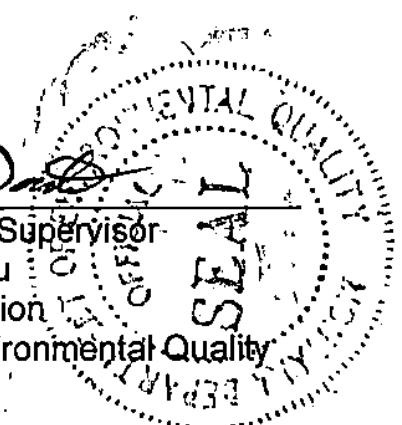
THAT pursuant to Section 76-4-122 (2)(a), MCA, a person must obtain the approval of both the reviewing authority under Title 76, Chapter 4, MCA, and local health officer having jurisdiction, before filing a subdivision plat with the county clerk and recorder.

YOU ARE REQUESTED to record this certificate by attaching it to the plat filed in your office as required by law.

DATED this 13th day of August 2020.

Shaun McGrath
Director

By: 
for Ashley Kroon, PE, Supervisor
Engineering Bureau
Water Quality Division
Department of Environmental Quality



Owner's Name: Regal Land Development

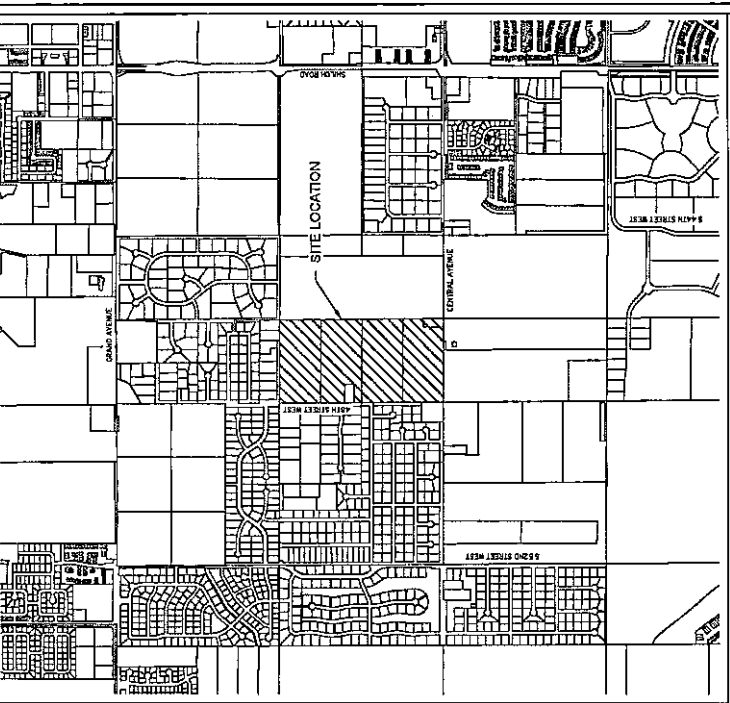
HEALTH
3967003

LOT LAYOUT OF SUNDANCE SUBDIVISION

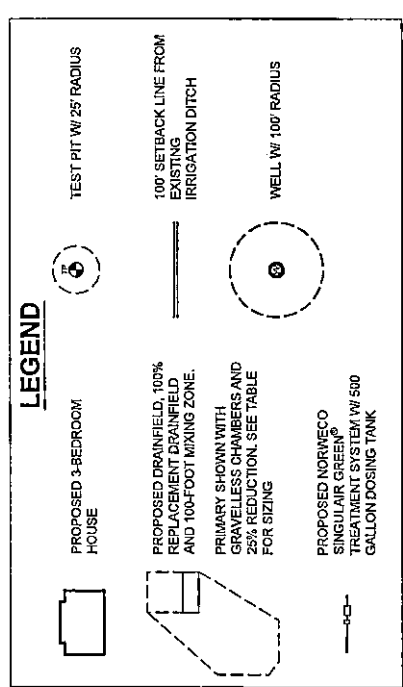
LOCATED IN THE W 1/2 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 01 SOUTH, RANGE 25 EAST,
P.M.M., YELLOWSTONE COUNTY, MONTANA

APPROVED
 Montana Department of
 Environmental Quality

M. L. L. L. L.
 Reviewer
 Date 8/13/2020



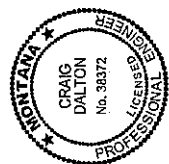
VICINITY MAP
NOT TO SCALE



Scott A. Worthington
 SCOTT A. WORTHINGTON, P.E., 28963 PE
 PROJECT ENGINEER - ROADWAY, WATER, STORM



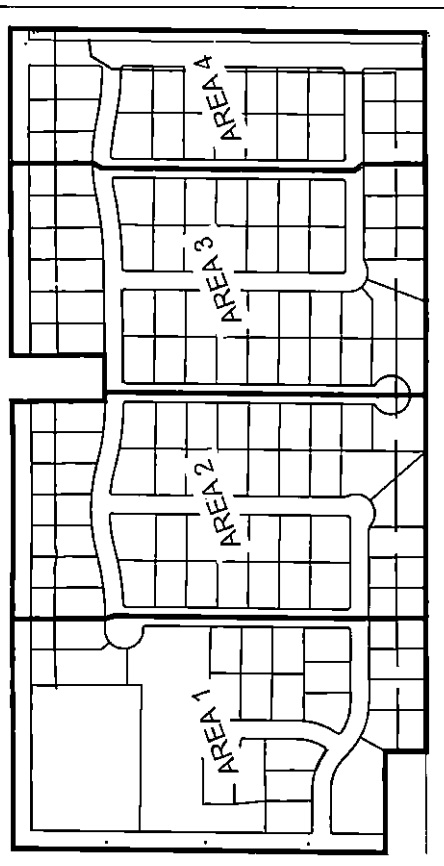
Craig Dalton
 CRAIG DALTON, P.E., 36372 PE
 PROJECT ENGINEER - SANITARY SEWER



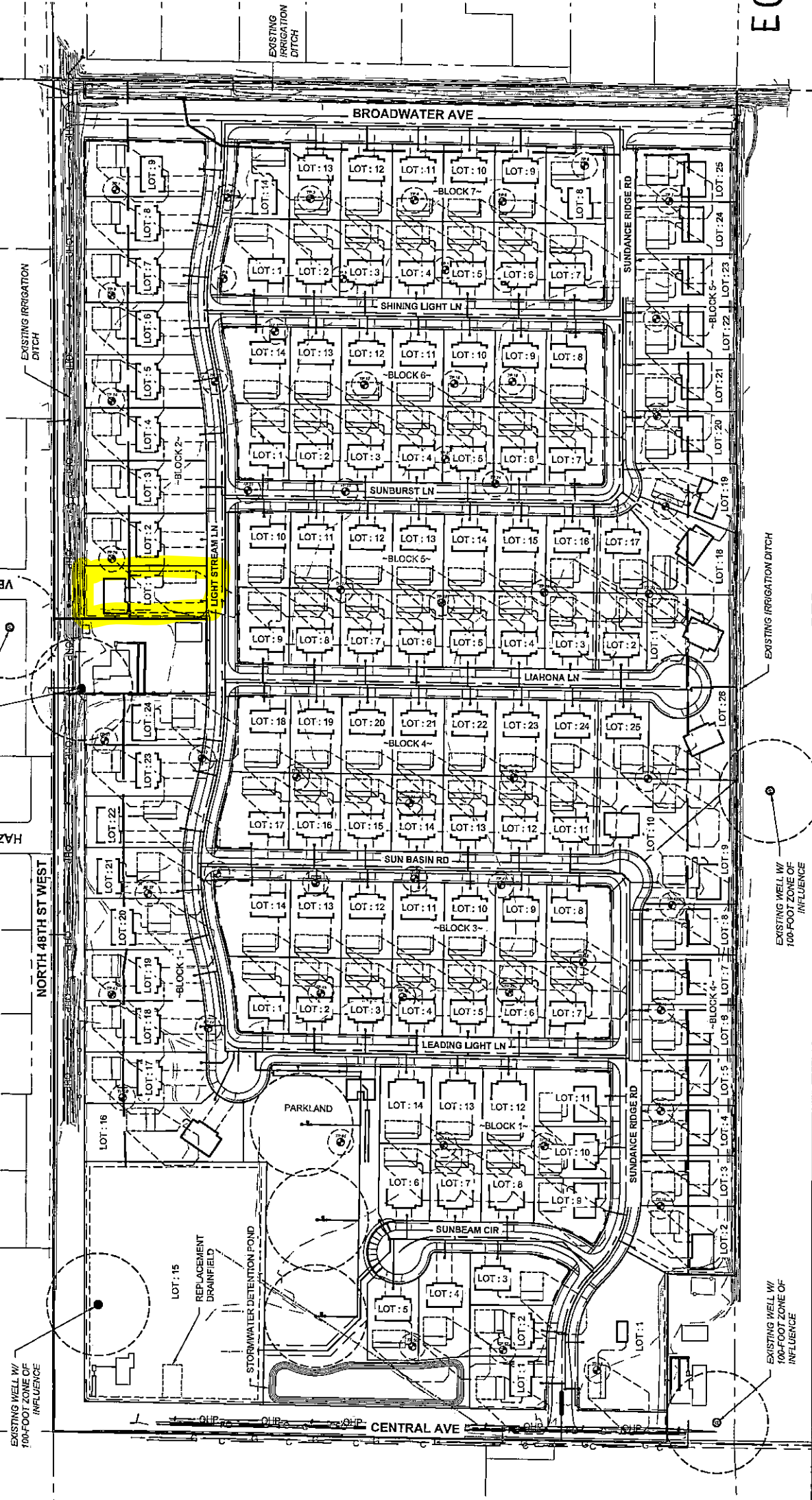
AUG 11 2020

EQ20-1960

MT DEQ PUBLIC WATER & SEWER DIVISION



DETAIL MAP
SHEETS 12-15



REVISIONS		SUNDANCE SUBDIVISION		SUNDANCE SUBDIVISION	
NO.	DESCRIPTION	DATE	BY	CHECKED BY	DATE
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2					
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DESIGNED BY	NO. 28963	PROJECT NUMBER	2018-031
DRAWN BY	DATE	SHEET NUMBER	1 OF 11
DATE	08/13/2020	DRAWING NUMBER	1.0
QUALITY ASSURANCE			
CDP CHECKED BY	DATE		
08/20/2020			

PERFORMANCE ENGINEERING	608 NORTH 29TH STREET BILLINGS, MT 59101	(406) 384-0080 performance-ec.com
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OVERALL SITE LAYOUT

APPROVED

Montana Department of Environmental Quality

M. Deik 8/13/2020

Reviewer Date

1052.30'

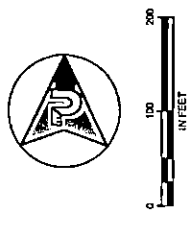
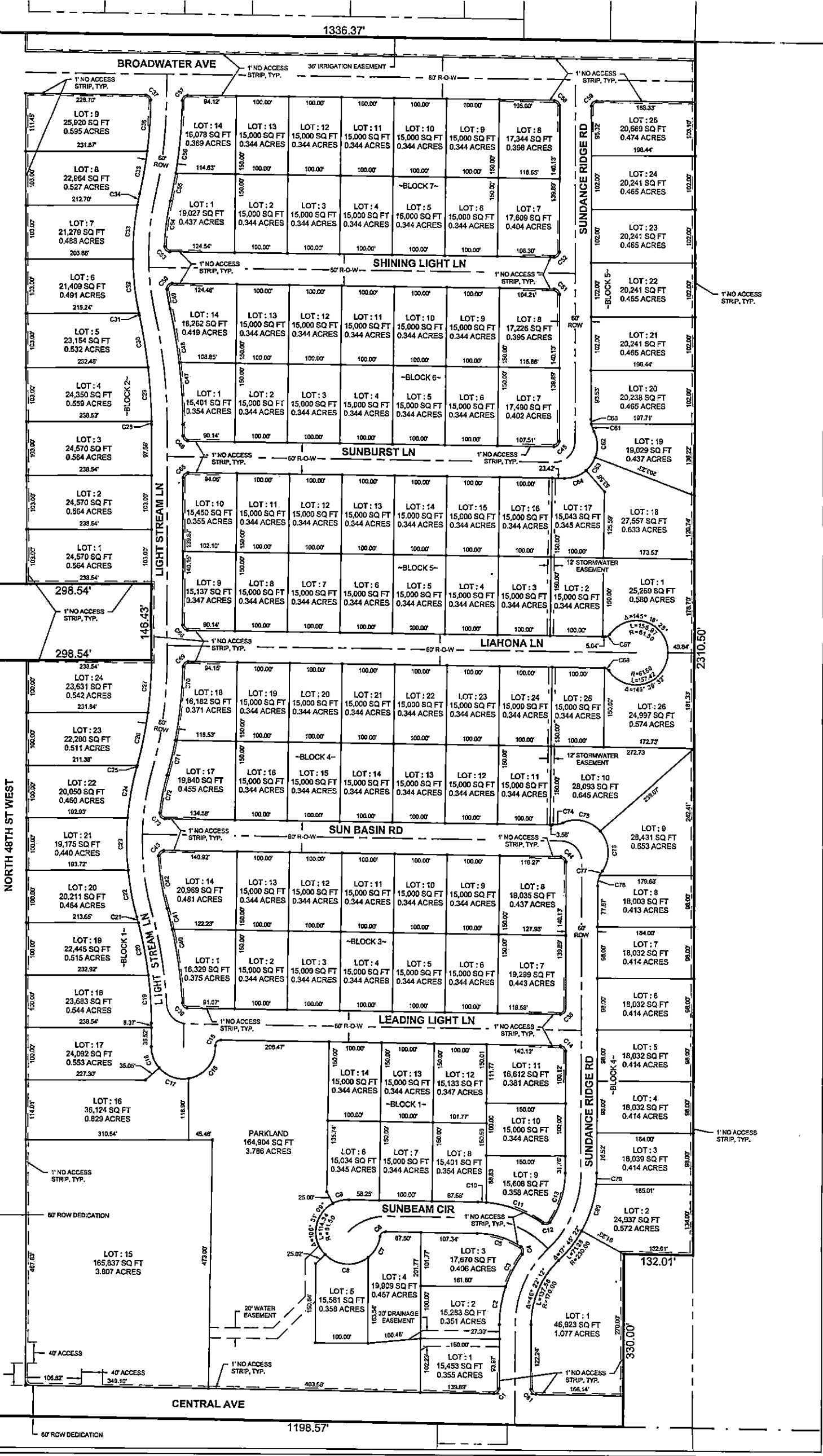
1440.97'

1440.97'

1440.97'

1440.97'

1440.97'



PROJECT NUMBER	2018-031
SHEET NUMBER	2 OF 11
DRAWING NUMBER	1.1

SUNDANCE SUBDIVISION
 YELLOWSTONE COUNTY, MONTANA
 OVERALL DIMENSIONED LOT LAYOUT

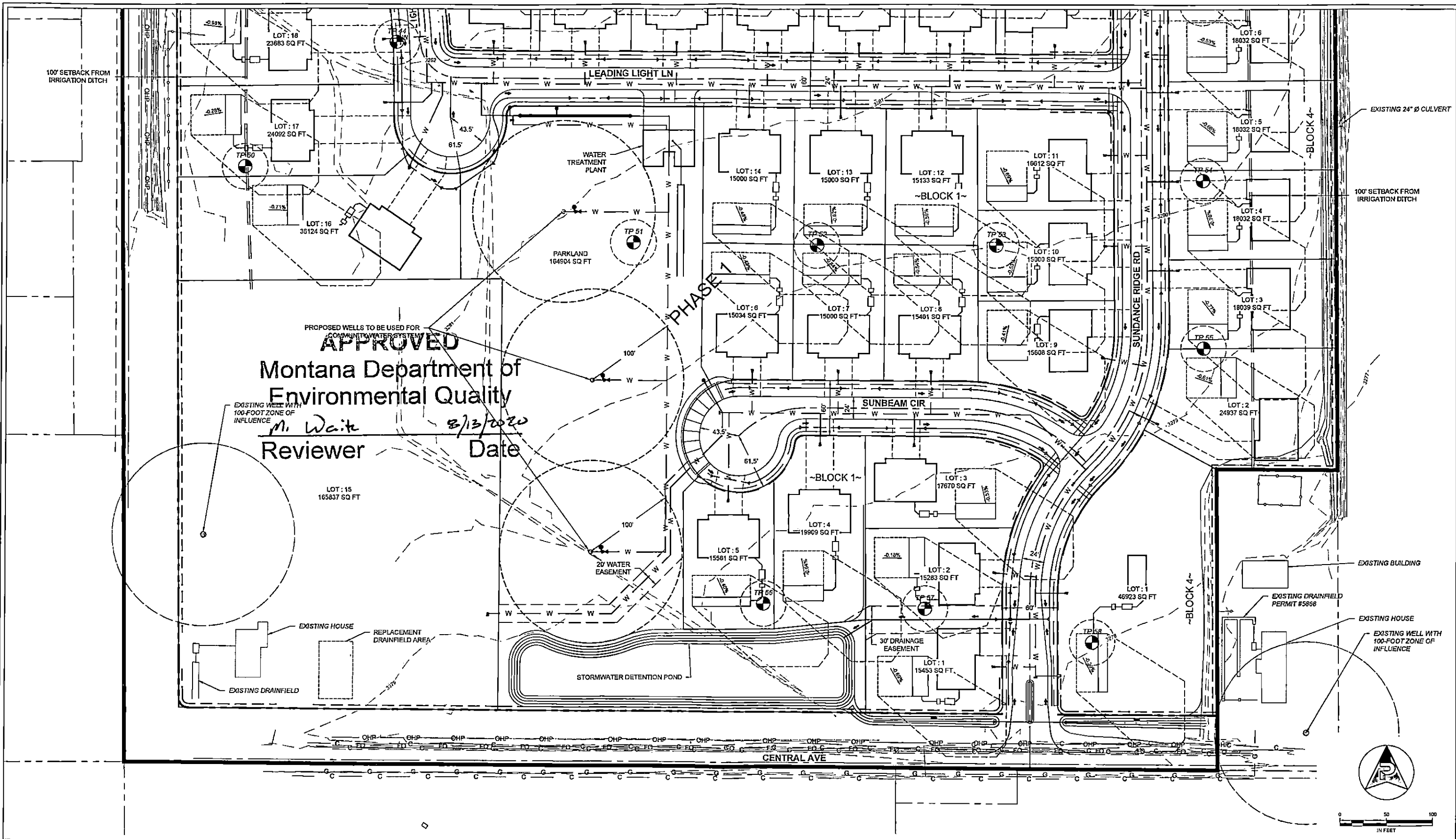
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	AMC
DATE	02/20/2020



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 (406) 384-0080
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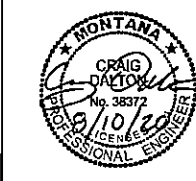
HEALTH
 3967003
 04/06/2021 03:53 PM Pages: 4 of 19 Fees: 0.00
 Jeff Martin Clerk & Recorder, Yellowstone MT



PROPOSED WELLS TO BE USED FOR
 COMMUNITY WATER SYSTEM
APPROVED
 Montana Department of
 Environmental Quality
 M. Waite
 Reviewer
 8/13/2020
 Date

REVISIONS					
NO.	DESCRIPTION	DATE	BY	CHECKED BY	
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PERFORMANCE ENGINEERING
 608 NORTH 29TH STREET (406) 384-0080
 BILLINGS, MT 59101 performance-ec.com



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 JMD DRAWN BY
 01/13/2020 DATE
 QUALITY ASSURANCE
 CDP CHECKED BY
 02/20/2022 DATE

SUNDANCE SUBDIVISION
 YELLOWSTONE COUNTY, MONTANA
 SITE LAYOUT - AREA 1

PROJECT NUMBER
 2018-031
 SHEET NUMBER
 3 OF 11
 DRAWING NUMBER
1.2

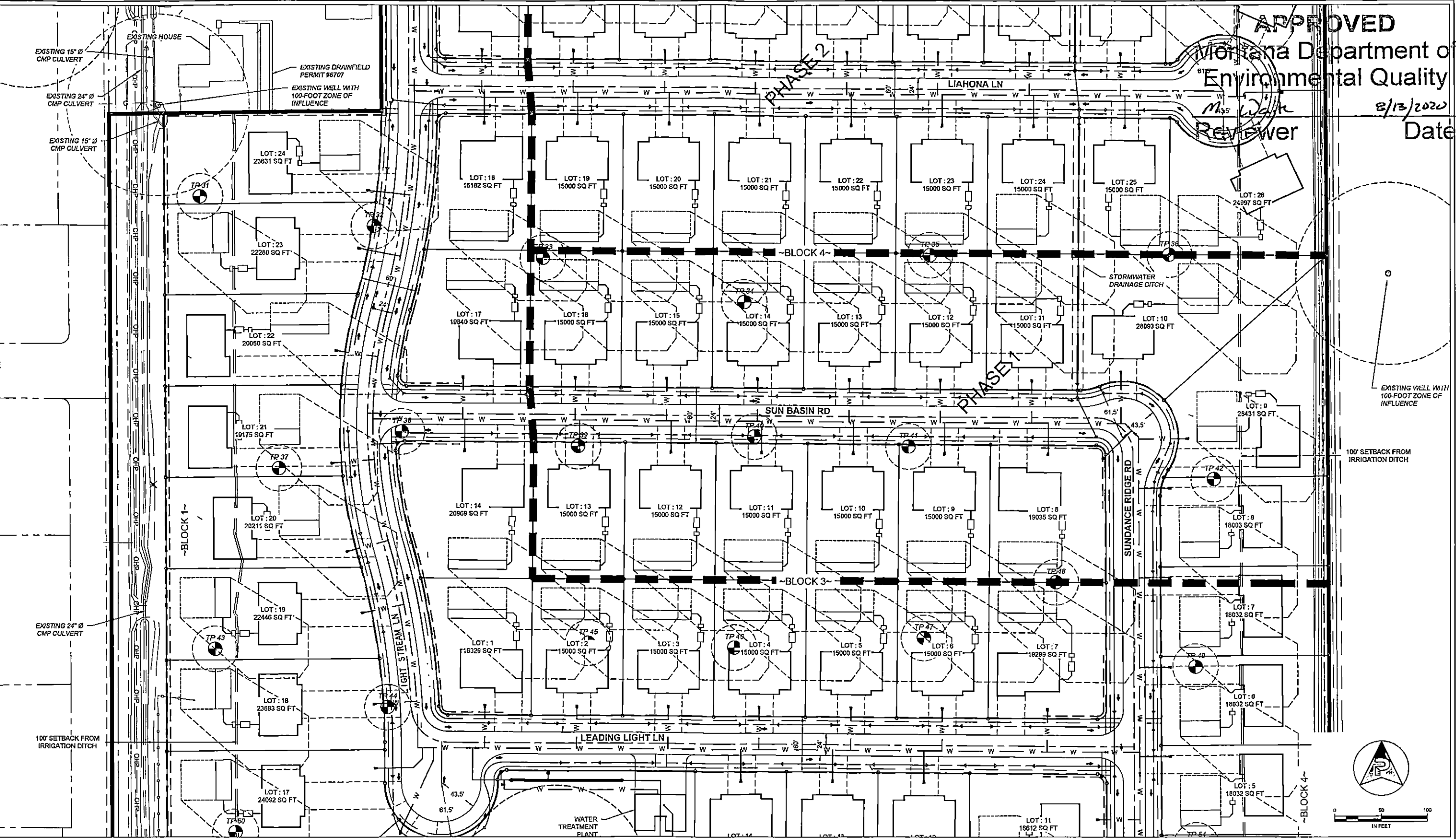
HEALTH

3967003

04/06/2021 03:53 PM Pages: 6 of 19
Jeff Martin Clerk & Recorder, Yellowstone MT

PE BKW/CTB
8/7/2020 4:38:58 PM

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APPROVED
 Montana Department of
 Environmental Quality
 8/13/2020
 Date

Ms. W. K. Reviewer

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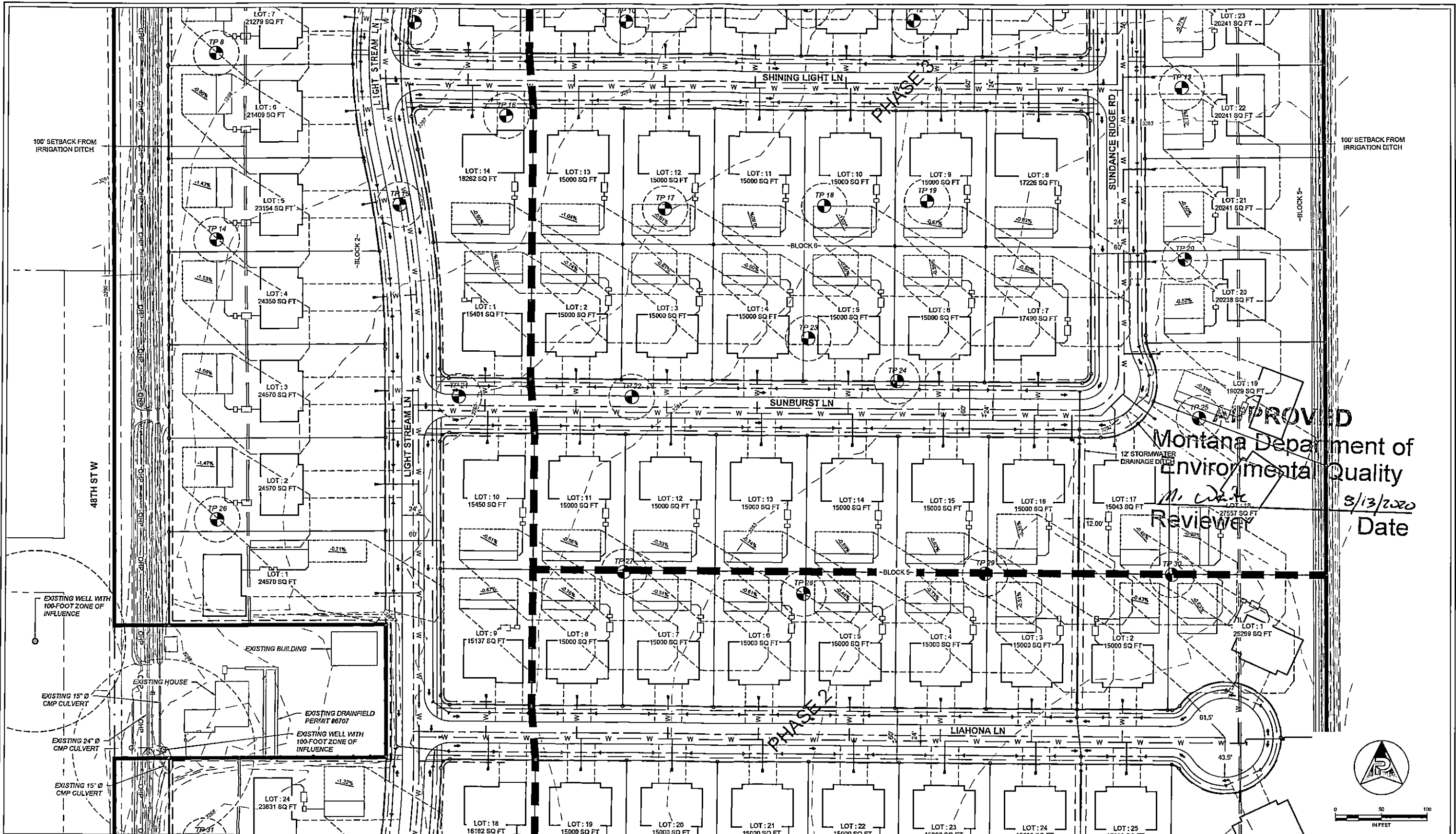
PERFORMANCE ENGINEERING
 608 NORTH 29TH STREET (406) 384-0080
 BILLINGS, MT 59101 performance-ec.com



DESIGNED BY
 JMD
 DRAWN BY
 JMD
 DATE
 01/13/2020
 QUALITY ASSURANCE
 CDK
 CHECKED BY
 CDK
 DATE
 02/23/2020

SUNDANCE SUBDIVISION
 YELLOWSTONE COUNTY, MONTANA
 SITE LAYOUT - AREA 2

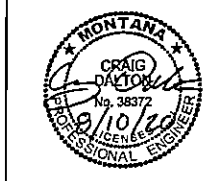
PROJECT NUMBER
 2018-031
 SHEET NUMBER
 4 OF 11
 DRAWING NUMBER
 1.3



APPROVED
 Montana Department of
 Environmental Quality
M. White
 Reviewer
 8/13/2020
 Date

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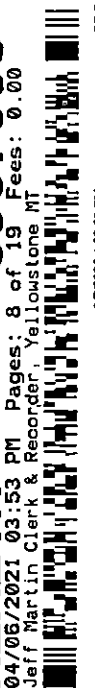
PERFORMANCE ENGINEERING
 608 NORTH 29TH STREET (406) 384-0080
 BILLINGS, MT 59101 performance-ec.com



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 JMD DRAWN BY
 8/13/2020 DATE
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 CDP CHECKED BY
 02/20/2020 DATE

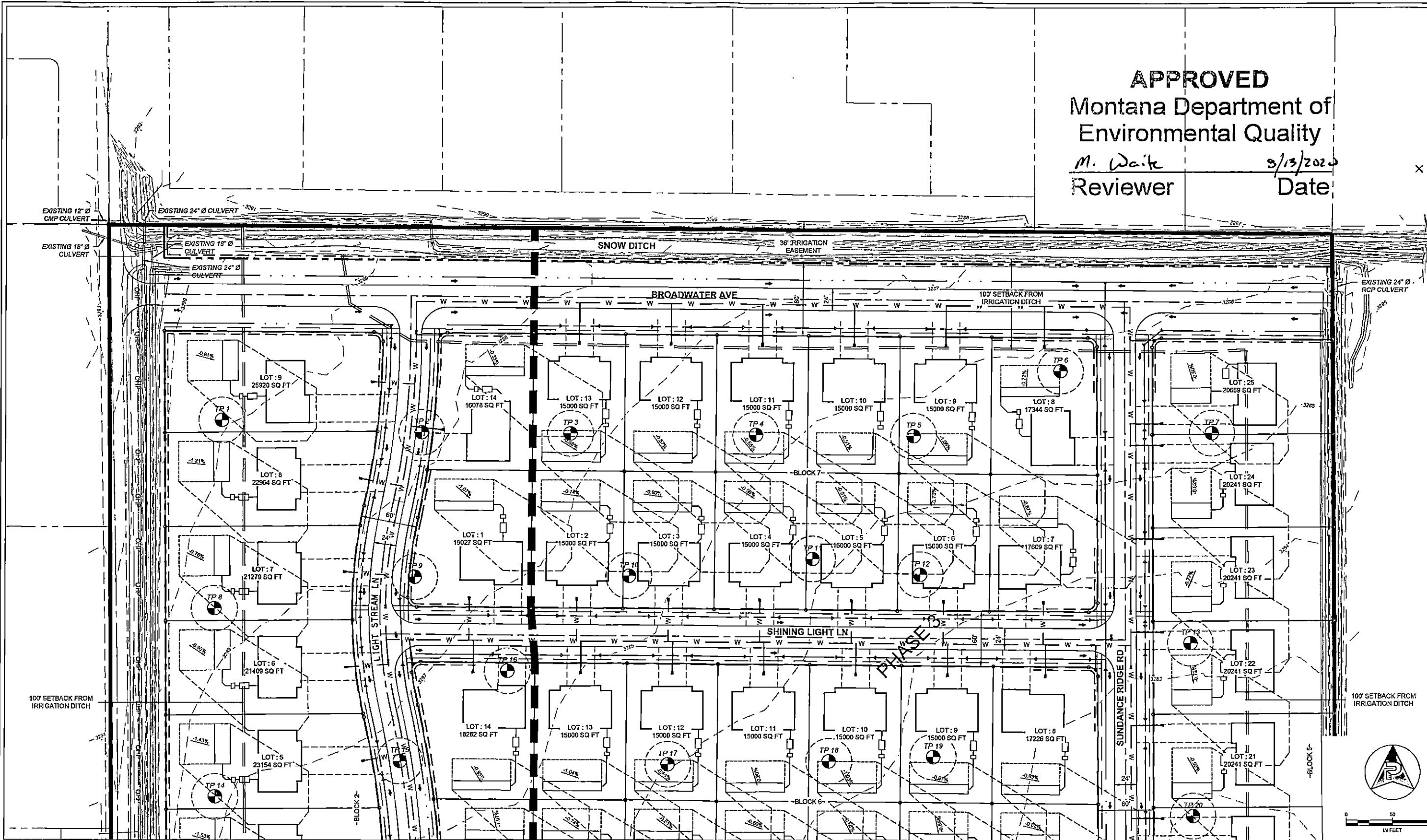
SUNDANCE SUBDIVISION
 YELLOWSTONE COUNTY, MONTANA
SITE LAYOUT - AREA 3

PROJECT NUMBER
 2018-031
 SHEET NUMBER
 5 OF 11
 DRAWING NUMBER
1.4
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APPROVED
Montana Department of
Environmental Quality
M. Waite
Reviewer
8/13/2020
Date



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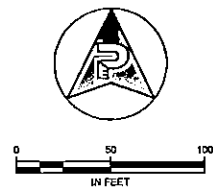
PERFORMANCE ENGINEERING
608 NORTH 29TH STREET (406) 384-0080
BILLINGS, MT 59101 performance-ec.com



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JMD DRAWN BY
01/13/2020 DATE
QUALITY ASSURANCE
CDP CHECKED BY
02/20/2020 DATE

SUNDANCE SUBDIVISION
YELLOWSTONE COUNTY, MONTANA
SITE LAYOUT - AREA 4

PROJECT NUMBER 2018-031
SHEET NUMBER 6 OF 11
DRAWING NUMBER 1.5
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GENERAL NOTES:

- Contractor shall be responsible for locating existing utilities prior to excavation.
- Refer to lot layout for septic tank locations.
- All drainfield locations shall be staked by a licensed surveyor prior to construction.
- The Contractor shall measure the height of the water coming from each orifice at the end of the inspection risers. The minimum height is 2.30 feet. If the range of heights is greater than 10%, system adjustments must be made.
- When the Contractor is satisfied the system pressurizes properly and the water discharge heights are in the proper range, notify the Design Engineer or County Sanitarian for an inspection of the pressure distribution system.
- When the system meets the Design Engineer or County Sanitarian's approval, the gravelless chambers can be installed and the pressurized laterals suspended within

- the chambers.
- Pump substitutions must be approved by the Engineer. Shop drawings and pump curves must be submitted to the Engineer to ensure adequate pump performance.
- If elevation difference differs by 6 feet +, contact the Engineer to ensure recommended pump is adequate. Elevation difference is measured from bottom of dosing tank to the top of first trench.
- All drainfields, tanks, and Level 2 treatment have been sized for 3-bedroom homes. Contact Riverstone Health (County Sanitarian) for homes greater than 3-bedrooms.
- The most current publication of DEQ Circular 4 may be obtained from the Montana Department of Environmental Quality website: <https://deq.mt.gov/>

- Drainfield absorption trenches shall be laid level (0% slope)
- Drainfield absorption trench depth shall be 36" maximum.
- Insert orifices on top of lateral so squirt will be deflected off of the top of the chamber, except for every fourth orifice which will be placed on the bottom of the lateral for drainage purposes. Downward facing orifices shall be equipped with a diffuser shield.
- Hang pressurized lateral from top of chamber using plastic ties.
- A minimum of 12" of backfill shall be placed on top of the chambers at the center of the mound.
- Contractor shall drill 1/8" diameter orifice above the high water alarm on discharge pipe to provide a siphon break on the force main. Additionally, the Contractor shall ensure the lowest lateral is higher than the elevation of the pump off float in the dosing tank.

CONSTRUCTION NOTES:

- Septic tank shall be installed a minimum of 10 feet from foundation.
- Schedule 40 PVC sewer pipe must be used leading into and out of the septic tank.
- Sewer pipe from foundation to septic tank and from the septic tank to the dosing tank shall have a minimum slope of 1/4 inch per foot slope.
- A sanitary sewer cleanout shall be installed on the sewer pipe a distance of two (2) feet outside the exterior wall of foundation and at every change in grade or alignment.
- Install force main (delivery pipe) 6 feet below the surface to prevent freezing.
- Pipe used for pressure distribution lines shall be Schedule 40 PVC. All fittings must be pressure rated to the pipe.
- Install a 6-inch diameter PVC pipe (sleeve) over vertical force main and fill with water resistant installation.

DOSING TANK NOTES:

- Tank shall be Billings Precast 500 gallon dosing tank or approved equal.
- Tank access risers shall extend to the surface.
- Tank dimensions shown are for a maximum bury depth of 3'. Consult tank manufacturer for bury depths greater than 3'.
- Effluent pump shall be rated for sewer with a pump duty point as specified in plans.
- Verify minimum submergence depth from pump manufacturer.
- All pipe shall be SCH 40 PVC with watertight fitting and joints.
- Alarm to be on its own circuit, not shared with pump controls.
- The dosing volume, alarm switch, and on/off switch will be determined based off of a 3-bedroom house and the height difference between the dosing tank outlet and the drainfield.

Design for Lot and Block			
Block	Lot	Drainfield Design No.	Pump Design No.
1	5 thru 8, 11 and 22	1	1a
	12 thru 14	1	1b
	1 thru 4, 9, 10, 16 thru 21, 23 and 24	2	2
2	1 thru 9	2	2
3	1 thru 6	1	1a
	7 thru 14	1	1b
4	12 thru 17	1	1a
	1, 18 thru 23	1	1b
	2 thru 11, 24 thru 26	2	2
5	4 thru 9, and 19	1	1a
	10 thru 15, and 18	1	1b
	1 thru 3, 16, 17, 20 thru 25	2	2
6	1 thru 6	1	1a
	7 thru 14	1	1b
7	1 thru 6, 8, and 14	1	1a
	7, 9 thru 13	3	1b

Drainfield Piping Schedule													
Drainfield Design No.	Trench / System Type	No. of Trenches	Trench Depth (in)	Trench Width (ft)	Nominal Lateral Diameter (in)	Lateral Length (ft)	Nominal Manifold Diameter (in)	Manifold Length (ft)	Absorption Area (sf)	Replacement Absorption Area (sf)	Pipe Orifice Diameter (in)	Pipe Orifice Spacing (ft)	No. of Orifices per Lateral
1	Gravelless Pressure	2	24 - 36	3	1.50	64	2.0	7	384	768	5/32	4	17
2	Gravelless Pressure	3	24 - 36	3	1.50	44	2.0	14	396	792	5/32	4	12

Pump Specifications									
Pump Design No.	Pump Type	Minimum Pump Flow (gpm)	Minimum Pump Head (ft)	Dosing Volume (gal)	Dosing Duration (min)	Pump Off* (in)	Pump On* (in)	High Level Alarm* (in)	Forcemain Length** (ft)
1a	Liberty FL30 Series	33.0	13.4	77.3	2.34	18	26	37	25
1b	Pentair Hydromatic Shef 30	28.40	13.5	77.3	2.72	18	26	37	55
2	Liberty FL30 Series	33.0	13.4	86.9	2.63	18	27	38	40

* Pump float depths are height above floor of dosing tank.
 **If any force main varies from the force main length provided by more than 15 feet, the contractor must contact the Engineer prior to pump installation.

REVISIONS				
NO.	DESCRIPTION	DATE	BY	CHECKED BY
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 BILLINGS, MT 59101 performance-ec.com

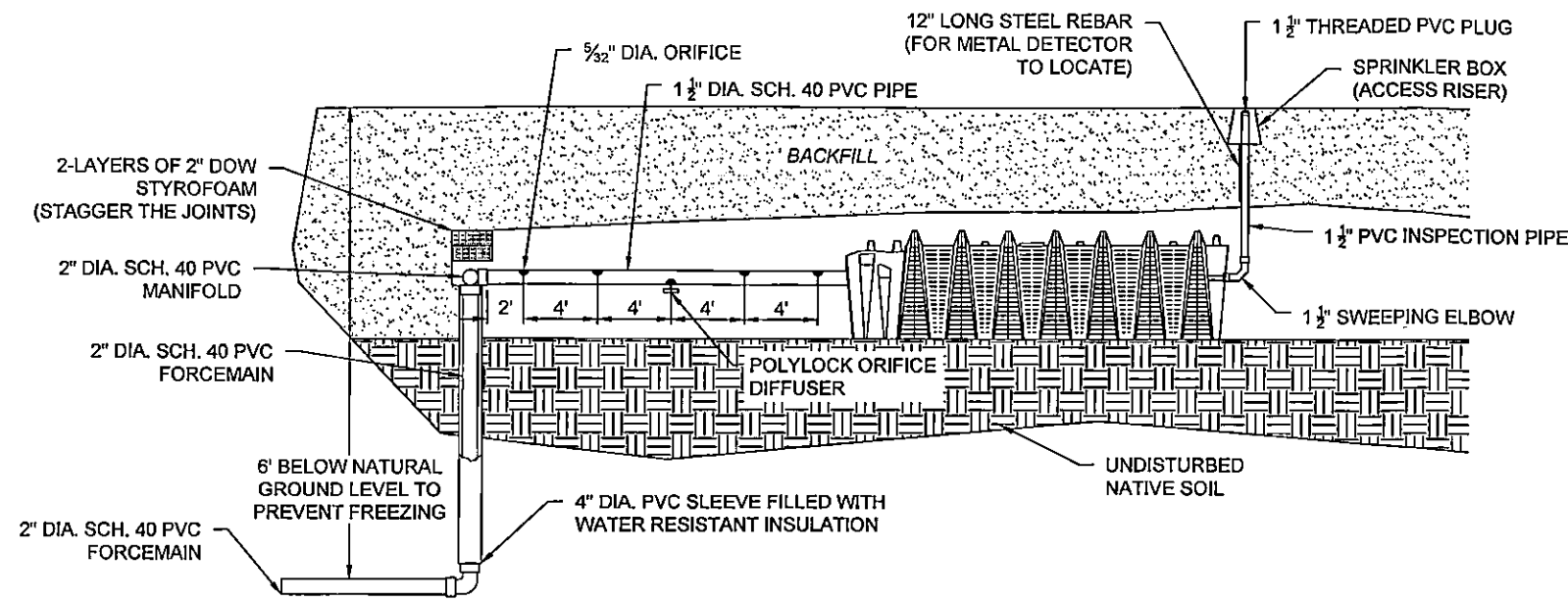


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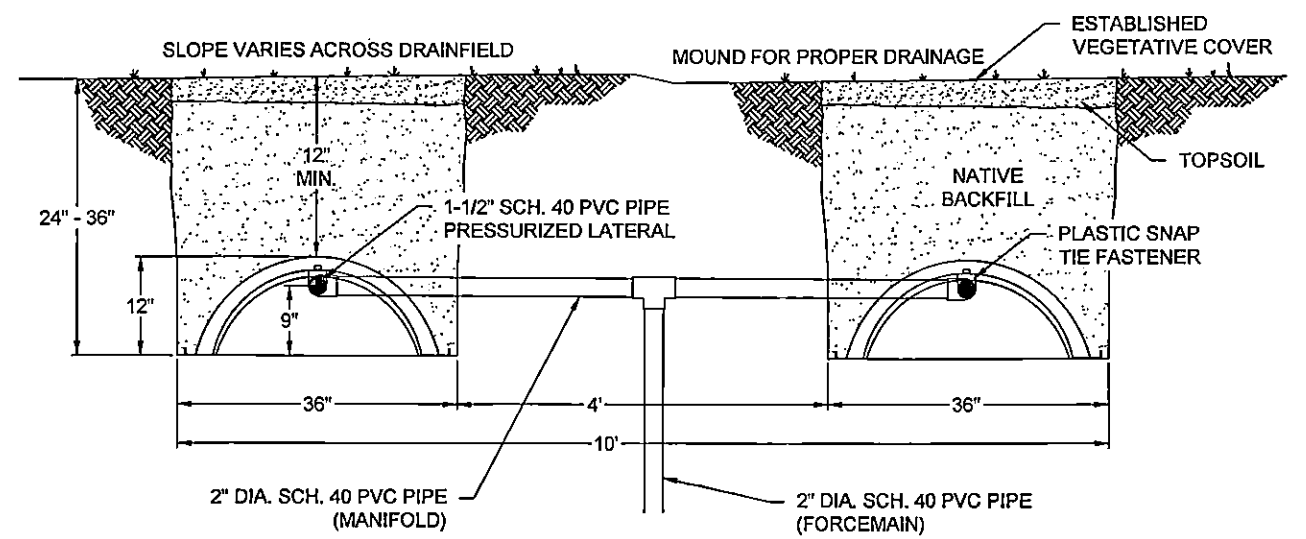
SUNDANCE SUBDIVISION
 YELLOWSTONE COUNTY, MONTANA
CONSTRUCTION NOTES & SEPTIC SYSTEM DESIGN TABLES

PROJECT NUMBER 2018-031
 SHEET NUMBER 7 OF 11
 DRAWING NUMBER **2.0**

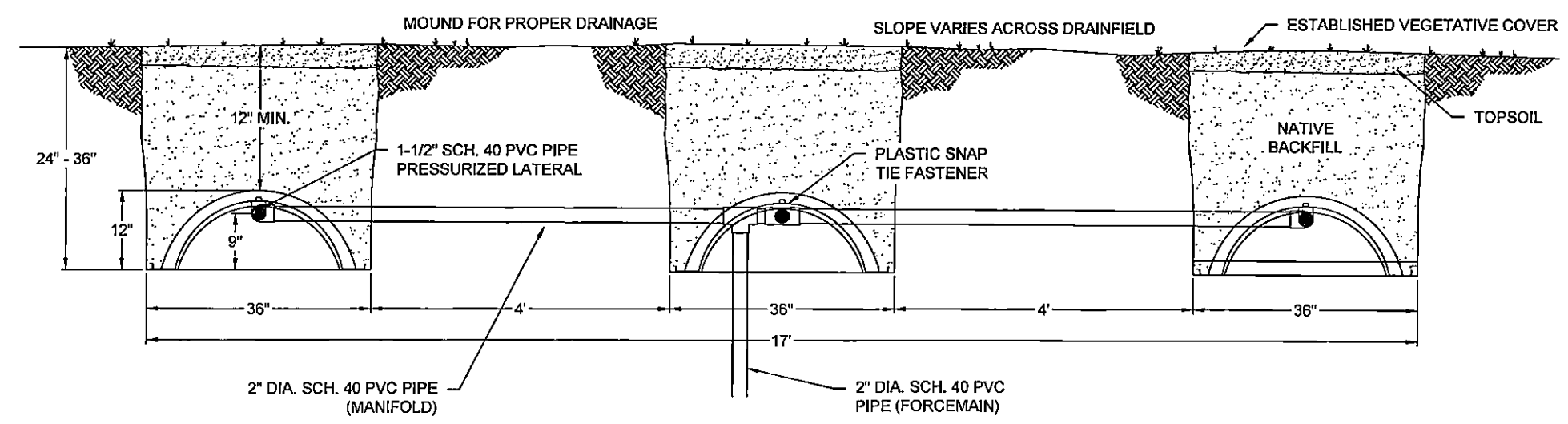
C:\Users\Krisina\Dropbox [PEC Billings] PEC Billings Team Folder\In Site Eng\2018-031 48th & Central SubCAD\DWG\Plan Set\Details\Sanitary Sewer Details.dwg



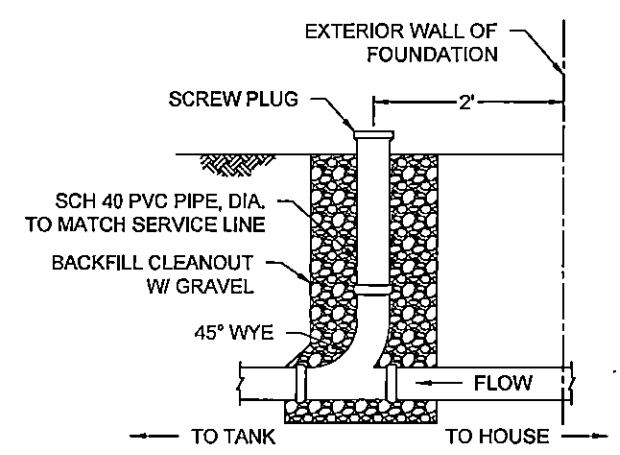
1 PRESSURE LATERAL DETAILS
 SCALE: NTS



2 DRAINFIELD CROSS-SECTION DETAILS FOR DRAINFIELD DESIGN 1
 SCALE: NTS



3 DRAINFIELD CROSS-SECTION DETAILS FOR DRAINFIELD DESIGN 2
 SCALE: NTS



4 TYPICAL CLEANOUT DETAIL
 SCALE: NTS

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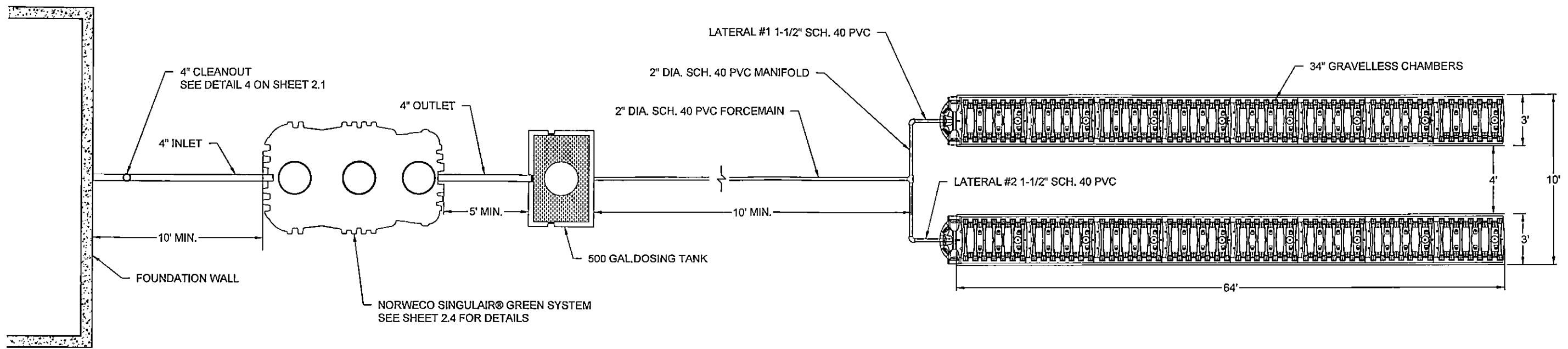
PERFORMANCE ENGINEERING
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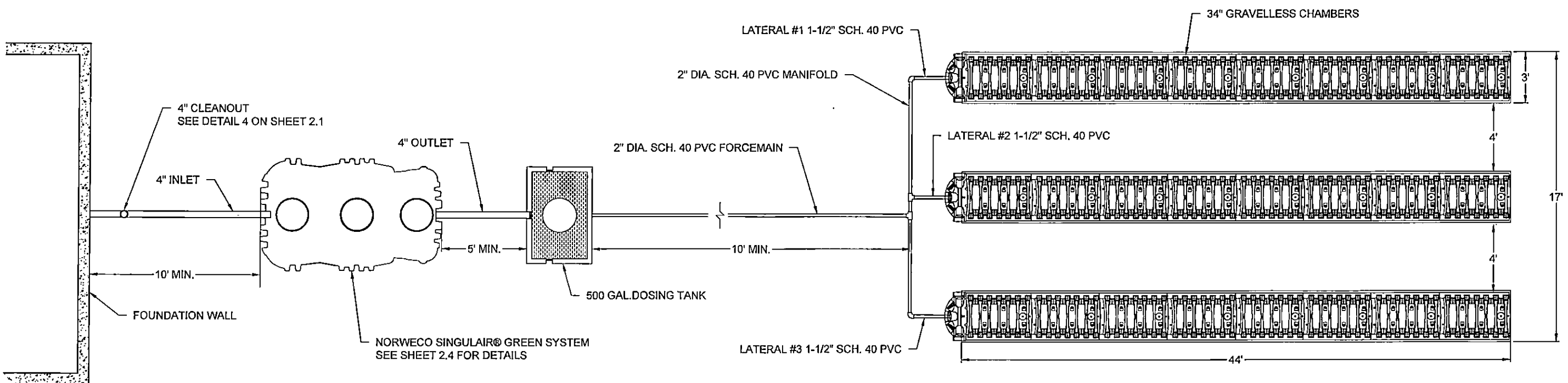
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SUNDANCE SUBDIVISION
 YELLOWSTONE COUNTY, MONTANA
 SEPTIC SYSTEM
 INSTALLATION DETAILS

PROJECT NUMBER
 2018-031
 SHEET NUMBER
 8 OF 11
 DRAWING NUMBER
2.1



5 DRAINFIELD PLAN DETAILS FOR DESIGN 1
 SCALE: NTS



6 DRAINFIELD PLAN DETAILS FOR DESIGN 2
 SCALE: NTS

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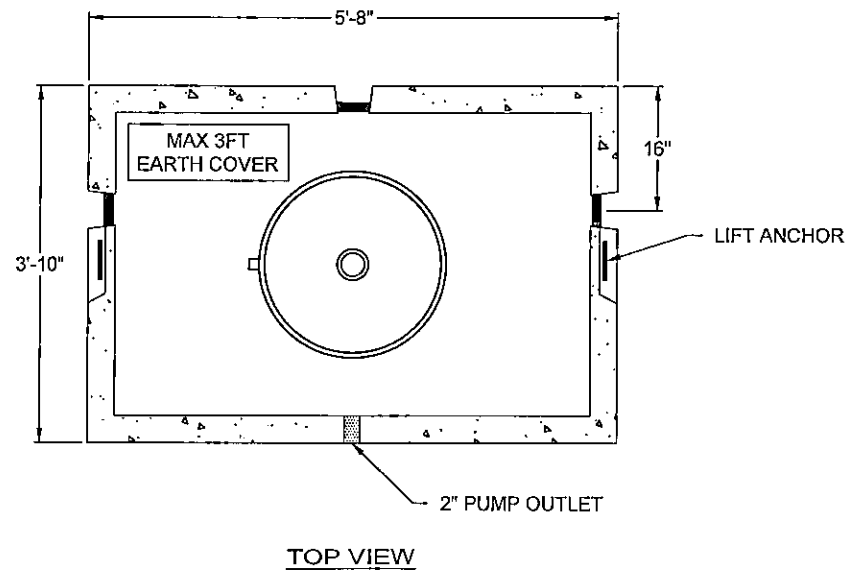
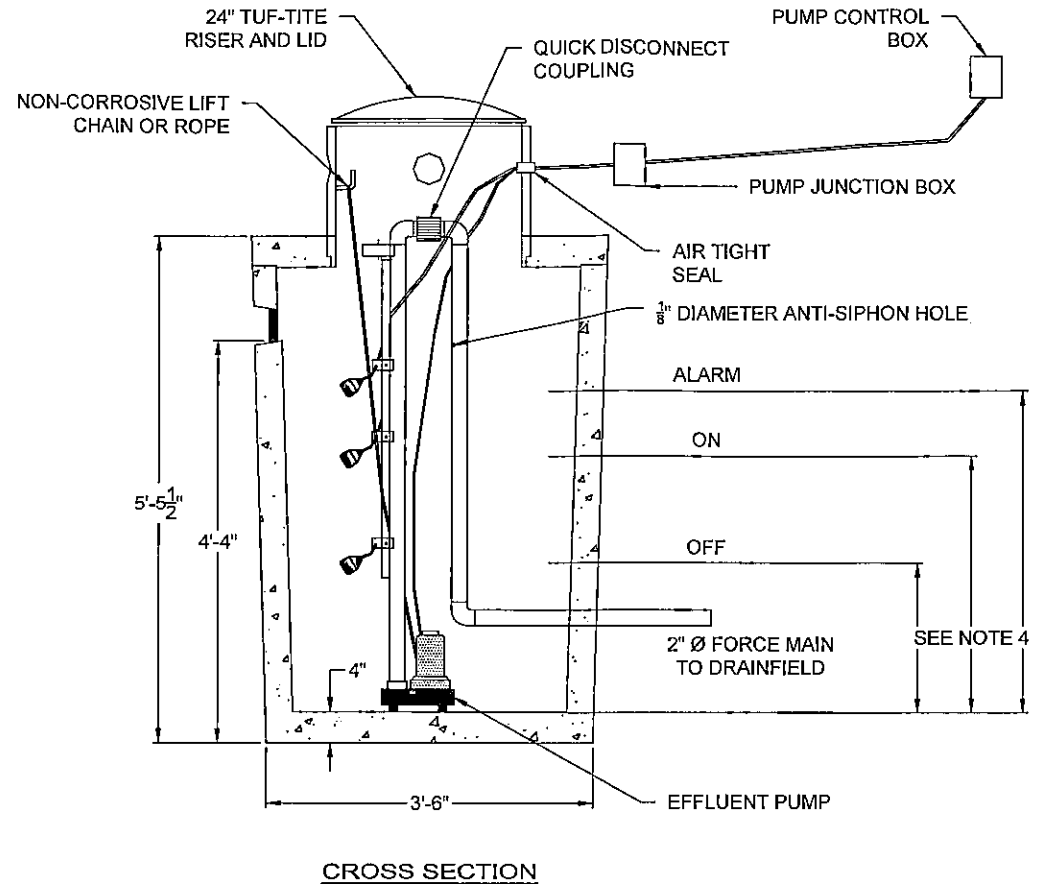
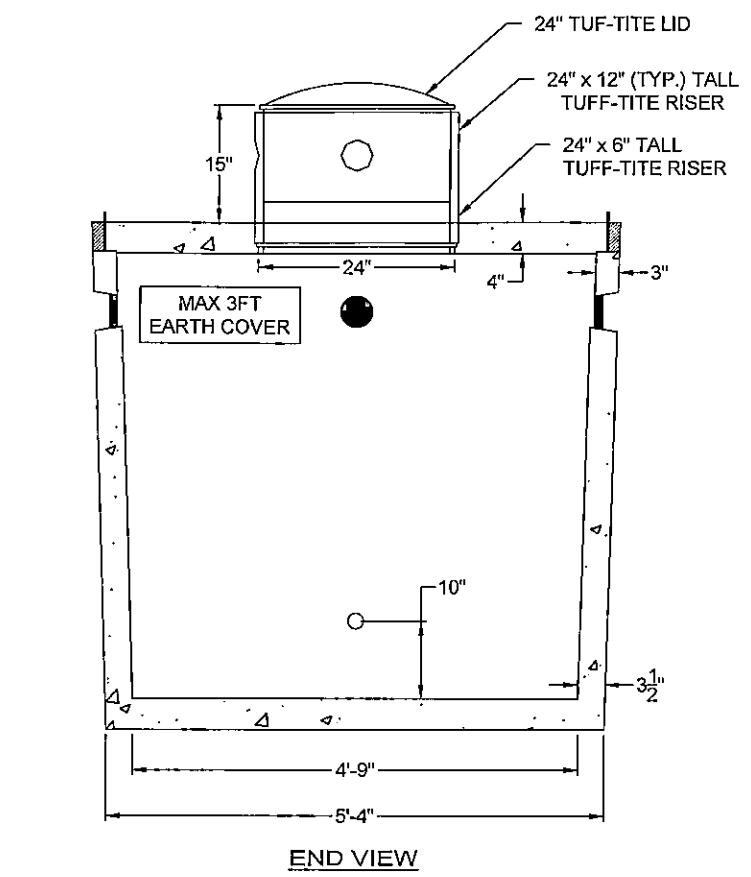
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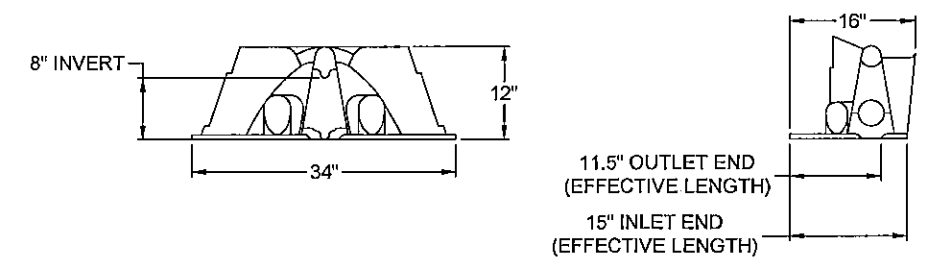
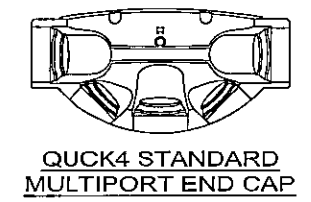
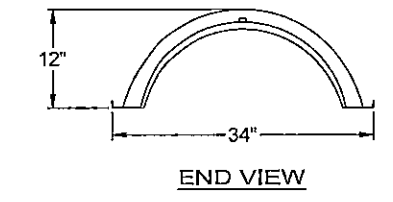
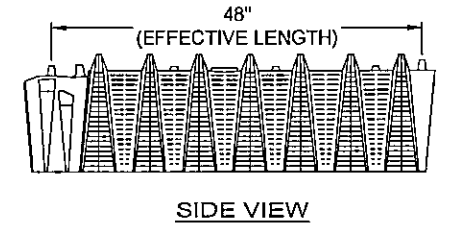
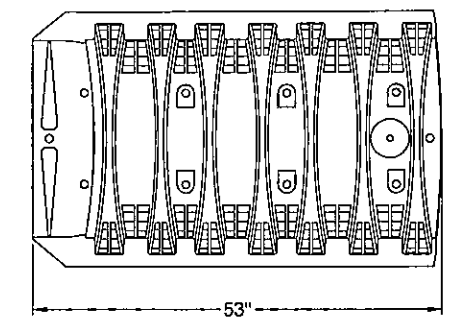
SUNDANCE SUBDIVISION
 YELLOWSTONE COUNTY, MONTANA
SEPTIC SYSTEM
INSTALLATION DETAILS (CONTINUED)

PROJECT NUMBER 2018-031
 SHEET NUMBER 9 OF 11
 DRAWING NUMBER **2.2**
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- NOTES:
1. SEPTIC SYSTEM AND APPURTENANCES SHALL MEET THE STANDARDS SET FORTH IN MT DEQ CIRCULAR 4.
 2. ALL LOTS ARE DESIGNED WITH A 500 GALLON DOSING TANK. DOSING TANK SHALL BE BILLINGS PRECAST 500 GALLON DOSING TANK OR APPROVED EQUAL. FLOAT ASSEMBLY DEPTHS WERE CALCULATED BASED ON THE DIMENSIONS OF THIS SPECIFIC TANK. SUBSTITUTING A DIFFERENT TANK MODEL WILL CHANGE THE FLOAT OR TIMER SETTINGS. CONTACT DESIGN ENGINEER IF CHANGES ARE NECESSARY
 3. SEE THE PUMP SPECIFICATION TABLE ON SHEET 2.0 FOR DOSING VOLUME.
 4. SEE THE PUMP SPECIFICATION TABLE ON SHEET 2.0 FOR FLOAT ASSEMBLY DEPTHS. DEPTHS PROVIDED ARE HEIGHT ABOVE FLOOR OF DOSING TANK.
 5. TANK ACCESS RISERS SHALL EXTEND TO THE SURFACE.
 6. TANK DIMENSIONS SHOWN ARE FOR A MAXIMUM BURY DEPTH OF 3 FEET. CONSULT TANK MANUFACTURER FOR BURY DEPTHS GREATER THAN 3 FEET.
 7. SEE THE PUMP SPECIFICATION TABLE ON SHEET 2.0 FOR PUMP INFORMATION.
 8. ALL PIPE SHALL BE SCH 40 PVC WITH WATERTIGHT FITTINGS AND JOINTS.
 9. ALARM TO BE ON ITS OWN CIRCUIT, NOT SHARED WITH PUMP CONTROLS.

7 500 GALLON DOSING TANK
 SCALE: NTS



8 INFILTRATOR CHAMBER DETAILS (QUICK 4 STANDARD)
 SCALE: NTS

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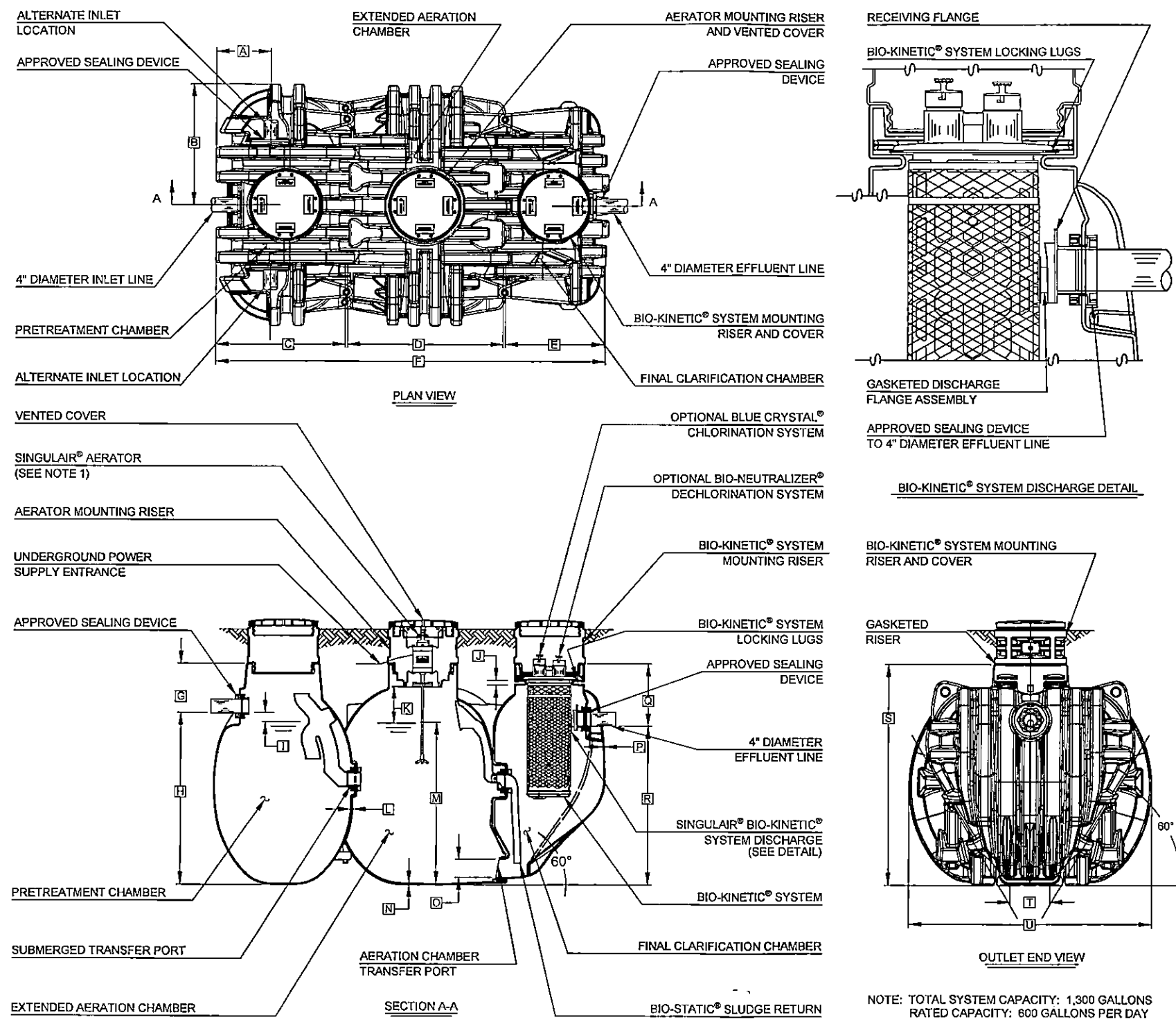
PERFORMANCE ENGINEERING
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 JMD DRAWN BY
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 QUALITY ASSURANCE
 CDP CHECKED BY
 02/23/2022 DATE

SUNDANCE SUBDIVISION
 YELLOWSTONE COUNTY, MONTANA
 SEPTIC SYSTEM
 INSTALLATION DETAILS (CONTINUED)

PROJECT NUMBER 2018-031
 SHEET NUMBER 10 OF 11
 DRAWING NUMBER **2.3**
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- GENERAL NOTES:**
- ① SINGULAIR® AERATOR, AS TESTED AND ACCEPTED BY NSF.
 - ② FALL THROUGH SINGULAIR® PLANT FROM INLET INVERT TO OUTLET INVERT IS FOUR INCHES. INLET INVERT IS 16 INCHES BELOW THE RISER MOUNTING SURFACE.
 - ③ ON DEEPER INSTALLATIONS, RISERS MUST BE USED TO EXTEND AERATOR MOUNTING RISER AND BIO-KINETIC® SYSTEM MOUNTING RISER TO GRADE. INSPECTION COVER ON PRETREATMENT CHAMBER MUST BE DEVELOPED TO WITHIN TWELVE INCHES OF GRADE.
 - ④ REMOVABLE COVERS ON RISERS ARE EACH SECURED TO PREVENT UNAUTHORIZED ACCESS.
 - ⑤ CONTACT THE LOCAL, LICENSED SINGULAIR® DISTRIBUTOR FOR ELECTRICAL REQUIREMENTS.

CRITICAL DIMENSIONS			
A	1'- 5 1/2"	N	0'- 0 3/8"
B	3'- 3"	O	0'- 6"
C	3'- 5 1/4"	P	0'- 0 3/8"
D	4'- 2 1/4"	Q	1'- 8"
E	2'- 8 3/4"	R	4'- 3 1/2"
F	10'- 6 1/2"	S	5'- 11 1/2"
G	1'- 4"	T	1'- 4"
H	4'- 7 1/2"	U	6'- 6"
I	0'- 3"	V	
J	0'- 1 1/2"	W	
K	1'- 0"	X	
L	0'- 0 3/4"	Y	
M	4'- 4"	Z	

NOTE: TOTAL SYSTEM CAPACITY: 1,300 GALLONS
 RATED CAPACITY: 600 GALLONS PER DAY

9 SINGULAIR GREEN® 960 - 500 GPD SYSTEM
 SCALE: NTS

REVISIONS				
NO.	DESCRIPTION	DATE	BY	CHECKED BY
1				
2				
3				
4				
5				
6				

PERFORMANCE ENGINEERING
 608 NORTH 29TH STREET (406) 384-0080
 BILLINGS, MT 59101 performance-ec.com



DESIGNED BY: JMD
 DRAWN BY: JMD
 DATE: 01/19/2020
 QUALITY ASSURANCE: CDP
 CHECKED BY: CDP
 DATE: 02/20/2020

SUNDANCE SUBDIVISION
 YELLOWSTONE COUNTY, MONTANA
NORWECO SINGULAIR®
 GREEN DETAILS

PROJECT NUMBER 2018-031
SHEET NUMBER 11 OF 11
DRAWING NUMBER 2.4

Sundance Subdivision

Operation and Maintenance Plan for Storm Drainage System

August 7, 2020

1) Responsible Entity

The entity that shall be responsible for the overall management and implementation of this operation and maintenance plan for the storm drainage system of Sundance Subdivision shall be:

Sundance Homeowners Association, a non-profit corporation
P.O. Box 80445
Billings, MT 59108

RECEIVED

AUG 11 2020

MT DEQ PUBLIC WATER
& SUBDIVISIONS

2) General Maintenance

- A.) HOA is to inspect and mow the storm drainage retention basin annually and remove sediment, trash, and debris that might impede the storage capacity of the basin.
- B.) HOA is to inspect culverts under roadways and sidewalks every 6 months and remove sediment, trash, and debris that might impede flow capacity of the culverts.
- C.) HOA shall mow storm drainage swales annually prior to the development of the lot to which the swale is adjacent. After lot development, the storm drainage swale shall be landscaped and maintained by the owner of the lot adjacent to that swale. Homeowners are prohibited from filling or otherwise altering the shape of the storm drainage swales adjacent to their lots.
- D.) After installation of a driveway culvert at the time of lot development, the owner of that lot shall perpetually maintain that culvert under their driveway, annually inspecting it and removing sediment, trash, and debris that could impede the flow capacity of that culvert.

APPROVED

Montana Department of
Environmental Quality

M. White 8/13/2020
Reviewer Date

HEALTH

3967003

04/06/2021 03:53 PM Pages: 14 of 19 Fees: 0.00
Jeff Martin Clerk & Recorder, Yellowstone MT



Sundance

DEVELOPER
REGAL LAND DEVELOPMENT, INC
 P.O. BOX 80205
 BILLINGS, MT 59108

CIVIL ENGINEER
IN SITE ENGINEERING, P.C.
 4118 WOODCREEK DR
 BILLINGS, MT 59106



NO.	DATE	DESCRIPTION
1	3/16/2020	ISSUED TO DEQ
2	5/7/2020	RESUBMIT TO DEQ
3	6/9/2020	FINAL HQ SET
4	6/9/2020	RESUBMIT TO DEQ
5		
6		
7		

DATE
8/5/2020

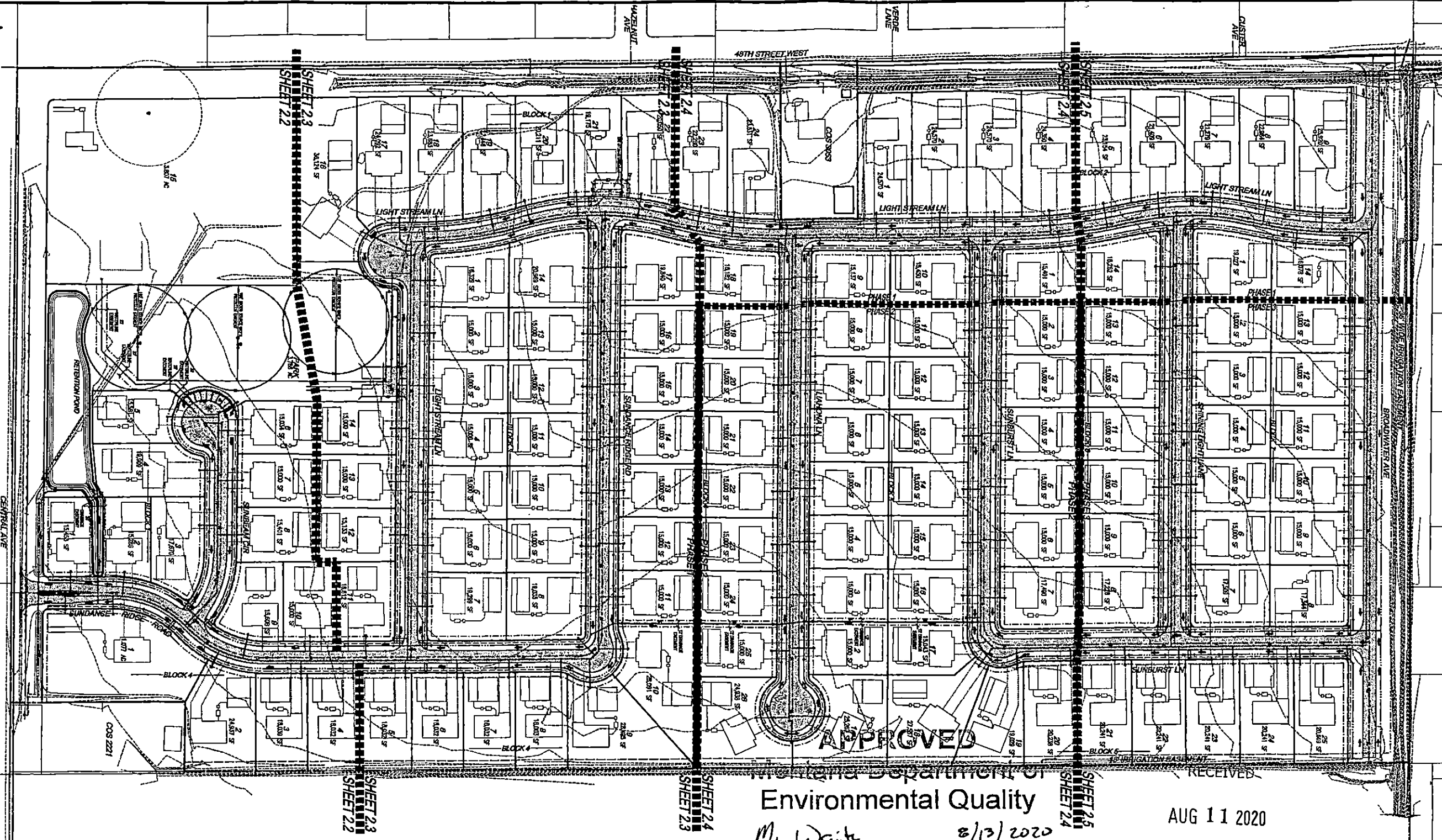
PROJECT
**SUNDANCE
 RESIDENTIAL
 SUBDIVISION
 BILLINGS, MT**

DESCRIPTION
**OVERALL STORM
 DRAIN PLAN**

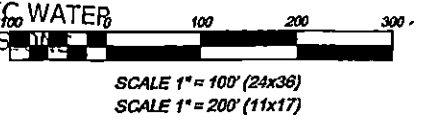
SHEET NAME	SHEET NUMBER
OVERALL STORM DRAIN PLAN	2.1

HEALTH
 04/06/2021 03:53 PM Pages: 15 of 19 Fees: 0.00
 Jeff Martin Clerk & Recorder, Yellowstone MT

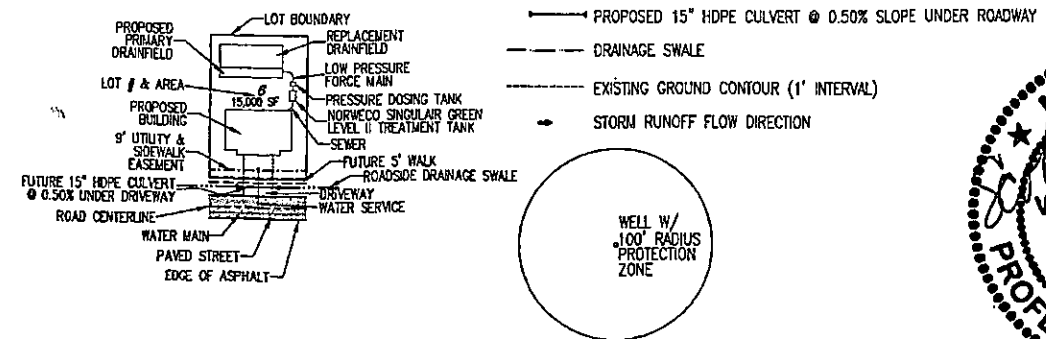
3967003



APPROVED
 Montana Department of
Environmental Quality
M. White 8/13/2020
 Reviewer Date
 RECEIVED
 AUG 11 2020
 MT DEQ PUBLIC WATER
 & SUBDIVISION



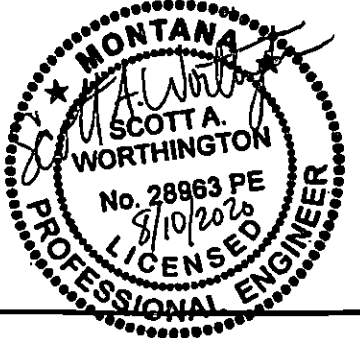
LEGEND



STORM DRAINAGE PLAN & SPECIFICATIONS

SHEET INDEX

- SHEET 2.1 OVERALL STORM DRAIN PLAN (THIS SHEET)
- SHEET 2.2 STORM DRAIN PLAN & DETAILS
- SHEET 2.3 STORM DRAIN PLAN & DETAILS
- SHEET 2.4 STORM DRAIN PLAN & DETAILS
- SHEET 2.5 STORM DRAIN PLAN & DETAILS



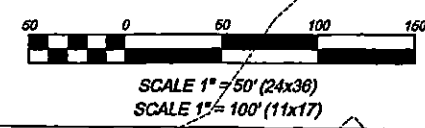
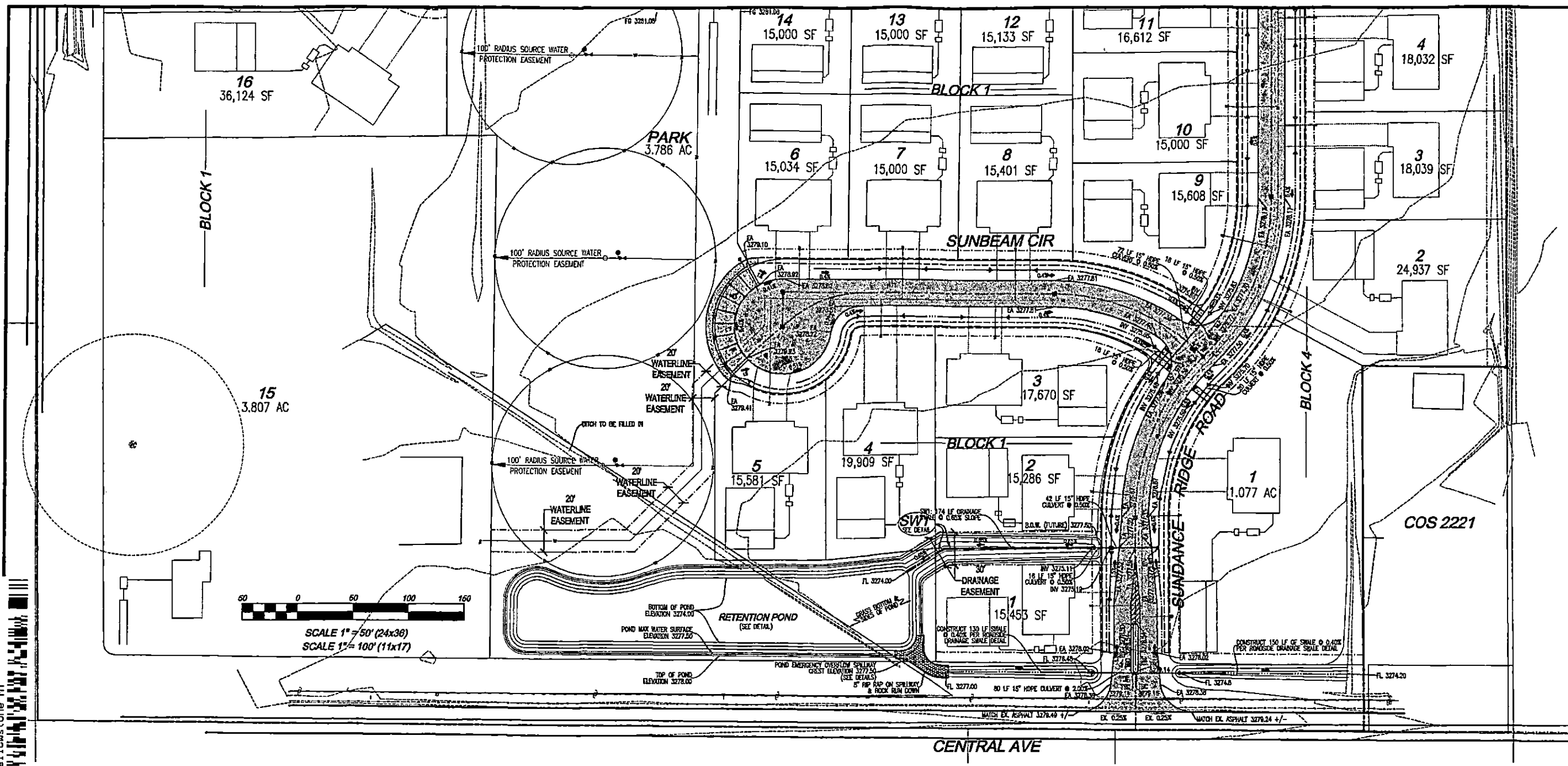
EQ20-1960

NOTES:

1. THERE ARE NO FLOODPLANS ON THIS SITE (AS DELINEATED BY FEMA OR LOCAL FLOODPLAIN AUTHORITIES).
2. SEE SHEETS 2.2, 2.3, 2.4, AND 2.5 FOR DETAILS AND SPECIFICATIONS FOR PROPOSED STORM DRAIN FEATURES.
3. IMPROVEMENTS SHALL BE INSTALLED PER MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS, SIXTH EDITION (APRIL 2010) AND YELLOWSTONE COUNTY PUBLIC WORKS STANDARDS.

HEALTH
 04/06/2021 03:53 PM Pages: 16 of 19 Fees: 0.00
 Jeff Martin Clerk & Recorder, Yellowstone, MT

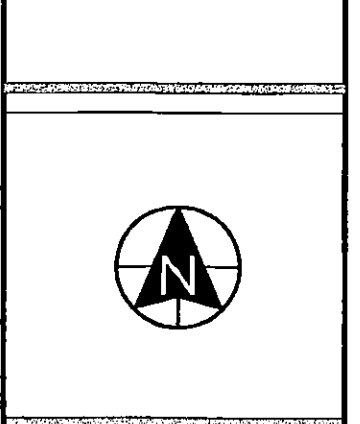
3967003



DEVELOPMENT
Sundance

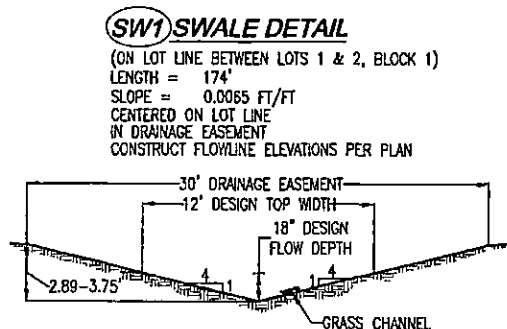
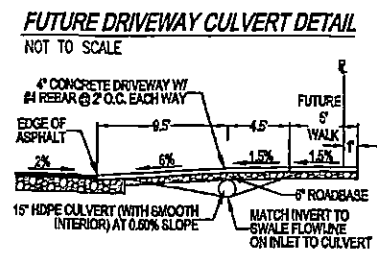
DEVELOPER
REGAL LAND DEVELOPMENT, INC
 P.O. BOX 80205
 BILLINGS, MT 59108

CIVIL ENGINEER
IN SITE ENGINEERING, P.C.
 4118 WOODCREEK DR
 BILLINGS, MT 59108



NO.	DATE	DESCRIPTION
1	3/18/2020	SUBMIT TO OED
2	5/7/2020	RESUBMIT TO OED
3	8/9/2020	PRELIM. OED PLANS
4	8/5/2020	RESUBMIT TO OED
5		
6		
7		

DATE	
	8/5/2020
PROJECT	
SUNDANCE RESIDENTIAL SUBDIVISION BILLINGS, MT	
DESCRIPTION	
STORM DRAIN PLAN & DETAILS	
SHEET NAME	SHEET NUMBER
STORM DRAIN PLAN & DETAILS	2.2



ABBREVIATION KEY

EA = EDGE OF ASPHALT
 EX = EXISTING
 FF = FINISH FLOOR
 FG = FINISH GRADE
 FL = FLOW LINE OF SWALE
 HDPE = HIGH DENSITY POLYETHYLENE
 HP = HIGH POINT
 INV = INVERT OF PIPE
 LF = LINEAL FEET
 LP = LOW POINT
 TA = TOP OF ASPHALT
 TBC = TOP BACK OF CURB
 TYP = TYPICAL

LEGEND

15" CULVERT AT 0.005 FT/FT SLOPE (HEAVY DUTY HOPE PIPE WITH SMOOTH INTERIOR)-INSTALL AT INVERT ELEVATIONS SPECIFIED ON THIS PLAN.

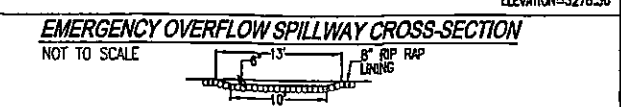
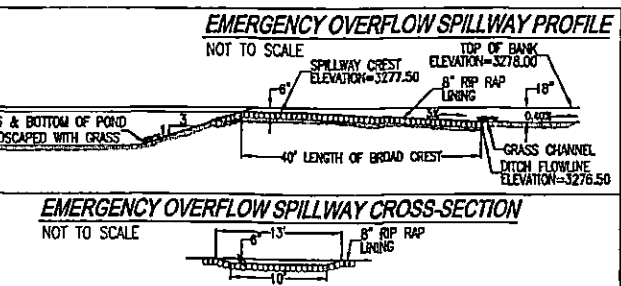
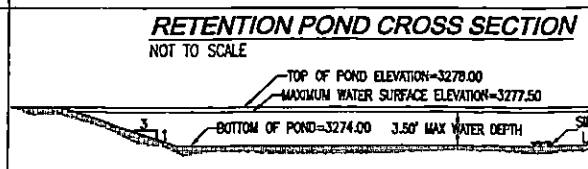
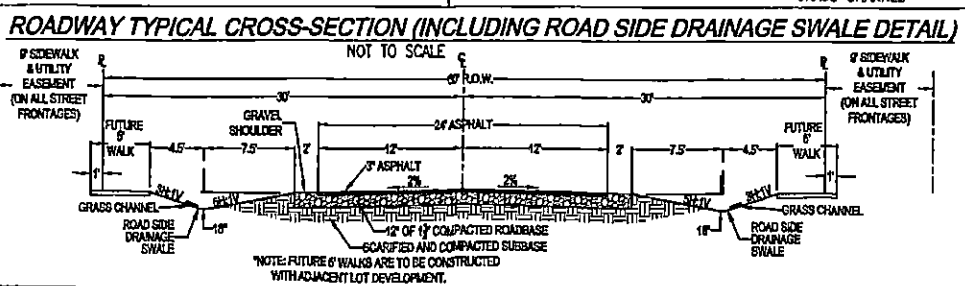
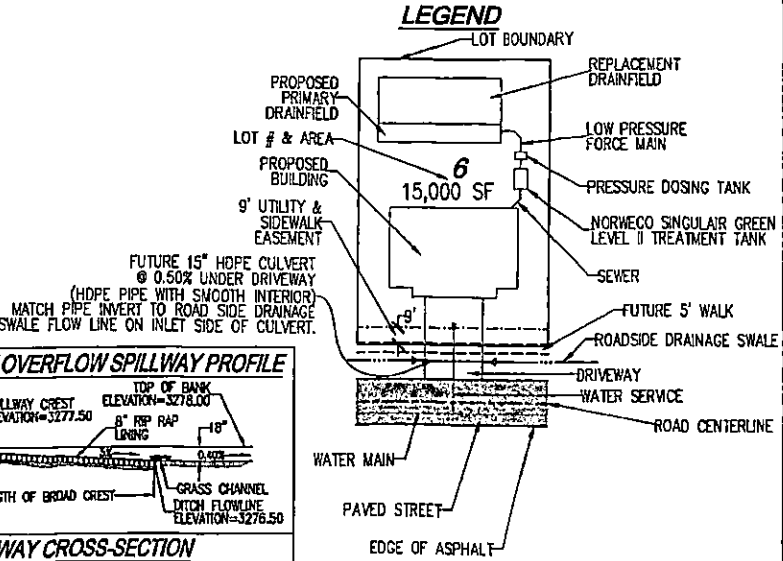
FUTURE 15" CULVERT AT 0.005 FT/FT SLOPE (HOPE PIPE WITH SMOOTH INTERIOR) MATCH PIPE INVERT TO ROAD SIDE DRAINAGE SWALE FLOW LINE ON INLET SIDE OF CULVERT.

ROADSIDE DRAINAGE SWALE FLOW LINE (SEE ROADWAY TYP. CROSS-SECTION)

THROUGH BLOCK DRAINAGE SWALE FLOW LINE (SEE DETAILS)

EXISTING GROUND CONTOUR (1' INTERVAL)

STORM RUNOFF FLOW DIRECTION



DEVELOPMENT
Sundance
 DEVELOPER
REGAL LAND DEVELOPMENT, INC
 P.O. BOX 80205
 BILLINGS, MT 59108
 CIVIL ENGINEER
IN SITE ENGINEERING, P.C.
 4118 WOODCREEK DR
 BILLINGS, MT 59108



HEALTH
 04/06/2021 03:53 PM Pages: 17 of 19 Fees: 0.00
 Jeff Martin Clerk & Recorder, Yellowstone MT
3967003

NO.	DATE	DESCRIPTION
1	3/16/2020	SUBMIT TO DCD
2	3/17/2020	RESUBMIT TO DCD
3	4/7/2020	PRELIM ESD PLANS
4	6/9/2020	RESUBMIT TO DCD
5		
6		
7		

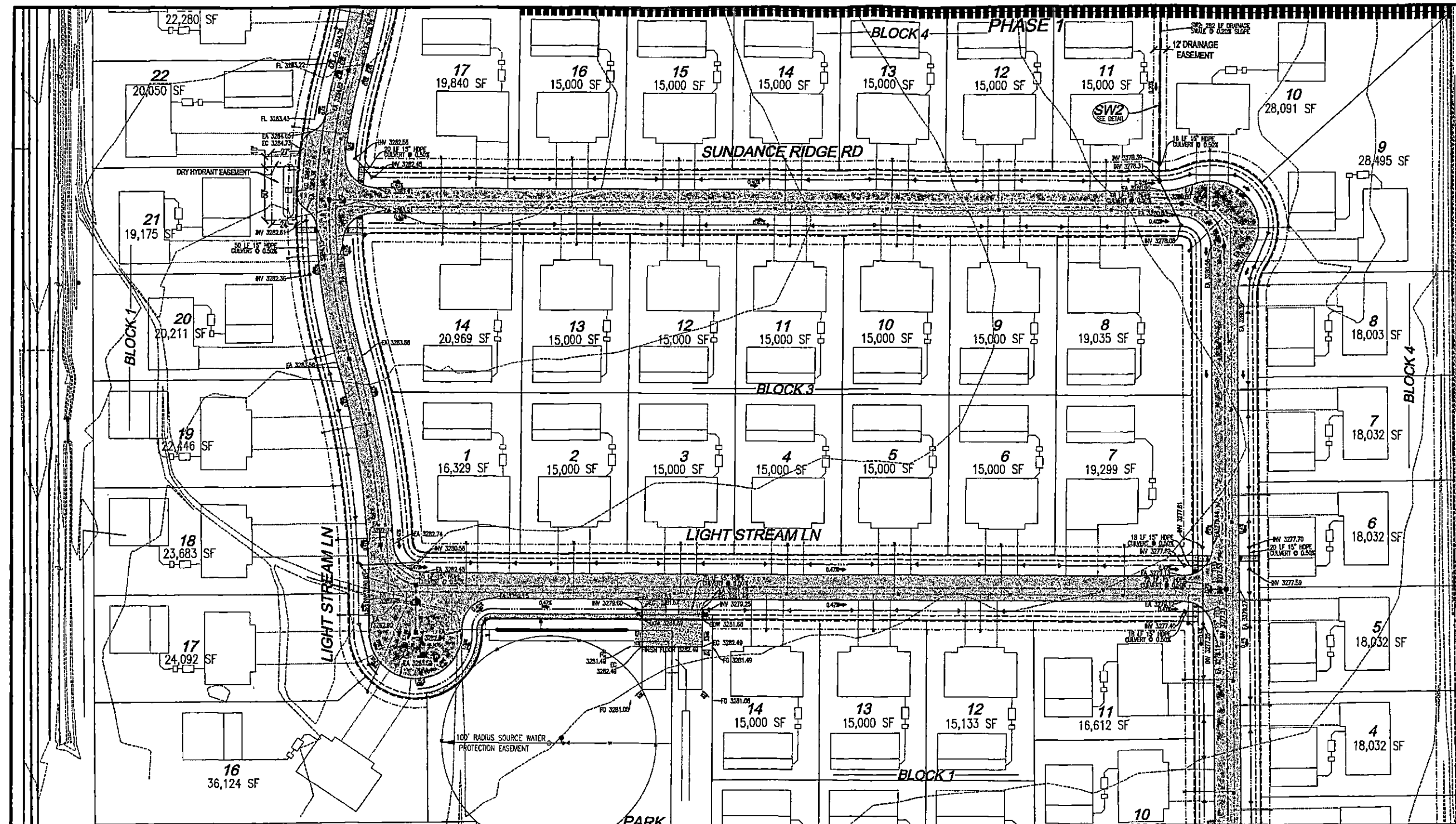
DATE
8/5/2020

PROJECT
**SUNDANCE
 RESIDENTIAL
 SUBDIVISION
 BILLINGS, MT**

DESCRIPTION
**STORM DRAIN
 PLAN & DETAILS**

SHEET NAME
**STORM
 DRAIN PLAN
 & DETAILS**

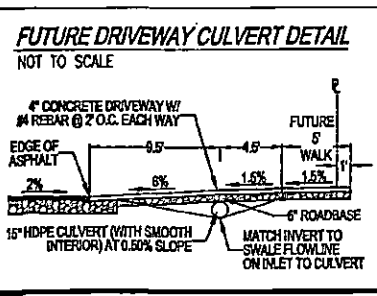
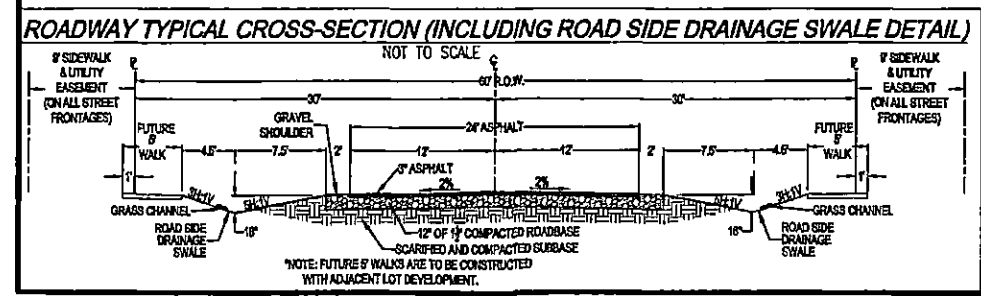
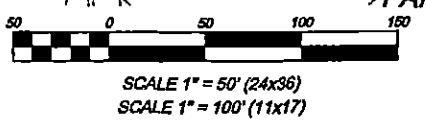
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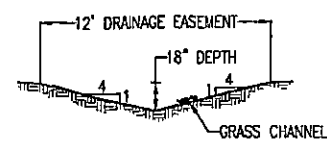
ABBREVIATION KEY

EA = EDGE OF ASPHALT
 EX = EXISTING
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 FL = FLOW LINE OF SWALE
 HDPE = HIGH DENSITY POLYETHYLENE
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 LF = LINEAL FEET
 LP = LOW POINT
 TA = TOP OF ASPHALT
 TBC = TOP BACK OF CURB
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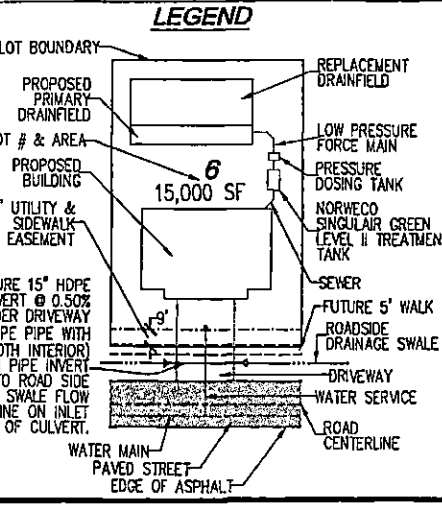


(SW2) SWALE DETAIL
 (ON LOT LINE BETWEEN LOTS 10 & 11 AND BETWEEN LOTS 24 & 25, BLOCK 4)
 LENGTH = 282'
 SLOPE = 0.002 FT/FT
 CENTERED ON LOT LINE IN DRAINAGE EASEMENT
 CONSTRUCT FLOWLINE ELEVATIONS PER PLAN



LEGEND

- 15" CULVERT AT 0.005 FT/FT SLOPE (HEAVY DUTY HDPE PIPE W/ SMOOTH INTERIOR) - INSTALL AT INVERT ELEVATIONS SPECIFIED ON THIS PLAN.
- FUTURE 15" CULVERT AT 0.005 FT/FT SLOPE (HDPE PIPE WITH SMOOTH INTERIOR). MATCH PIPE INVERT TO ROAD SIDE DRAINAGE SWALE FLOW LINE ON INLET SIDE OF CULVERT.
- ROADSIDE DRAINAGE SWALE FLOW LINE (SEE ROADWAY TYP. CROSS-SECTION)
- THROUGH BLOCK DRAINAGE SWALE FLOW LINE (SEE DETAILS)
- EXISTING GROUND CONTOUR (1' INTERVAL)
- STORM RUNOFF FLOW DIRECTION



HEALTH 3967003
04/06/2021 03:53 PM Pages: 18 of 19 Fees: 0.00
Jeff Martin Clerk & Recorder, Yellowstone MT



NO.	DATE	DESCRIPTION
1	3/18/2020	SUBMIT TO DEC
2	6/7/2020	RESUBMIT TO DEC
3	6/9/2020	PRELIM ED PLANS
4	8/5/2020	RESUBMIT TO DEC
5		
6		
7		

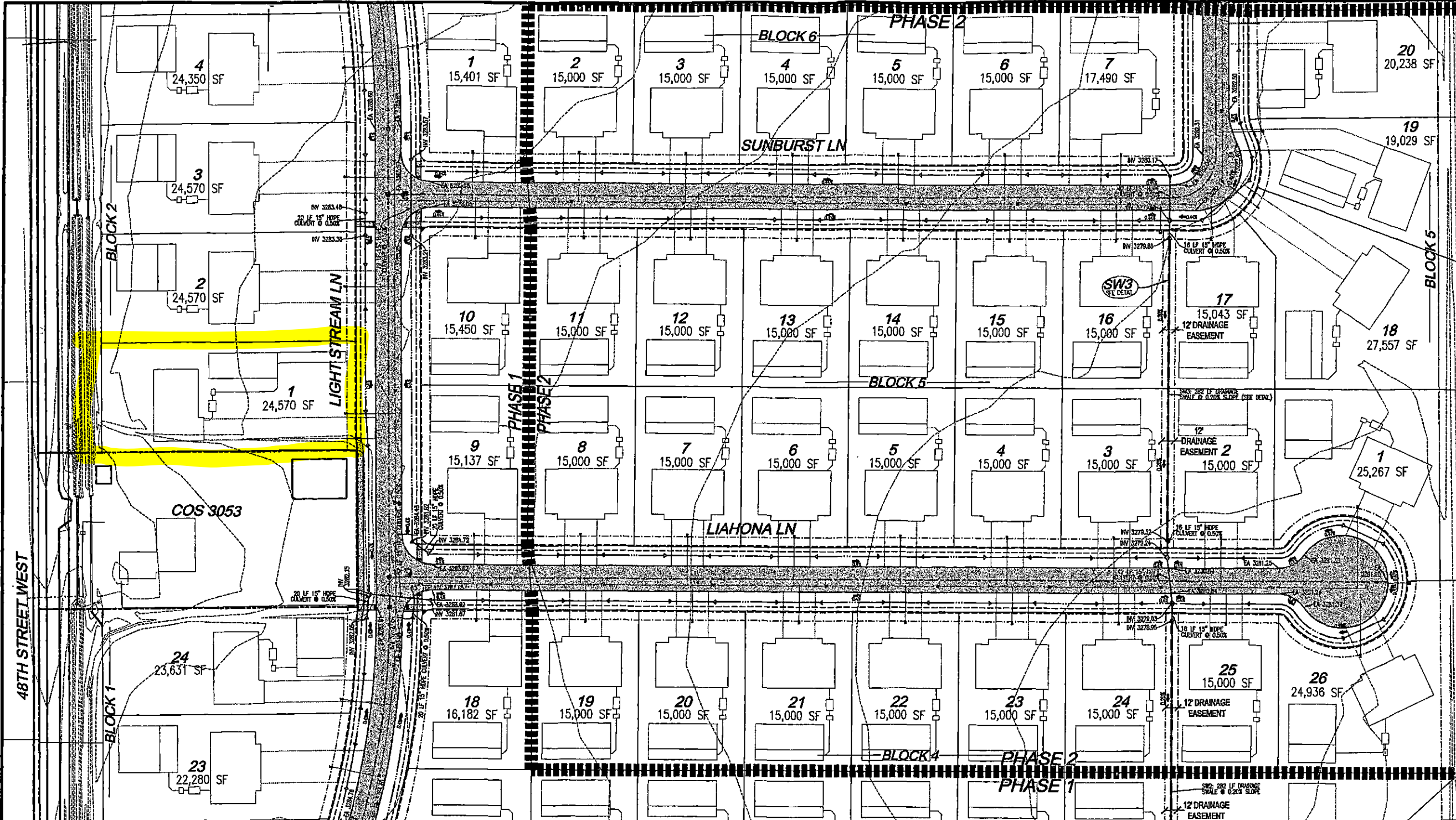
DATE
8/5/2020

PROJECT
**SUNDANCE
RESIDENTIAL
SUBDIVISION
BILLINGS, MT**

DESCRIPTION
**STORM DRAIN
PLAN & DETAILS**

SHEET NAME
**STORM
DRAIN PLAN
& DETAILS**

SHEET NUMBER
2.4



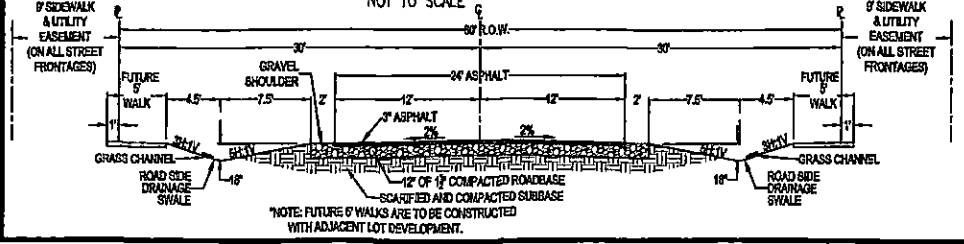
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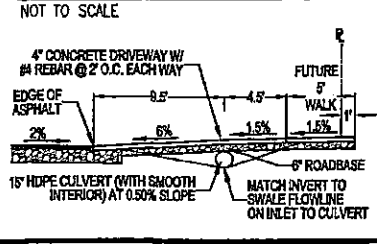


SCALE 1" = 50' (24x36)
SCALE 1" = 100' (11x17)

ROADWAY TYPICAL CROSS-SECTION (INCLUDING ROAD SIDE DRAINAGE SWALE DETAIL)

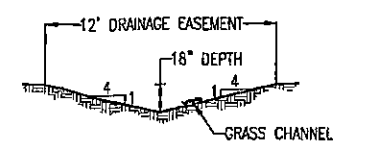


FUTURE DRIVEWAY CULVERT DETAIL



SW3 SWALE DETAIL

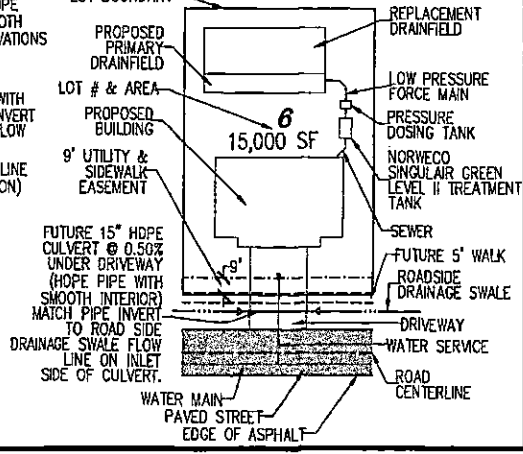
(ON LOT LINE BETWEEN LOTS 2 & 3 AND BETWEEN LOTS 16 & 17, BLOCK 5)
LENGTH = 282'
SLOPE = 0.002 FT/FT
CENTERED ON LOT LINE
IN DRAINAGE EASEMENT
CONSTRUCT FLOWLINE ELEVATIONS PER PLAN



LEGEND

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- THROUGH BLOCK DRAINAGE SWALE FLOW LINE (SEE DETAILS)
- EXISTING GROUND CONTOUR (1' INTERVAL)
- STORM RUNOFF FLOW DIRECTION

LEGEND



Sundance

DEVELOPER
REGAL LAND DEVELOPMENT, INC
 P.O. BOX 80205
 BILLINGS, MT 59108

CIVIL ENGINEER
IN SITE ENGINEERING, P.C.
 4118 WOODCREEK DR
 BILLINGS, MT 59106



NO.	DATE	DESCRIPTION
1	3/18/2020	SUBMIT TO OED
2	5/7/2020	RESUBMIT TO OED
3	6/1/2020	PRELIM. DC PLANS
4	8/5/2020	RESUBMIT TO OED
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6		

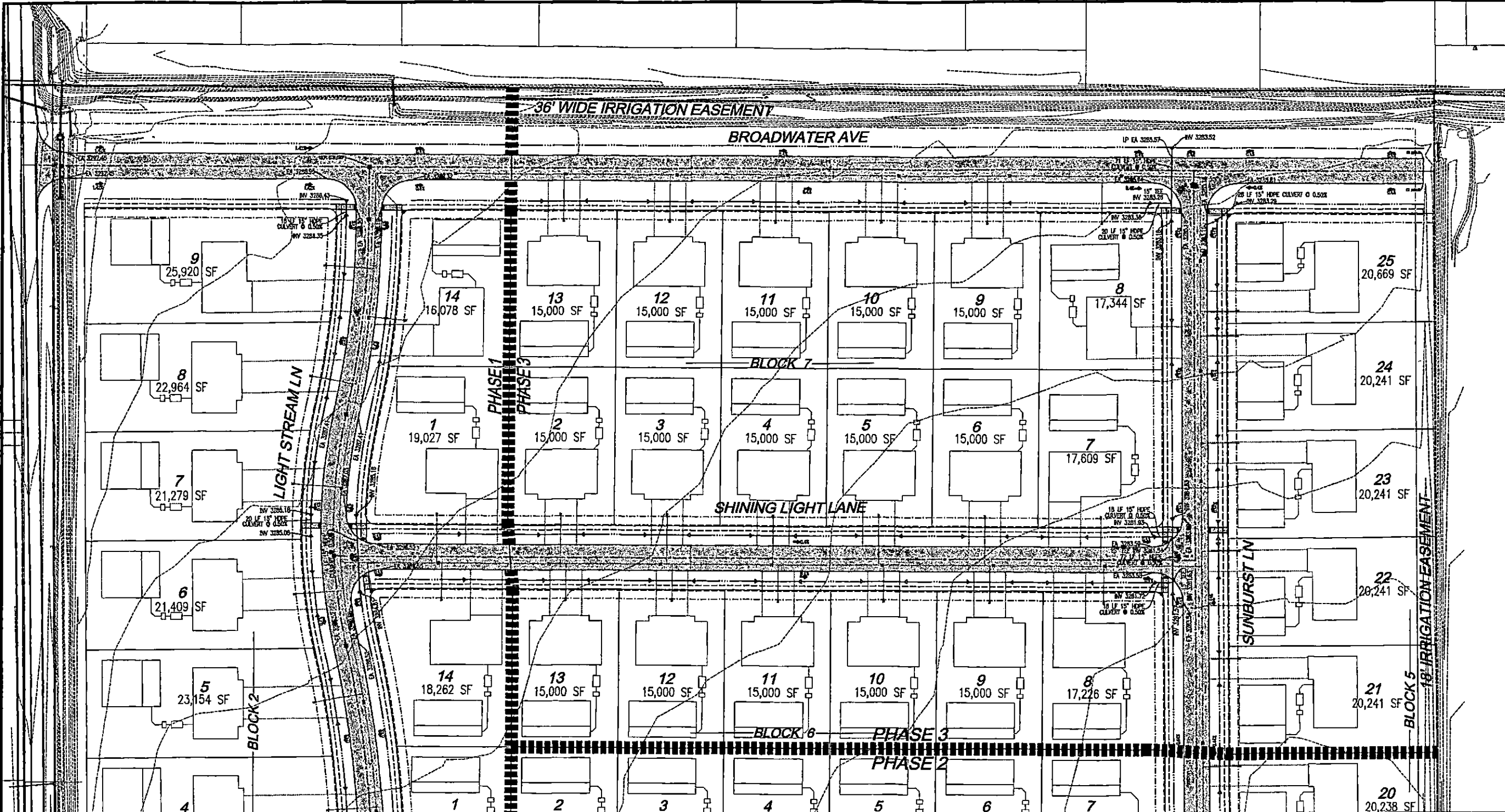
DATE
8/5/2020

PROJECT
**SUNDANCE
 RESIDENTIAL
 SUBDIVISION
 BILLINGS, MT**

DESCRIPTION
**STORM DRAIN
 PLAN & DETAILS**

SHEET NAME
**STORM
 DRAIN PLAN
 & DETAILS**

SHEET NUMBER
2.5



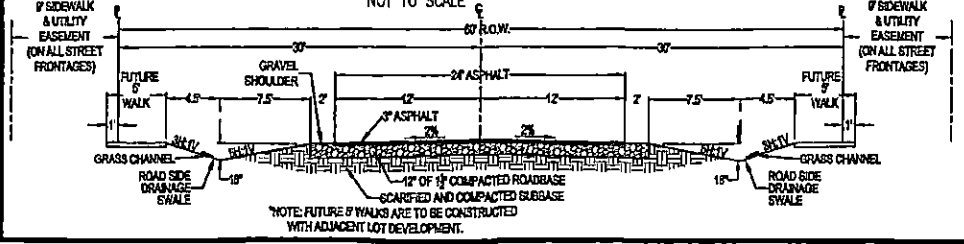
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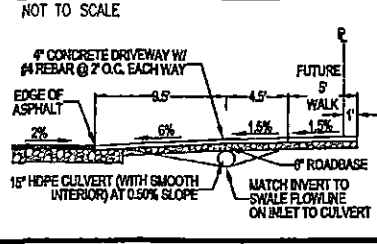


SCALE 1" = 50' (24x36)
 SCALE 1" = 100' (11x17)

ROADWAY TYPICAL CROSS-SECTION (INCLUDING ROAD SIDE DRAINAGE SWALE DETAIL)

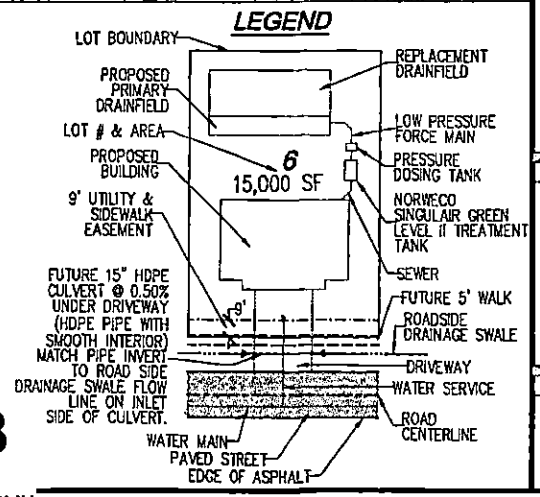


FUTURE DRIVEWAY CULVERT DETAIL



LEGEND

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- ROADSIDE DRAINAGE SWALE FLOW LINE (SEE ROADWAY TYP. CROSS-SECTION)
- THROUGH BLOCK DRAINAGE SWALE FLOW LINE (SEE DETAILS)
- EXISTING GROUND CONTOUR (1' INTERVAL)
- STORM RUNOFF FLOW DIRECTION



Vickers, Anna

From: Husman, Karen
Sent: Wednesday, November 6, 2024 1:01 PM
To: Friday, Wyeth; Vickers, Anna
Cc: Cromwell, Nicole
Subject: FW: [EXTERNAL] Variance 300 - 392 Light Stream Ln

Below is an email in opposition to the variance.

Please note; As of August 28, 2024, Planning Division will be temporarily located at 2224 Montana Ave. the Public works offices at the Depot.

	Karen Husman Planner I husmank@billingsmt.gov 406-247-8684
billingsmt.gov	<i>MAIL TO:</i> PO Box 1178 Billings, MT 59103 <i>PHYSICAL ADDRESS:</i> 2224 Montana Ave. Billings, MT 59101

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: kevles5@bresnan.net <kevles5@bresnan.net>
Sent: Monday, November 4, 2024 10:58 PM
To: Husman, Karen <husmank@billingsmt.gov>
Subject: [EXTERNAL] Variance 300 - 392 Light Stream Ln

⚠ This message could be suspicious

- Similar name as someone you've contacted.
- This is their first email to your company.

[Mark as Safe](#) Powered by Mimecast

To Whom It May Concern:

We are writing in regards to the public hearing on November 14, 2024 for the County Variance 300 - 392 Light Stream Lane. We are not able to attend the meeting in person.

We are home owners in the Sundance Subdivision and would like to voice our concern regarding the building of a garage in the front yard. We drive by this home daily. Not only would a garage in the front yard an eyesore but it devalues the neighborhood. We purchased our home in a subdivision with an HOA in hopes that we would not have to worry about having unsightly buildings and color schemes in the neighborhood.

Sundance Subdivision has many home options that include larger garages. We feel one of those homes would have been a better choice than adding a garage in a front yard.

Thank you for taking the time to listen to our concerns on this variance request.

Sincerely,
Kevin and Leslie Chambers