

Preliminary Plat Approval Extension Request—Review Criteria

Trails West Subdivision, 6th Filing

When considering a request for an extension of the preliminary plat approval period, the City Council may use the following criteria to evaluate the request. Below each criterion, staff has provided some information for Council to consider.

1. *Changes to the subdivision regulations since the original approval and whether the subdivision as originally approved is essentially compliant with the new regulations;*

The preliminary plat for Trails West Subdivision, 6th Filing, was conditionally approved December 16, 2019. Since that time, minor changes to the City Subdivision Regulations have been made, and none of the amendments will cause this proposal to be out of compliance.

2. *Progress to date in completing the subdivision as a whole and any phases;*

The housing market slowed a bit due to increased interest rates. However, the applicant says the market is picking back up and they would like to get the 6th filing completed. They are working to have the infrastructure in place by spring/early summer of 2025. This extension will give them the needed time to get the infrastructure in place.

3. *Phasing of the subdivision and the ability for the existing development to operate without the delayed development;*

The subdivider has not proposed to phase this subdivision, but will develop all the proposed lots or sell to other owners to develop them when the final plat is completed.

4. *Dependence of infrastructure development on the subdivision;*

The subdivision improvements consist mostly of water, sewer and storm water management. Roads within the subdivision will be local roads with the exception of Stockman Avenue. Stockman Avenue is classified as a collector. Delay of the subdivision should not have a negative impact on infrastructure development needs.

5. *Duration of the requested extension;*

The subdivider has requested an additional one year extension. The original preliminary plat approval was obtained December 16, 2019. A two year extension was requested and granted which put the deadline out to December 16, 2024. This extension request is for one year and would put the deadline for final plat to December 16, 2025.

From the Billings Subdivision Regulations:

*M. **Preliminary Plat Approval Period.** The approval or conditional approval shall be valid for not more than three (3) calendar years. At the end of this period the governing body may, at the request of the subdivider, extend its approval for mutually agreed-upon period of time. The governing body may issue more than one extension.*

6. Demonstrated ability of the subdivider to complete the subdivision.

The subdivider has a history of developing in the City of Billings over the years. They have indicated that they are planning to have infrastructure in place by the spring/early summer of 2025. They will then obtain final plat and have lots for sale to the public. They believe this will be met within the one-year extension time.

7. Such other factors or criteria as deemed material in the discretion of the governing body.

There are no other factors or criteria that are material to this project.