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October 31, 2025

Anna Vickers  
Planning Division Manager  
Yellowstone County Planning Department  
2825 3rd Ave N  
Billings, MT 59101

**RE: Variance to Section 4.6(B)(1) Yellowstone County Subdivision Regulations - Connectivity**

Dear Ms. Vickers,

On behalf of Yellowstone Farms LLC, WWC Engineering respectfully requests a variance from Section 4.6 of the Yellowstone County Subdivision Regulations regarding the requirement for connection to existing platted roads outside the subdivision, specifically to an access easement located in the previous Lone Eagle development immediately south of the proposed subdivision.

The existing access easement is unconstructed and terminates at the south boundary of the proposed development. While this easement represents a theoretical connection, the topographic conditions in that location—specifically a steep uphill section—would require a roadway to be constructed at a grade exceeding County standard. In addition, this connection would direct new subdivision traffic into the previously developed Lone Eagle neighborhood, which is not preferred by the residents of that community and would alter its internal traffic patterns.

**Part 1 - Impact on Public Health, Safety, and Welfare**

Eliminating this connection does not negatively impact public health or safety. The proposed Lone Eagle Subdivision maintains access independent of the unconstructed access easement. Emergency response services will not be impeded, and a County-standard turnaround is included in the design to ensure accessibility.

**Part 2 - Site-Specific Conditions**

Construction of a connection road along the existing easement would require ascending a hill with grades that exceed allowable limits under County road standards. This topographic limitation makes it impractical and noncompliant to implement the connection in the current location. Alternative routes are either physically infeasible or would result in significant environmental and financial impacts.

### **Part 3 - Avoidance of Public Burden**

Constructing the required connection would necessitate extensive grading, potential retaining structures, and drainage improvements—all of which would add considerable cost without a proportional public benefit. These improvements would not be justified for the limited value of the connection, particularly when the subdivision already includes compliant road access from the north and east.

### **Part 4 - Zoning Compliance**

This variance does not create a conflict with applicable zoning designations. The proposed layout complies with zoning regulations and land use objectives while meeting the intent of the subdivision regulations through connectivity where practical.

### **Part 5 - Reasonableness and Adequacy of Design**

The design of the Lone Eagle North Subdivision maintains a logical and functional road network. While the physical connection to the southern access easement is omitted, the overall layout ensures adequate access, internal circulation, and emergency service provisions. The existing easement will remain in place, preserving the potential for future use if adjacent conditions change or standards are revised.

Considering the topographic constraints, resident concerns, and lack of necessity for the connection from a traffic and safety perspective, we respectfully request that Yellowstone County grant a variance to Section 4.6 as it relates to the road connection to the unconstructed access easement in the Lone Eagle development to the south.

Should you have any questions or require further information, please do not hesitate to contact me at (406) 894-2210 or via email at [greid@wwcengineering.com](mailto:greid@wwcengineering.com).

Sincerely,



Greg Reid, P.E.  
Billings Branch Manager

