



Bill Cole, Mayor  
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April 26, 2021

Bach Homes  
11650 S. State Street, Suite 300  
Draper, Utah 84020

Dear Applicant:

On April 26, 2021, the Billings City Council conditionally approved the preliminary plat of Hunters Point Subdivision, subject to the following conditions of approval:

1. 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.
2. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
3. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

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

Sincerely,

William A. Cole, Mayor

pc: Sanderson Stewart

## FINDINGS OF FACT

The Planning staff has prepared the Findings of Fact for the preliminary minor plat of Hunter's Point Subdivision. These findings are based on the preliminary plat application and supplemental documents; addressing the review criteria required by the Montana Subdivision and Platting Act (76-3-608, MCA) and the Billings Subdivision Regulations (Section 23-303(8), BMCC).

**A. What are the effects on agriculture, local services, the natural environment, wildlife, wildlife habitat, and public health, safety and welfare? [MCA 76-3-608 (3) (a) and BMCC 23-302 (8)(b)]**

**1. Effect on agriculture and agricultural water user facilities**

The subject property is not used as farmland. The land has not been used for farming for quite some time. This proposed subdivision will have no effect on agriculture or water user facilities.

**2. Effect on local services**

- a. **Utilities** – Water service will be provided by the City of Billings. Currently, the property is provided with an existing 8-inch City water service from a 12-inch main in Central Avenue. New water services will be installed for all lots in the subdivision at the time of development. Water service easements shall be recorded with the subdivision plat to allow water service for Lot 4 to cross Lot 1, and for the water service for Lot 3 to cross Lot 2. New fire hydrants will be installed in accordance with design standards, specifications, rules and regulations of the City of Billings Public Works Department, Fire Department and the Montana Department of Environmental Quality (MDEQ).
- b. **Sewer** - Sanitary sewer service will be provided by the City of Billings. The property is currently served by an existing 8-inch sanitary sewer main that is within a Perpetual Right-of-Way Easement. New sewer services will also be installed for all lots in the subdivision. At the time of development for Lot 4 Proposed Multi-family residential use, each building will be provided an individual sanitary sewer service connection from the main. The subdivider will install new sewer line services in accordance with design standards, specifications, rules and regulations of the City of Billings Public Works Department and MDEQ.
- c. **Storm water** –All drainage improvements shall satisfy the criteria set forth by the *City of Billings Stormwater Management Manual* and will be subject to review and approval by the City Engineering Division.
- d. **Solid waste** – The City of Billings will provide solid waste collection and disposal. The City's landfill has adequate capacity for this waste.
- e. **Streets** – The subdivision will be provided access from two access points off Central Avenue, along with a reciprocal access easement with the existing

Hunter's Pointe Apartments to the west (Lot 2 Summer Ridge Sub.). Developer will construct public streets, and curb and gutter within the subdivision. They will be built to meet the requirements of the City of Billings Engineering Division and receive their approval before any construction.

- f. **Emergency services** – The Billings Police and Fire Department will respond to emergencies within the proposed subdivision. The nearest fire station is located at 605 S 24<sup>th</sup> Street West (Station #5). When the lots develop in the future, the lot developer will install fire hydrants at the required locations to meet regulations outlined in Fire Code.

The subdivision is located within the ambulance service area of American Medical Response (AMR). AMR comments indicate they have adequate staff and equipment to service the new subdivision.

- g. **Schools** –The district had no comments to indicate capacity for the subdivision could not be accommodated within the surrounding schools.
- h. **Parks and Recreation** – There is no parkland requirement for this subdivision.
- i. **Mail Delivery** - The United States Postal Service (USPS) will provide postal service to the subdivision.

### **3. Effect on the natural environment**

The subject property is relatively level. In the SIA there is a paragraph notifying future lot owners there may be limitations or special requirements of the lot soils that should be investigated before construction on the lots (SIA page 2, II B).

### **4. Effect on wildlife and wildlife habitat**

There are no known endangered or threatened species on the property. This subdivision should have a minimal effect on wildlife and wildlife habitat.

### **5. Effect on the public health, safety and welfare**

There should be no impacts to public health, safety and welfare because of this subdivision.

## **B. Was an Environmental Assessment required? [(MCA 76-3-616 and BMCC 23-902)]**

The proposed subdivision is exempt from the requirement for an Environmental Assessment pursuant to Section 76-3-616 (2), MCA.

## **C. Does the subdivision conform to the City of Billings 2016 Growth Policy, the 2018 Urban Area Transportation Plan and the Billings Area Bikeway and Trail Master Plan? [BMCC 23-(8)]**

### **1. City of Billings 2016 Growth Policy**

The proposed subdivision is consistent with the following goals of the Growth Policy:

**Essential Investments:** Infill development and development near existing City infrastructure may be the most cost effective. (p.6)

**Strong Neighborhoods (livable, safe, sociable and resilient neighborhoods):** Neighborhoods that are safe and attractive and provide essential services are much desired. (p.8)

**Home Base (healthy, safe and diverse housing options)** Homes that are safe and sound support a healthy community

**2. 2018 Billings Urban Area Long Range Transportation Plan**

The proposed subdivision adheres to the goals and objectives of the Transportation Plan and preserves the street network and street hierarchy specified in the plan.

**3. Billings Area Bikeways and Trail Master Plan (BABTMP)**

The proposed subdivision lies within the jurisdiction of the BABTMP. There is no trail identified within the proposed subdivision.

**D. Does the subdivision conform to the Montana Subdivision and Platting Act and to local subdivision regulations? [MCA 76-3-608 (3) (b) and BMCC 23-302(8)(b)(1)]**

The proposed subdivision satisfies the requirements of the Montana Subdivision and Platting Act and to the design standards specified in the local subdivision regulations. The subdivider and the local government have complied with the subdivision review and approval procedures set forth in the local and state subdivision regulations.

**E. Does the proposed subdivision conform to all requirements of the zoning in effect? [BMCC 23-302 (8)(b)(5)]**

The subject property will conform to the requirements of current zoning. When the lots are sold and they submit for a building permit at that time the additional requirements of zoning will be reviewed with the permit process.

**F. Does the proposed plat provide easements for the location and installation of any utilities? [MCA 76-3-608 (3) (c) and BMCC 23-302 (8)(b)(2)]**

The subdivider has provided utility easements for private utility companies.

**G. Does the proposed plat provide legal and physical access to each parcel within the subdivision and notation of that access on the plat? [MCA 76-3-608 (3) (d) and BMCC 23-302 (8)(b)(3)]**

Legal and physical access to the proposed lots will be provided for lots 1, 2 and 3 from Central Avenue, lot 4 will have access through a reciprocal access easement with Lot 2 of

Summer Ridge Subdivision west of the lot, and an existing reciprocal access easement between Brookshire Subdivision to the east.

**CONCLUSIONS OF FINDINGS OF FACT**

- The preliminary plat of Hunter’s Point Subdivision does not create any adverse impacts that warrant denial of the subdivision.
- The proposed subdivision conforms to several of the goals and policies of the 2016 Growth Policy and does not conflict with the Transportation Plan or Billings Area Bikeways and Trail Master Plan.
- The proposed subdivision complies with state and local subdivision regulations, local zoning, and sanitary requirements and provides legal and physical access to each lot.
- Any potential negative or adverse impacts will be mitigated with the proposed conditions of approval.

**RECOMMENDATION**

Staff recommends conditional approval of the preliminary plat of Hunter’s Point Subdivision to the City Council, and adopt the Findings of Fact as presented in the staff report.

Approved by the Billings City Council, April 12, 2021

  
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William A. Cole, Mayor