



October 1, 2020

Yellowstone County Planning, Dave Green
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

via email: greend@billingsmt.gov

RE: Creekside Estates Subdivision - Condition of Approval #5

Dear Dave:

As discussed, Creekside Estates is in the process of completing the preliminary plat conditions for the subdivision. As such, we are requesting an alteration to condition of approval #5 as shown below:

5. To protect public health and safety with proper fire suppression, prior to final plat approval, the applicant will submit construction drawings to BUFSA for review and approval, this includes the area for the fire department to access the tank and the tank construction. Once installed the applicant will request BUFSA test the system to ensure it works correctly and get a sign off from BUFSA. The applicant will also create a public easement where the tank is installed and an RSID for the dry hydrant system.

In the process of trying to satisfy condition #5, we had presented a number of variations of the fire tank layout to BUFSA and after numerous conversations with Mike Spini at the fire department, it was determined that the best resolution to this condition for both the fire department and the developer was to remove the fire tank from the subdivision and instead provide a payment of \$18,000 to the fire department to utilize the fire hydrant just over ½ mile away for fire suppression.

The reasons to support this change are as follows:

1. There is an existing fire hydrant 0.581 miles from the development that is available for fire suppression.
2. The property directly to the south of this development is in the early stages of subdivision and is proposed to extend water to the very south boundary of the Creekside Estates subdivision so at some point a hydrant will be available directly adjacent to the development.
3. The fire department has stated they would prefer to utilize the hydrant if available as that type of water source does not require the same level of maintenance as a fire tank and provides consistent pressurized water.

Based on the above reasons, we request that condition #5 be modified to allow the site to pay the \$18,000 payment and utilize the available fire hydrant for fire suppression.

Please let me know if you have any questions or need anything further for your review.

Sincerely,
Territorial-Landworks, Inc., now IMEG

Kolten Knatterud, PE

JJP Companies, Developer

John Poukish

Enclosures: \$270 Check for Planning Fee

C. File and Scan (w/ enclosures)

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