



October 6, 2020

2305 8th Ave N.
Billings, MT 59101
P 406.657.8423

Dave Green, Planner II
City/County Planning Division
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

Subject: PZ-20-00061, Creekside Estates Subdivision Fire
Protection Water Supply

Dear Mr. Green:

This letter is in reference to the fire protection water supply requirements for Creekside Estate Subdivision. The county subdivision regulations require a 10,000-gallon dry-hydrant system for this minor subdivision. The subdivision regulations also allow for the use of an existing pressurized municipal fire hydrant in lieu of a dry-hydrant system when it is located within the ½-road mile requirement.

The developer and civil engineer struggled to find a location for the system that met the fire department's needs as well as their own. An existing municipal fire hydrant is currently located at the intersection of Grand Avenue and 60th Street West. Although this hydrant is just over the ½-road mile requirement, it is close enough to be a viable water source. Additionally, the developer plans to annex and develop the property south of this subdivision, which will require city water mains including fire hydrants. When this occurs, Creekside Estates Subdivision will comply with the ½-road mile requirement in the subdivision regulations. The developer will need to pay the fee outlined in Yellowstone County Resolution No. 19-53 prior to final plat approval.

It is my opinion this arrangement meets the intent of the law and will provide the needed fire protection water supply for the proposed homes in this subdivision. If you have any questions, please contact me by telephone at (406) 657-8422.

Sincerely,

Michael E. Spini
Fire Marshal