

AGENDA

*Special Council Meeting
City Hall Conference Room*

*October 24, 2013
5:30 p.m.*

**CALL TO ORDER
ROLL CALL**

NEW BUSINESS

RESOLUTION NO. 3643: A Resolution Authorizing The City Of Miles City To Grant An Easement To Qwest Corporation, D/B/A CenturylinkQC For The Construction Of Buried Telecommunication Facilities.

RESOLUTION NO. 3644: A Resolution To Create A Special Improvement District Number 211, To Improve And Pave Certain Portions Of Arrowhead Lane, Including Curb And Gutter, Within The Southgate Meadows Subdivision In Miles City, Montana.

RESOLUTION NO. 3645: A Resolution Revising Conditions Of Plat PP-2012-01, Southgate Subdivision

**PUBLIC COMMENT
ADJOURMENT**

Public comment on any public matter that is not on the agenda of this meeting can be presented under request of Citizens provided it is within the jurisdiction of the City to address. Public comment will be entered into the minutes of this meeting. The City Council cannot take any action on a matter unless notice of the matter has been made on an agenda and an opportunity for public comment has been allowed. Public matter does not include contested cases and other adjudicative proceedings.

RESOLUTION NO. 3643

A RESOLUTION AUTHORIZING THE CITY OF MILES CITY TO GRANT AN EASEMENT TO QWEST CORPORATION, D/B/A CENTURYLINK QC FOR THE CONSTRUCTION OF BURIED TELECOMMUNICATION FACILITIES.

WHEREAS, QWEST CORPORATION, d/b/a CenturyLinkQC, a Colorado corporation, has requested that the City of Miles City grant to them a perpetual non-exclusive easement in Wild Rose Park in Southgate Meadows Subdivision to construct, modify, operate, maintain and remove buried telecommunications facilities;

AND WHEREAS the City of Miles City has determined that the requested easement is reasonable and that said telecommunications facilities will serve the residents of the City of Miles City;

NOW THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA AS FOLLOWS:

1. The Easement Agreement attached hereto as Exhibit "A," is hereby approved and adopted by this Council; and
2. The Mayor of the City of Miles City is hereby empowered and authorized to execute said Easement on behalf of the City of Miles City and bind the City of Miles City thereto;

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, THIS 24th DAY OF OCTOBER, 2013.

C.A. Grenz, Mayor

ATTEST:

Lorrie Pearce, City Clerk

Return to:
Ken Perry P.L.S.
3900 S Wadsworth Blvd, Suite 700
Lakewood, CO 80235
303-716-8960

EXHIBIT "A"

RECORDING INFORMATION ABOVE

ROW REF # MT100113PG01

EASEMENT AGREEMENT

The undersigned ("Grantor") for and in consideration of (\$1.00) One Dollar and No/100 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto "QWEST CORPORATION, d/b/a CenturyLink QC" a Colorado corporation ("Grantee"), whose address is 1801 California St., Suite 900, Denver, CO 80202, and its successors, assigns, affiliates, lessees, licensees, and agents, a perpetual non-exclusive easement to construct, modify, operate, maintain and remove such buried telecommunications facilities, as Grantee may require under and across the following described property situated in the County of Custer, State of Montana, which Grantor owns or in which Grantor has an interest ("Easement Area"), to wit:

An easement Ten (10') feet in width located in Wild Rose Park in Southgate Meadows Subdivision situated in a portion of the NW1/4 of Section 2, Township 7 North, Range 47 East, P.M.M. Said easement is more particularly shown on Exhibit "A" attached hereto and made a part hereof:

Grantor further conveys to Grantee the right of ingress and egress to and from the Easement Area during all periods of construction, maintenance, installation, reinforcement, repair and removal over and across Grantors lands.

Grantee is responsible for any damages that may arise from the installation and maintenance of said buried telecommunication facilities. Grantee shall restore said right of way back near original condition as possible. Said communications line is to be buried a minimum of 36" deep.

Grantor reserves the right to occupy, use and cultivate the Easement Area for all purposes not inconsistent with the rights herein granted.

The rights, conditions and provisions of this Easement Agreement will run with the land and will inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns.

Return to:
Ken Perry P.L.S.
3900 S Wadsworth Blvd, Suite 700
Lakewood, CO 80235
303-716-8960

RECORDING INFORMATION ABOVE

GRANTOR:

City of Miles City

By: _____
C. A. Grenz, Mayor

Attest: _____
Lorrie Pearce, City Clerk

STATE OF MONTANA)
) ss:
COUNTY OF CUSTER)

The foregoing instrument was acknowledged before me, _____, a notary public, this _____ day of _____, 2013, by C. A. Grenz, Mayor of the City of Miles City, and Lorrie Pearce, City Clerk of the City of Miles City, on behalf of the City of Miles City.

Witness my hand and official seal:

[NOTARY SEAL]

(Sign here and print name above)Notary Public
Residing in _____
My commission expires: _____

R/W#: MT100113PG01 Job #: E.582975.C.04 Exchange: Miles City County: Custer
¼ Section: NW4 Section: 2 Township: 7 N Range : 47 E Geo Code: 14-1640-02-3-06-40-0000

R/W #MT100113PG01

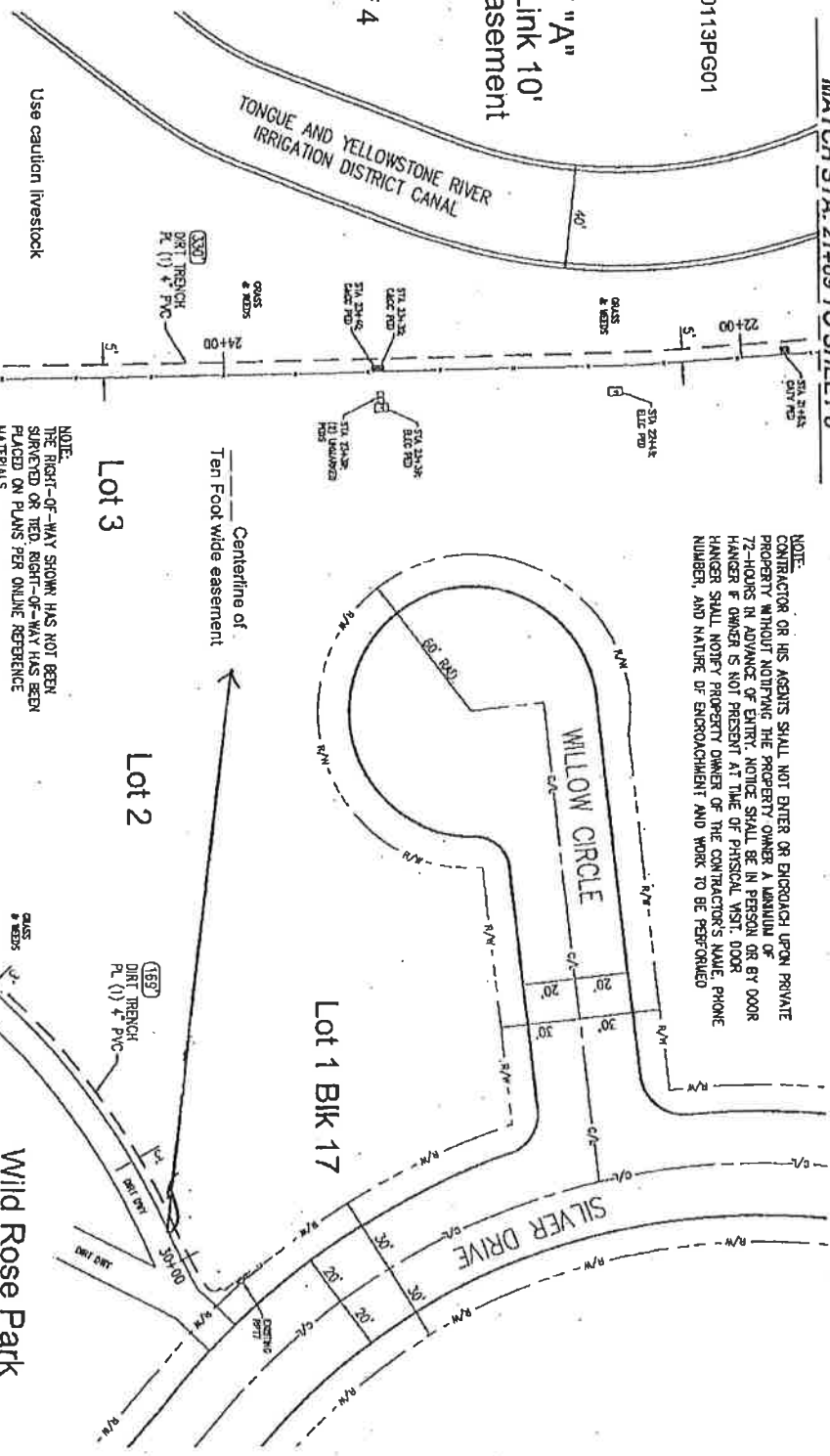
EXHIBIT "A" CenturyLink 10' buried easement

Page 3 of 4

MATCH STA. 21+69 TO SHEET 8

MATCH STA. 24+99 TO SHEET 10

MATCH STA. 28+53 TO SHEET 10

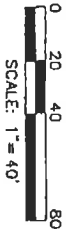


NOTE:
CONTRACTOR OR HIS AGENTS SHALL NOT ENTER OR ENCROACH UPON PRIVATE PROPERTY WITHOUT NOTIFYING THE PROPERTY OWNER A MINIMUM OF 72-HOURS IN ADVANCE OF ENTRY. NOTICE SHALL BE IN PERSON OR BY DOOR HANGER IF OWNER IS NOT PRESENT AT TIME OF PHYSICAL VISIT. DOOR HANGER SHALL NOTIFY PROPERTY OWNER OF THE CONTRACTOR'S NAME, PHONE NUMBER, AND NATURE OF ENCROACHMENT AND WORK TO BE PERFORMED.

NOTE:
THE RIGHT-OF-WAY SHOWN HAS NOT BEEN SURVEYED OR TIED. RIGHT-OF-WAY HAS BEEN PLACED ON PLANS PER ONLINE REFERENCE MATERIALS



CenturyLink



CALL TOLL FREE 811
FOR ALL UTILITIES
BEFORE YOU DIG

NOTICE: NOT FOR DISCLOSURE OUTSIDE OF CENTURYLINK AND AFFILIATES EXCEPT UNDER WRITTEN AGREEMENT

SOUTHGATE MEADOWS
MILES CITY, MT

JOB: E-582975
GEO CODE:
WC CLLI: MLCYMTMA

Drafted by: Engineering Associates, Inc.

TOWN: 7N
RANGE: 47E
SECT: 2

MATCH STA. 24+99 TO SHEET 9

MATCH STA. 28+53 TO SHEET 9

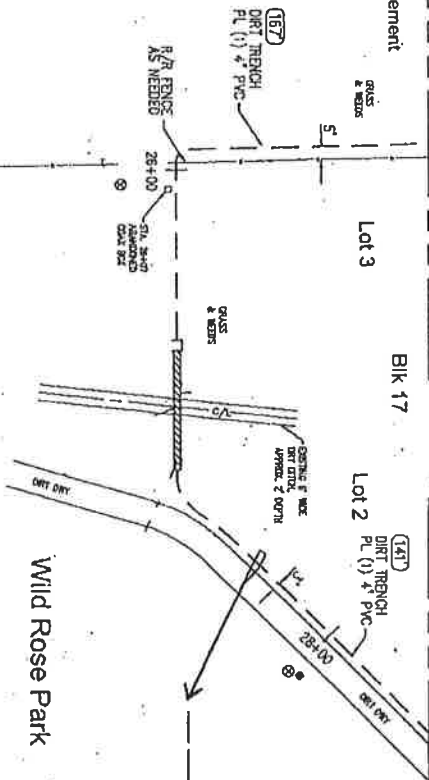
Center line of 10' wide easement

EXHIBIT "A" 10' CenturyLink buried easement

Page 4 of 4

RWM #MT100113PG01

Southgate Meadows



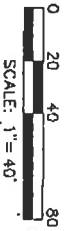
Re presents 10' wide buried easement

NOTE:
 CONTRACTOR OR HIS AGENTS SHALL NOT ENTER OR ENCROACH UPON PRIVATE PROPERTY WITHOUT NOTICING THE PROPERTY OWNER A MINIMUM OF 72-HOURS IN ADVANCE OF ENTRY. NOTICE SHALL BE IN PERSON OR BY DOOR HANGER IF OWNER IS NOT PRESENT AT TIME OF PHYSICAL VISIT. DOOR HANGER SHALL NOTIFY PROPERTY OWNER OF THE CONTRACTOR'S NAME, PHONE NUMBER, AND NATURE OF ENCROACHMENT AND WORK TO BE PERFORMED.

Use caution! Livestock



CenturyLink



NOTICE: NOT FOR DISCLOSURE OUTSIDE OF CENTURYLINK AND AFFILIATES EXCEPT UNDER WRITTEN AGREEMENT

SOUTHGATE MEADOWS
MILES-CITY, MT

Job: E.582975
GEO CODE:
WC CLL: MLCYMTMA

Drafted by: Engineering Associates, Inc.

TOWN: RANGE: SECT:
 7N 47E 2

RESOLUTION NO. 3644

A RESOLUTION TO CREATE A SPECIAL IMPROVEMENT DISTRICT NUMBER 211, TO IMPROVE AND PAVE CERTAIN PORTIONS OF ARROWHEAD LANE, INCLUDING CURB AND GUTTER, WITHIN THE SOUTHGATE MEADOWS SUBDIVISION IN MILES CITY, MONTANA.

WHEREAS, on April 23, 2013, the City Council of the City of Miles City has passed Resolution No. 3588, a Resolution of Intent to Create a Special Improvement District Number 211, to Improve and Pave Certain Portions of Arrowhead Lane, Including Curb and Gutter, Within the Southgate Meadows Subdivision in Miles City, Montana.

AND WHEREAS, Resolution 3588 called for a Public Hearing to be held so that landowners within the proposed District may protest the creation of the District or the improvements proposed, said hearing to be held on May 14, 2013 at 7:00P.M. at City Hall in Miles City, Montana, pursuant to MCA § 7-12-4112.

AND WHEREAS, The City Clerk of the City of Miles City, Montana, gave notice of the passage of Resolution 3588 and of the public hearing and opportunity to submit written protests both by publication, and by mailing to all land owners within the proposed District, all as provided by MCA § 7-12-4106. Said notice called for written protests to delivered to City Hall, or to be made in person at the public hearing.

AND WHEREAS, no protests were made, either in writing or in person. A public hearing was held on May 14, 2013 at 7:00P.M. at City Hall in Miles City, Montana, and all who spoke on the matter of the said Special Improvement District Number 211 were proponents of the creation of the District.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Miles City, Custer County, Montana, as follows:

SECTION 1. That the public convenience and safety requires, and it is deemed necessary to order, establish and create, and the City Council of the City of Miles City, Montana, does hereby declare the creation of Special Improvement District for the improvement of paving certain portions of Arrowhead Lane, including curb and gutter, within the Southgate Meadows Subdivision in Miles City, Montana.

SECTION 2. That this Special Improvement District shall be known and designated as Special Improvement District Number 211 of the City of Miles City, Montana.

SECTION 3. That the subject of this Special Improvement District and the land on which the preparation of surface and placement of curb and gutter shall be applied is located on Arrowhead Lane in the City of Miles City, Montana. The general nature of the improvements shall be as follows: the paving of approximately 775 linear feet, not less than 26 feet wide, asphalt street, built to sound and standard engineering specifications as approved by the City of Miles City, along with curb and gutter, constructed upon the existing gravel roadway adjacent to and running between the parcels of land included in this District.

SECTION 4. The following lots located in the City of Miles City, County of Custer, State of Montana, shall be included in the said District: Block 6 of the Southgate Meadows Subdivision, Lots 10, 14, 15, 16, 17, 18, 33A, 33B, 34A; Block 3 of the Southgate Meadows Subdivision, Lots 12 and 20, along with the lots being developed, with frontage on Arrowhead Lane, which, prior to subdivision, are a part of the following parcel of land, located in Township 7 North, Range 47 East, M.P.M.: Section 2: All that tract of land lying in the E1/2SW1/4 and the W1/2SE1/4 of said section 2 described by the plat and survey filed for record, August 10, 1990, as Document Number 85481 in Envelope Number 264A of the Plat Cabinet in the office of the County Clerk & Recorder in and for Custer County, Montana, as approximated in the attached Exhibit "A." Upon finalization of the subdivision of the foregoing parcel of land, the created parcels shall be assessed in the same manner as the remaining parcels within the District.

SECTION 5. The foregoing real property is deemed to be benefitted by said improvement, and is hereby declared to be a part of the said Special Improvement District Number 211, and is the property to be assessed for the costs and expenses of making the improvements called for herein.

SECTION 6. M&L Enterprises Inc., a Montana Corporation, is the developer of the lots within Southgate Meadows subdivision which have not yet been subdivided, and has requested that ½ of the cost of the paving of a portion of Arrowhead Lane, with curb and gutter, be funded by Special Improvement District Number 211, and M&L Enterprises Inc. has agreed to reimburse the City of Miles City the amount of ½ of the cost of said paving, curb and gutter, with the remaining ½ of the cost of said paving, curb and gutter to be paid by Special Improvement District Number 211.

SECTION 7. The estimated cost of the improvements called for herein, after accounting for the portions of the improvements being paid by M&L Enterprises Inc., is \$55,072.50, or approximately \$35.53 per lineal foot of adjoining, assessable parcels which are included in said Special Improvement District, subject to actual costs as the same may later appear, payment of which is to be spread over a period of not more than twenty (20) years, though the period may be less. The interest rate during the period of repayment shall be the average interest rate payable

on the outstanding bonds or warrants of the Special Improvement District at the time the assessment is levied each fiscal year, plus 1% pursuant to MCA § 7-12-4189.

SECTION 8. The establishment of the precise cost of the improvements, the exact period of repayment, and the interest to be charged during the period of repayment, along with the calculation of the taxable assessment of each parcel of land within the District, shall be established by a Resolution for Tax Levy Upon District Property, and after notice and a hearing thereon, pursuant to MCA § 7-12-4176 through MCA § 7-12-4178.

SECTION 9. The method by which the costs of the improvements will be assessed against the property in the district is the frontage option as set forth in MCA § 7-12-4189.

**SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A DULY
CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY,
MONTANA, THIS ____ DAY OF _____, 2013.**

C.A. Grenz, Mayor

ATTEST:

Lorrie Pearce, City Clerk

RESOLUTION NO. 3645

A RESOLUTION REVISING CONDITIONS OF PLAT PP-2012-01, SOUTHGATE SUBDIVISION.

WHEREAS, on June 12, 2012, the City Council of the City of Miles City approved the preliminary plat submitted by M&L Enterprises Inc., known as Plat PP-2012-01, subject to certain conditions.

AND WHEREAS, the Planner in Training for the City of Miles City, under the supervision of the City Planner, has made certain revisions to the previously approved conditions of plat, and has requested that the same be approved by the City Council.

NOW THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA AS FOLLOWS:

1. The Revised Conditions of Plat, attached hereto as Exhibit "A," are hereby approved. A markup of the revisions made are attached hereto as Exhibit "B."
2. The foregoing approved revisions to the conditions of plat do not impose any additional conditions as a prerequisite to final plat approval.
3. The effective date of the approval of the preliminary plat, known as Plat PP-2012-01, shall remain as June 12, 2012, and said approval shall remain in effect for three (3) years from the approval date, although said approval period may be extended if authorized by this Council.

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, THIS _____ DAY OF _____, 2013.

C.A. Grenz, Mayor

ATTEST:

Lorrie Pearce, City Clerk

EXHIBIT "A"
REVISED CONDITIONS OF PLAT
PP-2012-01, Southgate Subdivision
Revised Preliminary Plat

Standard Conditions:

1. All traffic signs shall be of the size, shape, height, and placement as to be in accordance with the Manual of Uniform traffic Control Devices. [Miles City Resolution #1173, Section 21-18 (11)(f)]
2. If postal service will not be provided to each individual lot within the subdivision, the subdivider must provide an off-street area for mail delivery within the subdivision in cooperation with the United States Post Office. Responsibility for maintenance may be included as part of the public improvements agreement. [Resolution #1173, 21-18(H)(11)(h)(7)]
3. All internal subdivision roads, curb and gutters; whether public or private shall be constructed in accordance to City engineering standards and shall be approved by a licensed engineer. [Resolution #1173, Sec 21-18(H)]
4. All internal subdivision roads shall be dedicated to the City. [Resolution #1173, Sec 21-18(H)(10)]
5. All water supply lines shall be constructed using PVC. All water supply systems shall meet City engineering standards shall be approved by a licensed engineer prior to acceptance. Curb stamps shall indicate line locations. Water line connections shall be provided for each lot location and owners shall be required to use copper piping as a connection. [Resolution #1173, Sec 21-18(J)(a through c)]
6. All sanitary sewer systems shall meet City engineering standards shall be approved by a licensed engineer prior to acceptance. A stub out for connection shall be provided for each lot. A tracer wire or curb stamps shall indicate line locations. Resolution #1173, Sec 21-18(K)(a through b); Sec 23-103]
7. Pipe sizing and system design for the sanitary sewer system leaving Southgate should be verified to handle this subdivision. If the design is deficient upgrades shall be required.
8. All water, sewer, and storm water systems must have MDEQ approval. [Resolution #1173, Sec 21-14(B)(B-2)(a)(5); MCA 76-4]
9. Where the aggregate total of disturbed area of any construction as defined in A.R.M. 17.30.1102(28) is equal to, or greater than one acre; or when combined with subsequent construction, such disturbed area is equal to, or greater than one acre, a Montana State Department of Environmental Quality MPDES Storm Water Construction General Permit shall be obtained and provided to the Miles City Planning Office prior to any site disturbance or construction. [ARM 17-30-1102(28)]
10. All utilities shall be placed underground, provide for easements at least 15 feet wide unless otherwise specified by the utility firms serving the site and shall be centered along the rear and side lot lines wherever necessary for service to the lot. [Resolution #1173, Sec 21-18(M)(b) & (f)]
11. The final plat shall be in substantial compliance with the plat and plans submitted for preliminary plat review, except as modified by these conditions. [MCA 76-3-611].

**REVISED CONDITIONS OF PLAT
PP-2012-01, Southgate Subdivision**

Revised Preliminary Plat

12. The final plat shall comply with state surveying requirements. [MCA 76-3-608(b)(i)]
13. All required improvements shall be completed and in place or a Subdivision Improvement Agreement shall be provided by the subdivider prior to final approval by the City Council. [Miles City Code of Ordinances Sec 21-8(p)]

Site-Specific Conditions:

14. All roadways shall meet standards for minor roads.
15. An existing dam that is currently located across lots 10-12 shall be relocated approximately to the north boundary of lot 12 across the existing gully and shall be constructed with the same elevation from existing grade as currently exists such that it provides storm water protection from the existing upland drainage. [MCA 76-3-608]
16. Yield or stop signs will be placed at the intersections of Hillcrest Circle and Sunland Circle with Sunland Drive and at the intersection of Silver Sage Circle with Sage Drive so that the traffic exiting from the cul-de-sac would stop or yield. [MCA 76-3-608 and Resolution #1173, Sec 21-18(H)(11)(f)]
17. Yield or stop signs will Stop or yield signs need to be installed at both intersections of Sundland Drive and Silver Sage Drive to allow through access for Silver Sage Drive.
18. A stop sign needs to be placed at the intersection of Horizon Parkway and Silver Sage Drive so that traffic exiting the subdivision would stop.
19. A parkland dedication of 2.29 acres or lesser sized dedication with improvements that would have a similar value to be negotiated between the applicant and the City shall be required.
20. An additional hydrant shall be added on Sunland Drive or the repositioning of the hydrant near Hillcrest Circle and Sunland Drive shall occur, whichever accomplishes the 500 foot spacing between hydrants.
21. Phase I improvements shall include street improvements to a portion of Arrowhead Lane.
22. Phase II improvements shall include street improvements to the northerly portion of Silver Sage Drive, and a segment of Sunland Drive up to the edge of lot 3, Block 1/lot 24, Block 2 together with underlying water and sewer utilities.
23. Phase III improvements shall include street improvements to the southern portion of Silver Sage Drive, Silver Sage Circle, and a portion of Sunland Drive up to the edge of lot 13, Block 2/lot 28, Block 1 together with underlying water and sewer utilities.

The preliminary plat approval for Phase I is valid for three years. The final plat for Phase I shall be filed within three (3) years of preliminary approval for the whole subdivision. The final plat for Phase II shall be filed within one (1) year of the filing for final plat of Phase I and the final plat of Phase III shall be filed within two (2) years of the filing of Phase II. Phase IV shall be filed within three (3) years of the filing of the final plat of Phase III.

EXHIBIT "B"

CONDITIONS OF PLAT
PP-2012-01, Southgate Subdivision
Revised Preliminary Plat
CONDITIONS OF PLAT
PP-2012-01, Southgate Subdivision
Revised Preliminary Plat

Standard Conditions:

1. All traffic signs shall be of the size, shape, height, and placement as to be in accordance with the Manual of Uniform traffic Control Devices. [~~Miles City Resolution #1173, Subdivision Regulation (MCSR), Section VI-H-6~~] Section 21-18 (11)(f)
2. ~~Centralized mail delivery site/s shall be provided with the design and location approved by the local postmaster of the USPS. A letter or other written confirmation from the postmaster stating the applicant has met their requirements shall be included with the application for final plat. [MCSR, Section VI-H-8]~~
2. If postal service will not be provided to each individual lot within the subdivision, the subdivider must provide an off-street area for mail delivery within the subdivision in cooperation with the United States Post Office. Responsibility for maintenance may be included as part of the public improvements agreement. [Resolution #1173, 21-18(H)(11)(h)(7)]
3. All internal subdivision roads, curb and gutters; whether public or private shall be constructed in accordance to City engineering standards and shall be approved by a licensed engineer. [~~MCSR, Section VI-H-8~~] Resolution #1173, Sec 21-18(H)
4. All internal subdivision roads shall be dedicated to the City. [~~VI-H-4~~] Resolution #1173, Sec 21-18(H)(10)]
5. All water supply lines shall be constructed using PCV/PVC. All water supply systems shall meet City engineering standards shall be approved by a licensed engineer prior to acceptance. Curb stamps shall indicate line locations. Water line connections shall be provided for each lot location and owners shall be required to use copper piping as a connection. [~~MCSR, Section VI-~~] Resolution #1173, Sec 21-18(J)(a through c)
6. All sanitary sewer systems shall meet City engineering standards shall be approved by a licensed engineer prior to acceptance. A stub out for connection shall be provided for each lot. A tracer wire or curb stamps shall indicate line locations. [~~MCSR, Section VI-K~~] Resolution #1173, Sec 21-18(K)(a through b); Sec 23-103
7. Pipe sizing and system design for the sanitary sewer system leaving Southgate should be verified to handle this subdivision. If the design is deficient upgrades shall be required.
8. All water, sewer, and storm water systems must have MDEQ approval. [Resolution #1173, Sec 21-14(B)(B-2)(a)(5)] ~~MCSR Sections VI-I, VI-J, and VI-K; MCA 76-4~~
9. Where the aggregate total of disturbed area of any construction as defined in A.R.M. 17.30.1102(28) is equal to, or greater than one acre; or where when combined with subsequent construction, such disturbed area is equal to, or greater than one acre, a Montana State Department of Environmental Quality MPDES Storm Water Construction General

CONDITIONS OF PLAT
PP-2012-01, Southgate Subdivision
Revised Preliminary Plat

Permit shall be obtained and provided to the Miles City Planning Office prior to any site disturbance or construction. [ARM 17-30-1102(28)]

10. All utilities shall be placed underground, provide for easements at least 15 feet wide unless otherwise specified by the utility firms serving the site and shall be centered along the rear and side lot lines wherever necessary for service to the lot. [~~MCSR, Section VI-M~~ Resolution #1173, Sec 21-18(M)(b) & (t)]
11. The final plat shall be in substantial compliance with the plat and plans submitted for preliminary plat review, except as modified by these conditions. [MCA 76-3-611].
12. The final plat shall comply with state surveying requirements. [MCA 76-3-608(b)(i)]
13. All required improvements shall be completed and in place or a Subdivision Improvement Agreement shall be provided by the subdivider prior to final approval by the City Council. [~~MCSR, Section II-B-4~~Miles City Code of Ordinances Sec 21-8(p)]

Site-Specific Conditions:

14. All roadways shall meet standards for minor roads.
15. An existing dam that is currently located across lots 10-12 shall be relocated approximately to the north boundary of lot 12 across the existing gully and shall be constructed with the same elevation from existing grade as currently exists such that it provides storm water protection from the existing upland drainage. [MCA 76-3-608]
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CONDITIONS OF PLAT
PP-2012-01, Southgate Subdivision
Revised Preliminary Plat

~~24-~~ The preliminary plat approval for Phase I is valid for three years. The final plat for Phase I shall be filed within three (3) years of preliminary approval for the whole subdivision. The final plat for Phase II shall be filed within one (1) year of the filing for final plat of Phase I and the final plat of Phase III shall be filed within two (2) years of the filing of Phase III. Phase IV shall be filed within three (3) years of the filing of the final plat of Phase III.

