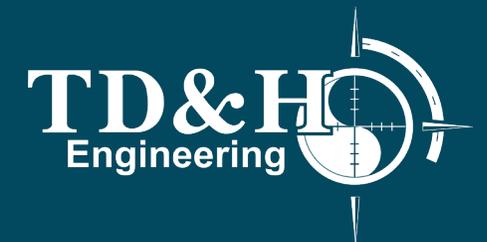




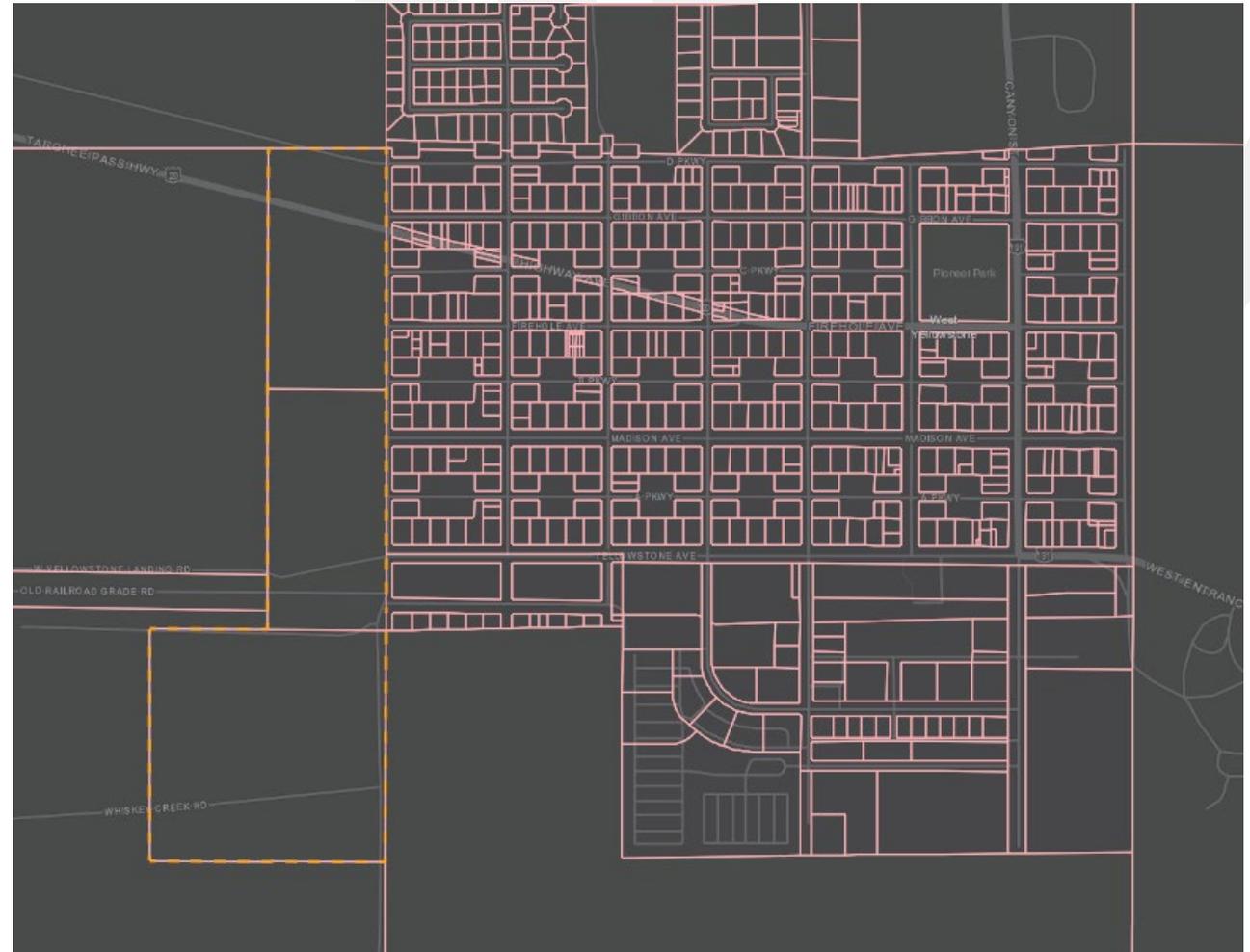
80 ACRE PRELIMINARY PLAT

West Yellowstone, Montana



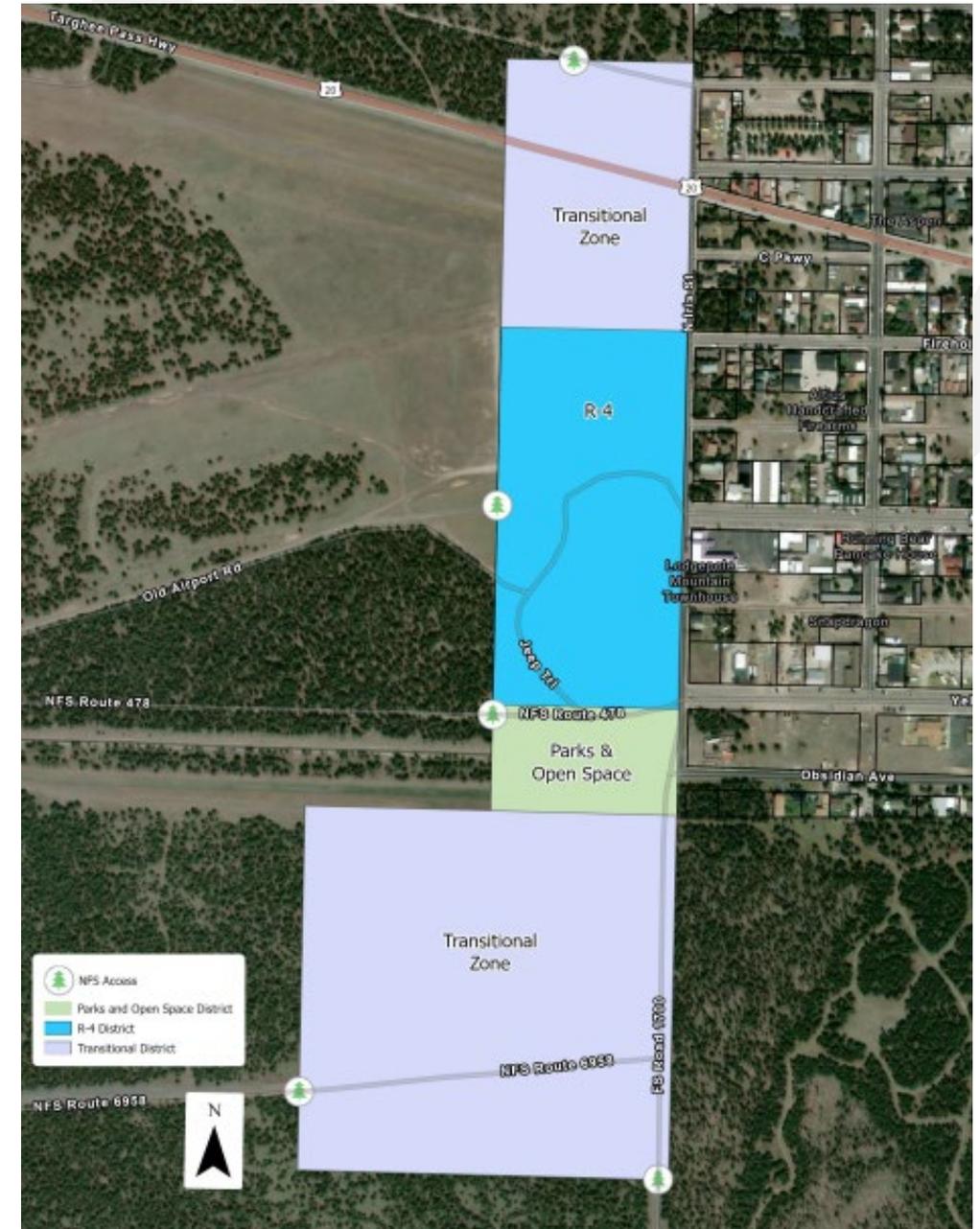
OVERVIEW

- Multiphase expansion of the Town's west side.
- Existing area includes three lots.
- Process includes
 - Boundary line adjustment
 - Phased major subdivision
 - Infrastructure design and construction
- Goals
 - Create a Preliminary Plat for Phase 1 of the 80 Acre Subdivision.
 - Obtain DEQ approval for extension of utilities/ roads and a lift station addition.



OVERVIEW

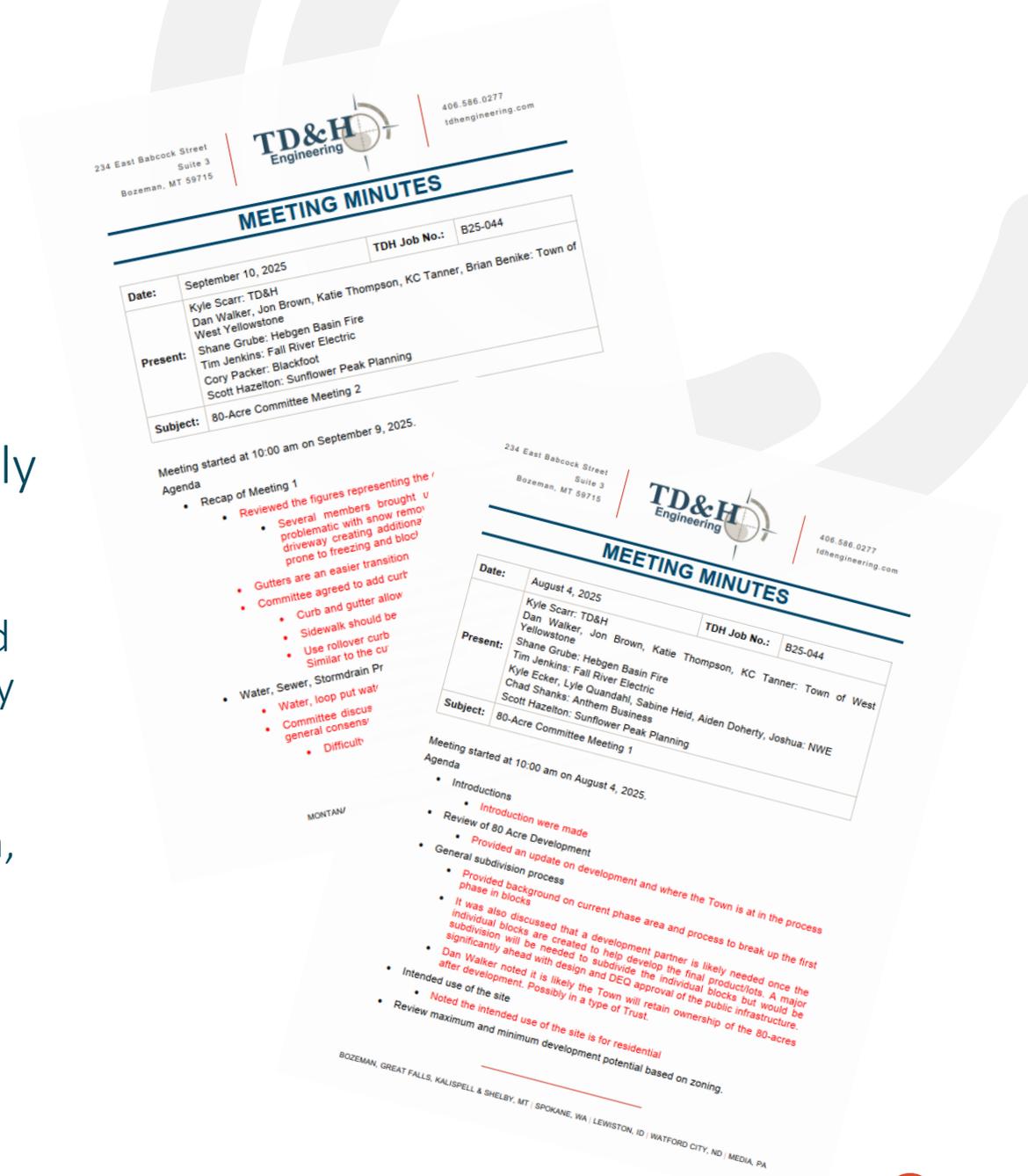
- 80 Acre Subdivision is currently comprised of three zoning districts
- Phase 1 includes R-4 area and Park / Open Space



PHASE 1 PROJECT OVERVIEW

How did we get where we are today?

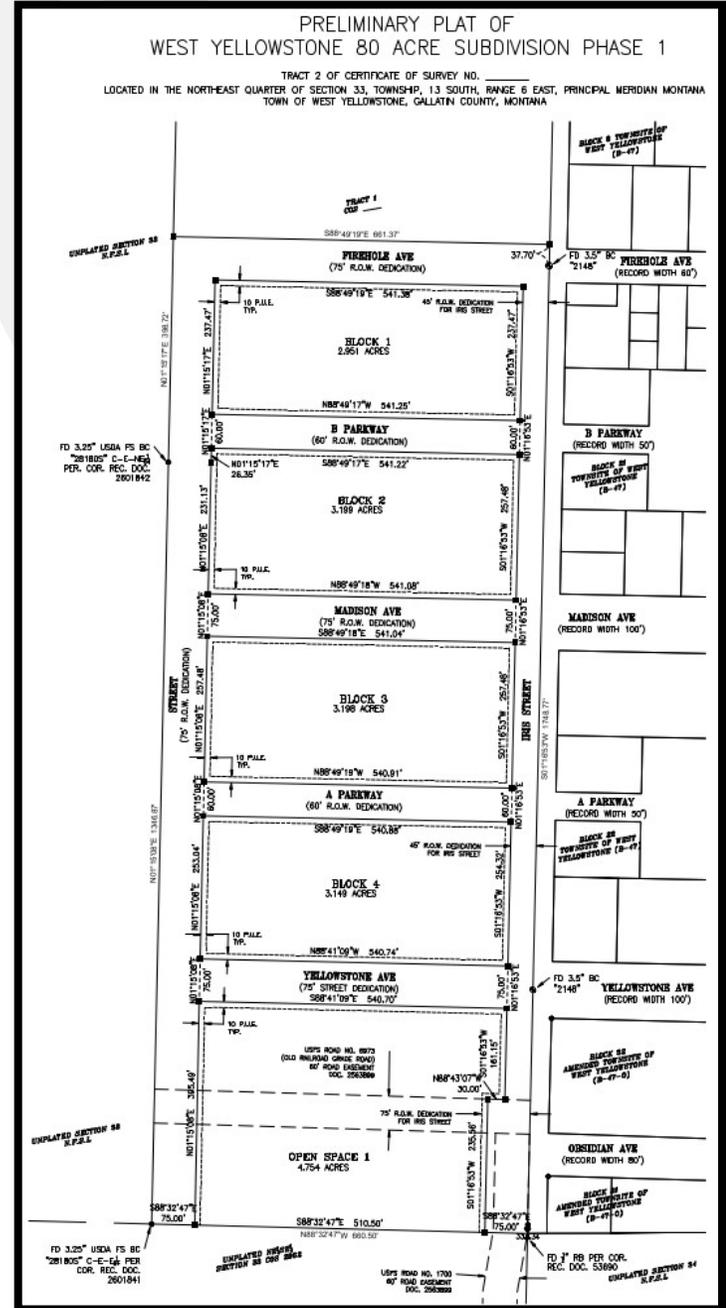
- Town approved Phase 1 work on June 17, 2025
- An 80 Acre planning committee was created on July 1, 2025
 - Meeting 1 (August 4, 2025)
 - Block layout, R/W width, pavement width, curb and gutter, sidewalks, access to public lands, emergency access, snow storage
 - Meeting 2 (September 10, 2025)
 - Recap of meeting 1, utilities, easements, lift station, wells, phasing flexibility (Minor vs. Major Sub.)
 - Meeting 3 (End of January TBD)
 - Preliminary plat final touch ups
 - Development Strategy



PHASE 1 PROJECT OVERVIEW

Major vs. Minor Subdivision

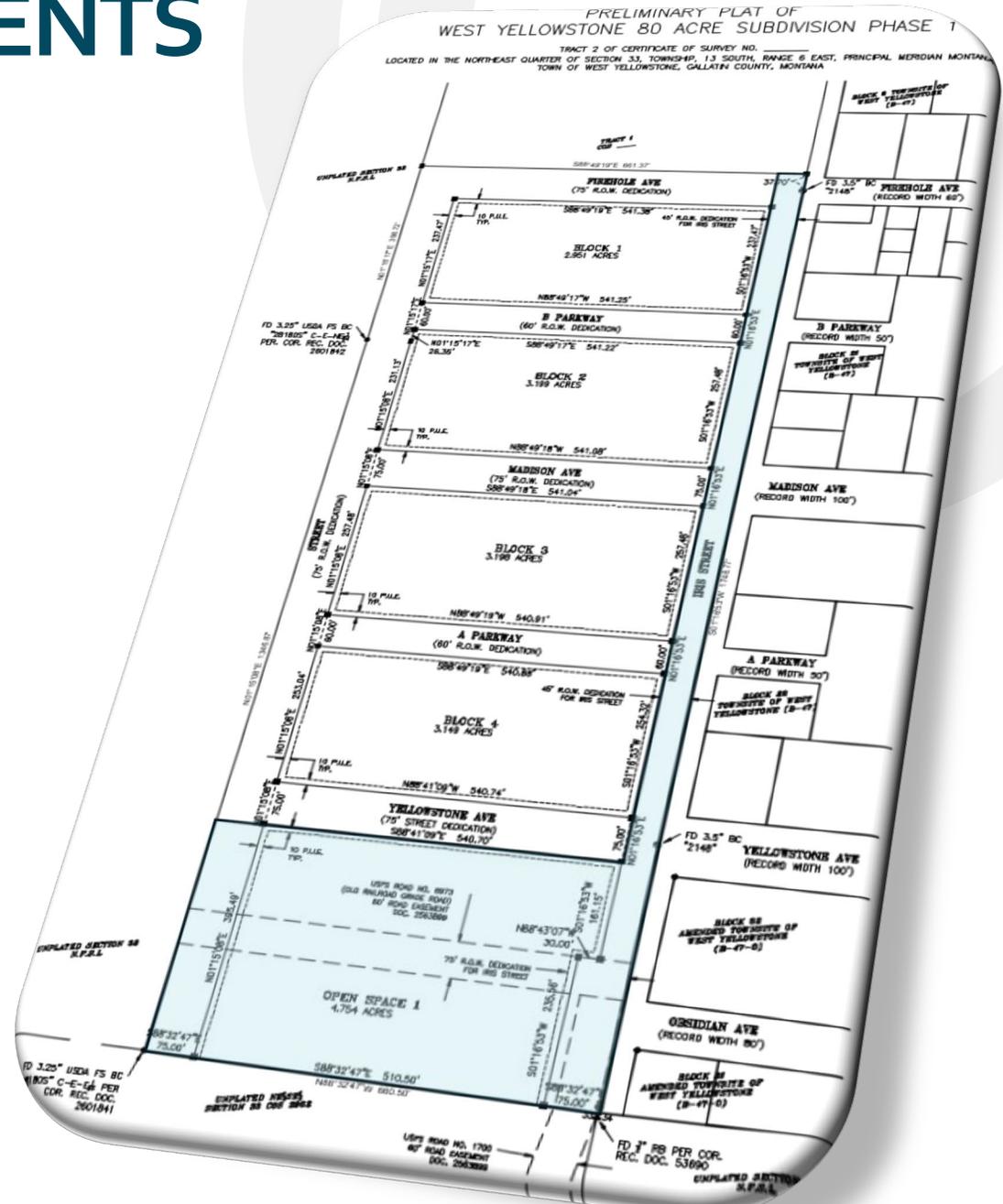
- The ultimate lot layout within each block is unknown
- Original plan was to perform a minor subdivision followed by a major subdivision for each block to create individual lots
- Current plan is to perform a phased major subdivision
 - Avoids multiple preliminary and submittals
 - Town to review each block and approve final plat
 - Prevents unnecessary utility extensions



CORE REQUIREMENTS

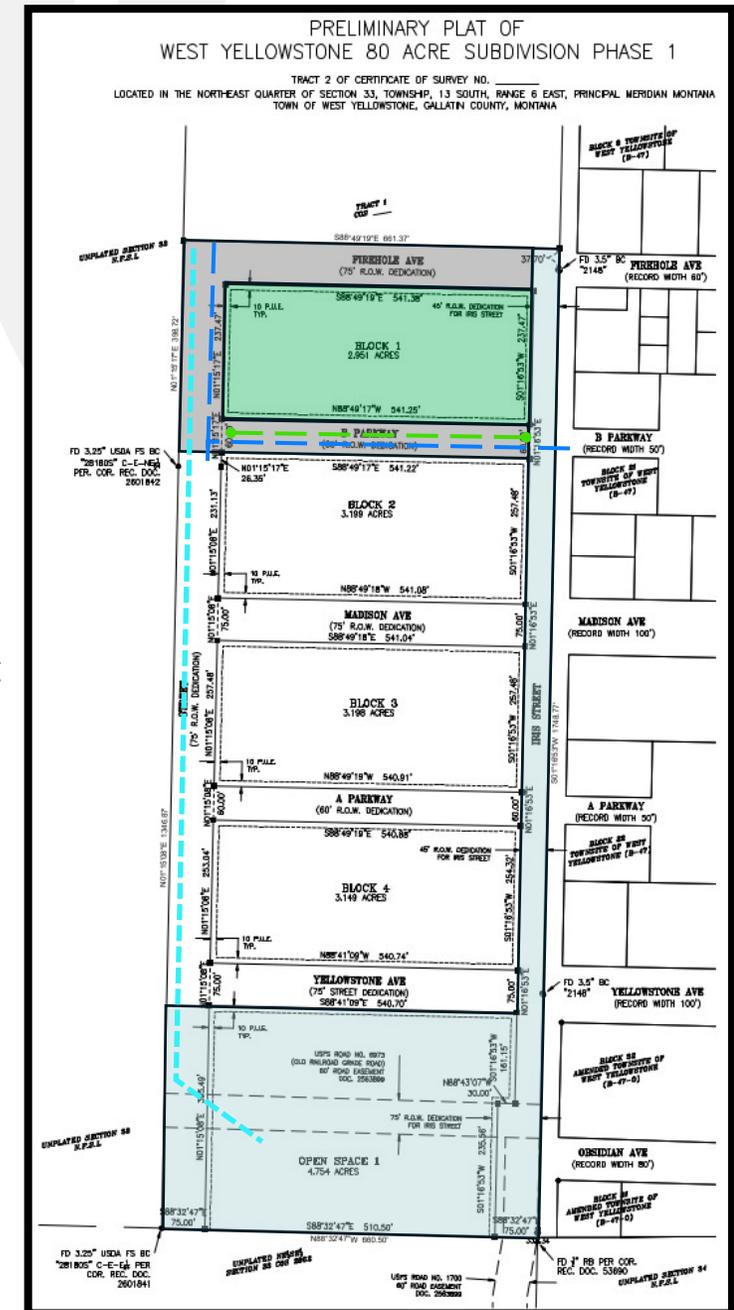
First Phase Includes:

- Open Space Park Dedication
- ROW establishment for Iris Street
- Iris Lift Station Improvements
- Minimum required infrastructure as outlined in the Master Utility Plan



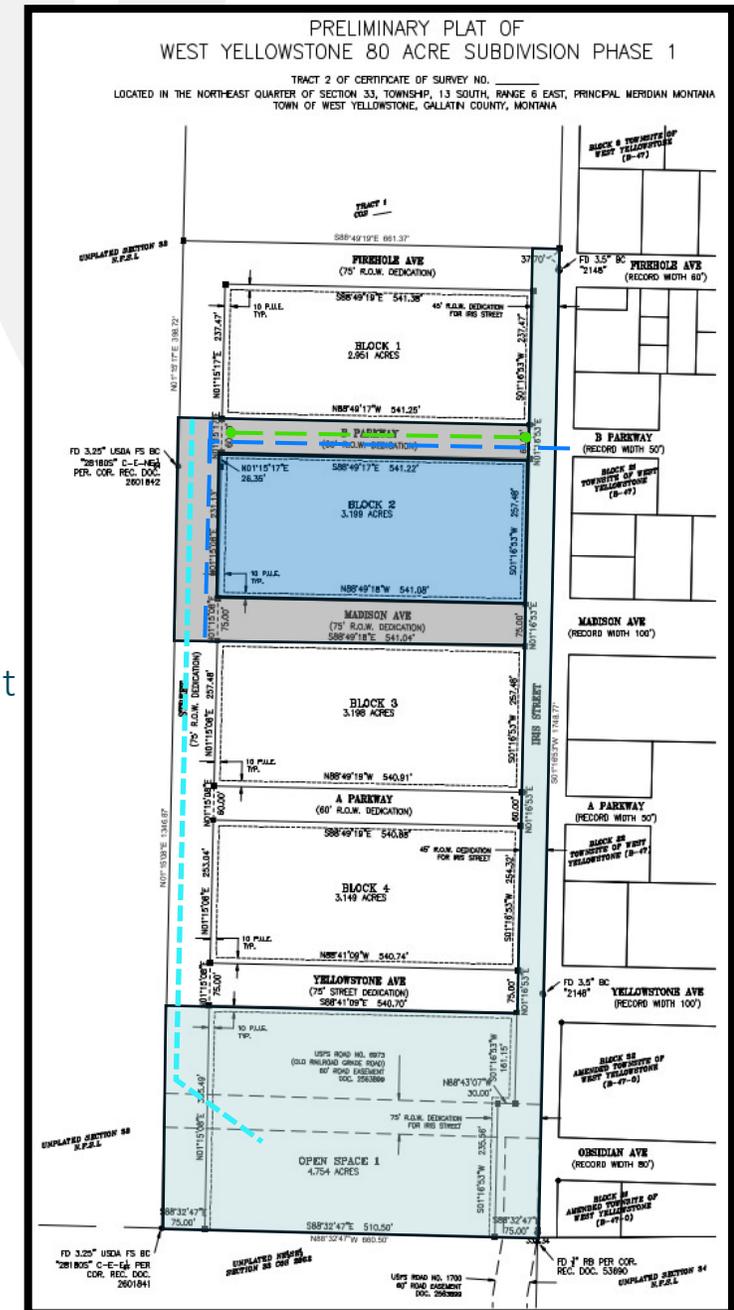
PHASE 1A

- If Phase 1A is the first to develop:
 - Complete Core Requirements
 - Extend Water and Sewer to service Phase 1A development block
 - Install Storm Water Infrastructure
 - Roads
 - Firehole Ave
 - B Parkway
 - Connect Firehole Ave and B Parkway with road on west side of development



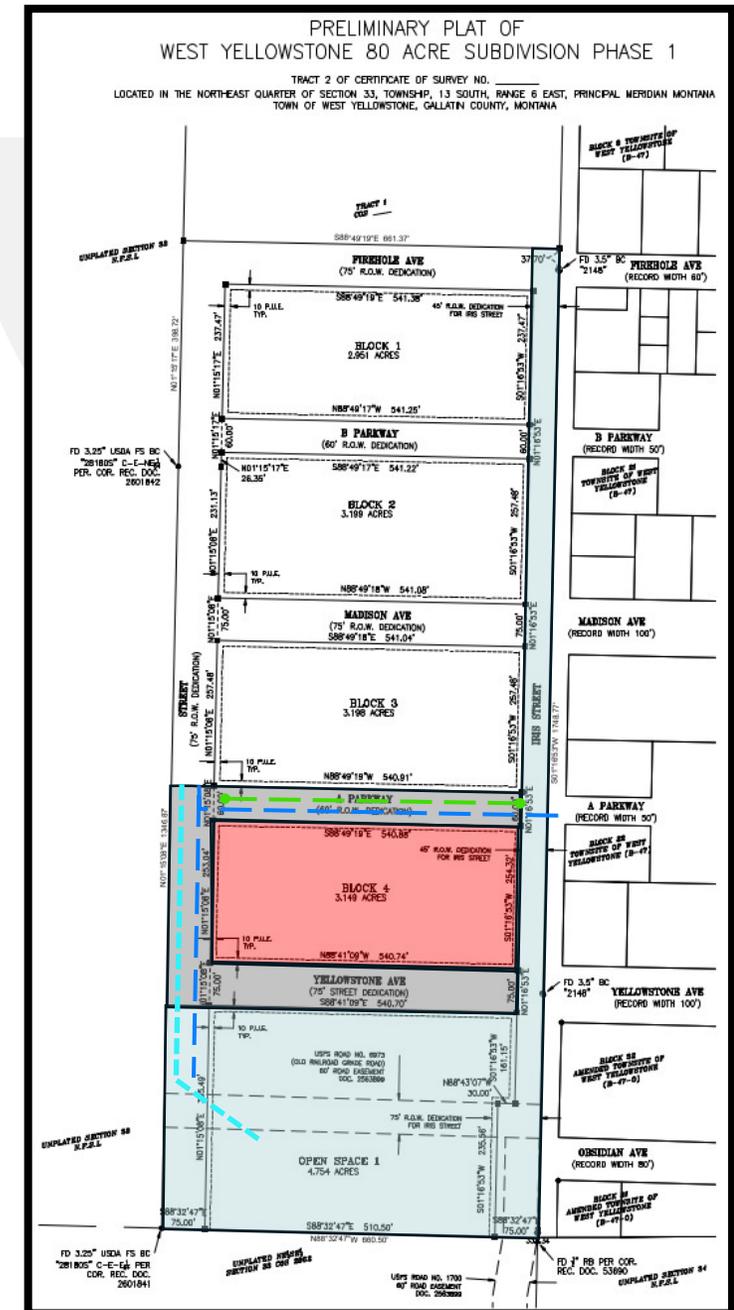
PHASE 1B

- If Phase 1B is the first to develop:
 - Complete Phase 1 Core Requirements
 - Relocate existing USFS road easement
 - Extend Water and Sewer to service Phase 1B development block
 - Install Storm Water Infrastructure
 - Roads
 - Madison Ave
 - B Parkway
 - Connect Madison Ave and B Parkway with road on west side of development



PHASE 1D

- If Phase 1D is the first to develop:
 - Complete Phase 1 Core Requirements
 - Extend Water and Sewer to service Phase 1D development block
 - Install Storm Water Infrastructure
 - Roads
 - Yellowstone Ave
 - A Parkway
 - Connect Yellowstone Ave and A Parkway with road on west side of development



PRELIMINARY PLAT

- Several major preliminary plat milestones are completed
 - Preliminary plat map
 - Master utility plan
 - Traffic study
 - Geotechnical investigation
 - Wetland delineation
 - Noxious weed plan
 - General preparation of preliminary plat application
- Next Steps
 - Boundary Line Adjustment (Mid January)
 - NRMEDD Economic Report (Mid January)
 - 3rd Committee Meeting (Late January)
 - Finalize preliminary plat
 - Development Strategy
 - Preliminary plat application submittal date
 - Submit Preliminary Plat for Town Council Approval (Assumed Late February)

DEQ SUBMITTAL

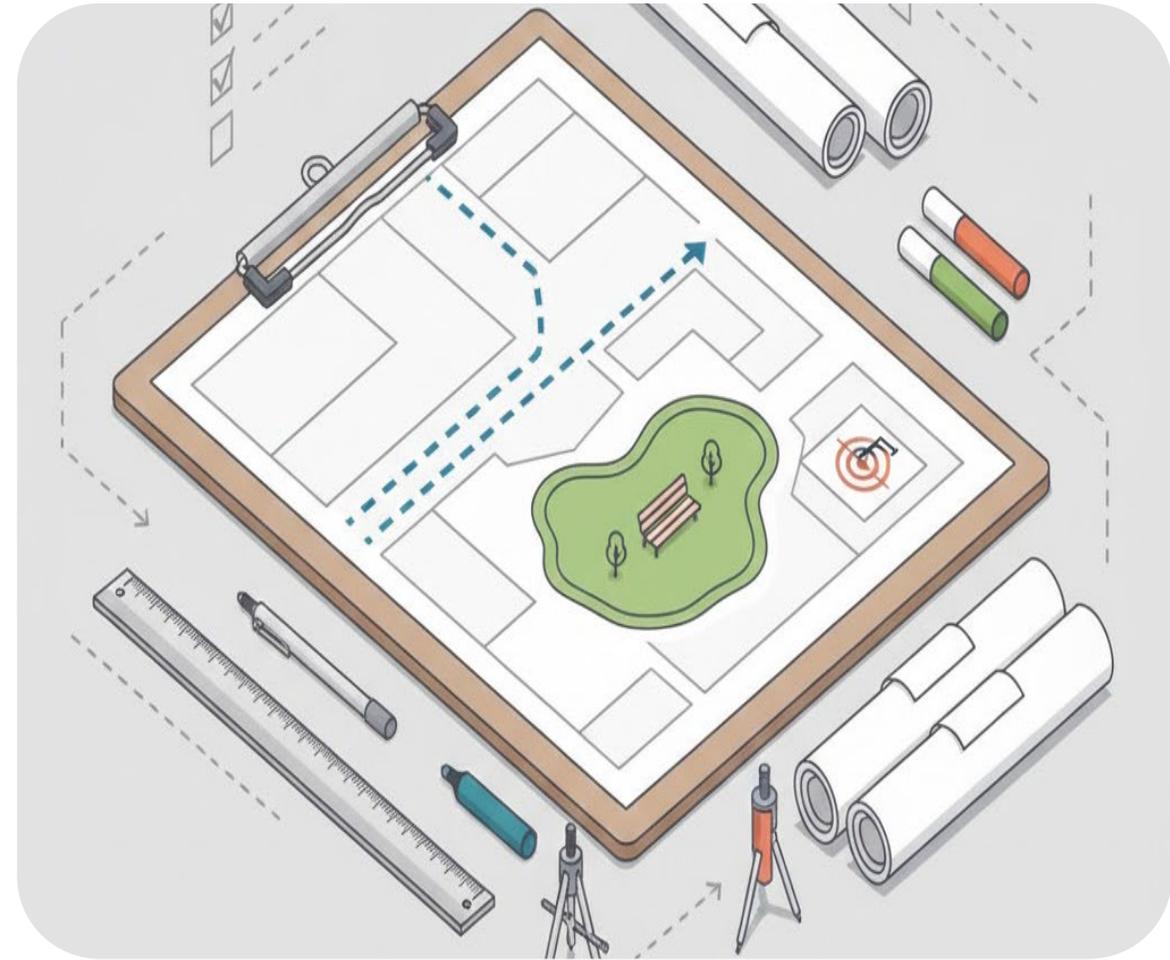
- DEQ Process

- Streets, water mains, sewer mains, and storm drainage will be completed using the MFE process with a certified checklist review
- Lift station will be completed using the full DEQ Engineering Review
 - DEQ Review timeframe 6 to 9 months

- Next Steps

- Complete design of subdivision infrastructure (Late February completion date)
- Lift Station Design
 - Controlling overall DEQ submittal schedule
 - 6 to 9 month DEQ review
 - Goal would be to receive DEQ lift station approval by end of 2026 for bidding and summer 2027 construction start date

- A final plat will be prepared for each development phase individually.
- A phase can only be final-platted after:
 - Town review and approval
 - Core Requirements are complete
 - Required phase-specific infrastructure is installed or bonded



How Final Plats will Work