

**Variance Request A**  
**Lone Eagle North Subdivision**

Lone Eagle North Subdivision is a proposed major subdivision in Yellowstone County. The applicant has requested a variance from Section 4.6.A.7 of the Yellowstone County Subdivision Regulations.

*Section 4.6.A.7. Dead end roads shall not be more than 1000 feet in length.*

The proposed subdivision contains large lots, 5 to nearly 10 acres in size. With lots of that size the roads tend to be longer to reach each lot. The reason for not allowing roads over 1000 feet has to do with fire safety. The fire departments that provide services to the subdivision are concerned with safety. Fire departments have previously expressed concerns about going down a long dead-end road and becoming trapped by hazardous conditions due to fire. Connectivity through the provision of an additional ingress/egress is preferred as it can help address public safety concerns and alleviate emergency response circulation throughout both the proposed and existing subdivisions.

County Public Works stated in reviewing the variance requests that, “Public Works has reviewed the variances, and we will not support them”.

1. *The granting of the variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.*  
Staff believes a long dead-end road could present a dangerous situation for fire fighters and other emergency vehicles not being able to maneuver safely in an emergency situation. Granting the variance could be detrimental to the public health, safety, or general welfare of the public.
2. *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, an undue hardship to the owner would result if the strict letter of the regulation was enforced.*  
Dead end roads can create some logistical issues that would make it difficult for emergency vehicles to move around when trying to get past each other. The slopes in the area are steep in some areas, especially going down to the creek area.
3. *The variance will not result in an increase in taxpayer burden.*  
The variance will not increase a tax burden on taxpayers.
4. *The variance will not in any manner place the subdivision in nonconformance with any adopted zoning regulations or Growth Policy.*  
Granting the variance would not place the subdivision in nonconformance with any adopted zoning regulations or the growth policy.
5. *The subdivider must prove that the alternative design is equally effective, and the objectives of the improvements are satisfied.*  
An alternative to the variance was not provided by the applicant.