

Major Subdivision

Major subdivisions contain six (6) or more lots and are required to provide the public improvements to service those lots. An SIA is required and in many cases land dedication or cash-in-lieu payment for parks is also required. Parkland dedication is determined by the criteria set forth by State Law, also included in the City and County Subdivision Regulations. The preliminary plat review period for major subdivisions as specified in state law, is 60-working days for subdivisions containing fewer than 50 lots and up to 80-working days for subdivisions creating 50 or more lots. The 60 or 80-working day time frame is from the date of formal preliminary plat application submittal (after the pre-application meeting) to when the local governing body makes its decision.

All major preliminary plat proposals are brought to the Board of Planning for a public hearing (see below for Planning Board Public Hearing Procedure). The Board's recommendation is then forwarded to the appropriate governing body for action. Major preliminary plat applications are accepted by the Planning Division on the 1st day of every month, unless it falls on a weekend or holiday, in which case it is the next working day.

Once a proposed major subdivision receives preliminary approval, the applicant may prepare and submit the final plat and documents for review and approval.

Yellowstone County Board of Planning Public Hearing Procedure

1. Planning Staff Summarizes and Presents Recommendations
2. Applicant Presents Proposal
3. Open Hearing
4. Those In Favor Speak
5. Those Opposed Speak
6. Applicant Rebuts
7. Hearing Closed
8. Planning Board Discussion and Motion
 - ** Neither applicant nor audience is permitted to speak during the Board's discussion period. Staff responds only to direct questions from Board members**
9. The Planning Board votes to recommend to the governing body approval, conditional approval, or denial of the application.