

May 9, 2011

Juliet Spalding
Planning & Community Service Department
510 North Broadway, 4th Floor
Billings, MT 59101

Re: King Meadows Subdivision – 2nd Request for Preliminary Plat Extension

Dear Ms. Spalding,

On June 25, 2007, the Billings City Council conditionally approved the preliminary plat of King Meadows Subdivision. Because of economic and market conditions, the property has not been developed to this point. According to the City of Billings Subdivision regulations, preliminary plats are approved for a term of three years with a one year optional extension at the conclusion of the three year term. King Meadows Subdivision requested and was approved for a one year extension last year. On June 25, 2011 the one year extension period will expire.

During the most recent meeting of the State of Montana Legislature, a bill (House Bill 522) was introduced amending Section 76-3-610, MCA to allow members of the governing body and the subdivider to extend the period of preliminary plat approval for a mutually agreed-upon period of time. The bill states that any mutually agreed upon extension must be in writing and dated and signed by the members of the governing body and the subdivider or subdivider's agent. This bill was passed by the legislature and was signed into law by Governor Schweitzer on April 21, 2011.

Pursuant to our recent conversation with Candi Beaudry, and based on this new legislation and our intent to develop the property in its approved state, we are respectfully requesting a one year extension period to our preliminary plat approval term with an optional extension for one additional year. Because we intend to develop the property in compliance with our approved preliminary plat, we feel that starting the preliminary plat process again at this point would not be beneficial to us or the City. We have very much enjoyed our work with the City of Billings on this project and would like to request your consideration of this matter. If you have any questions or would like to discuss this issue further, please feel free to contact me anytime at (435) 645-9005.

Sincerely,



Spencer Thunell
King Meadows, LLC

Cc: Candi Beaudry, Planning Director
Will Ralph, Sanderson Stewart

