

February 28, 2017

Yellowstone City-County Planning Division
2825 3rd Ave. N.
Billings, Montana 59102

Attn. Mr. Dave Green

re: Preliminary Plat for Coal Creek Subdivision

Gentlemen,

On approximately Feb 8 '17, I received an undated certified envelope from the CITY-COUNTY PLANNING DIVISION with a NOTICE OF PUBLIC HEARING in a page and a half form letter including an instruction sheet ON HOW TO ACT IF WISHING TO COMMENT and, finally, a double page chart of the site with limited interpretative symbols. This was a first application for a preliminary subdivision with major plat on 39+ acres. The request is apparently approved resulting in the above 2 week notice of Hearing. The meeting to be held February 28 on the 1st floor conference room of the Miller Building, 2825 3rd Avenue N, Billings.

This notice has been brought to the attention of recipient - Rodger E. Hageman, owner of a farm thought to be directly across from the proposed truckstop-and-store development known as "Coal Creek". One of the City's conditions is a requirement to have a substantial storm drainage system for excess water that is gathered and contained for disposal. Perhaps on to said Hageman Farmland. Permission for this intrusion has not been granted, nor has it been requested by the subdivision application.

In the event that use of this farmland is desired for overflow storm water, I herewith advise that any expectation of said use would be denied. This farmland was subdivided over 100 years ago and is part of a legal subdivision, one that predates the present applicant by 100+ years - 1910.

Please note, I do not totally reject development of this unique property but I see two conditions that would need addressing: 1] That it not be a "nuisance" to my property, and 2] that the commercial areas not just be nondescript tilt-up apartment buildings, a bar, liquor store, casino, hamburger stand, a garish truckstop-gas station and that whatever it is, it not be on Rimrock Road but on 62nd street at the freeway.

Incidentally, not being able to travel, I would here like to offer a suggestion or two. Rimrock Road is a historical pure residential and college street running from 27th (airport road) to 70th, probably 10 miles. This 62nd to 70th is the last mile and the best mile. It is possibly the longest street in town and may be the most desirable residential street. Must it end punctuated by this odd subdivision and the name "Coal Creek" which hardly respects Billing's western heritage. The area being the site of ancient Indian occupation, the area populated by the deer and antelope coming down from above to forage the lower elevations. I had them almost daily in 2001 while developing my little experimental vineyard just across Rimrock. This great view entry to Billings and the Yellowstone Valley deserves the honor of a western motif more in keeping with early life and freedom. A suggestion photo page is attached and a photo page depicting all the towns and villages that would seem to converge at this highway.

Thank you for listening,

A handwritten signature in cursive script that reads "Rodger E. Hageman". The signature is written in dark ink and has a long, sweeping horizontal line extending to the right.

Rodger E. Hageman
7 Goodwill Court
Newport Beach, CA 92663
(949) 642-1998

P.S. There is a little patch in the middle of the intersection upon which I suggest that whoever develops the 39 acres be required to build a monument to our antecedents and founders.

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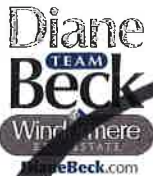
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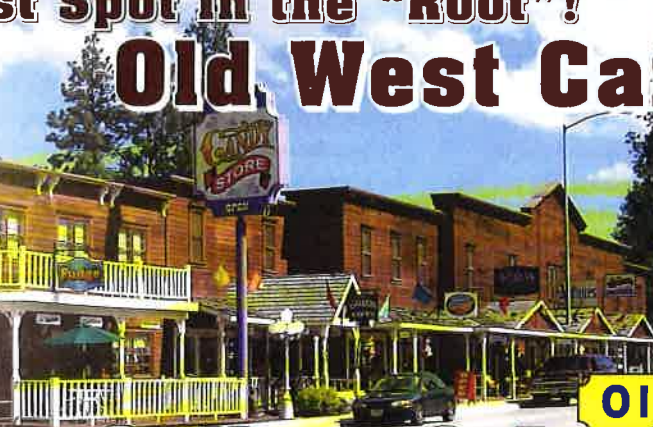
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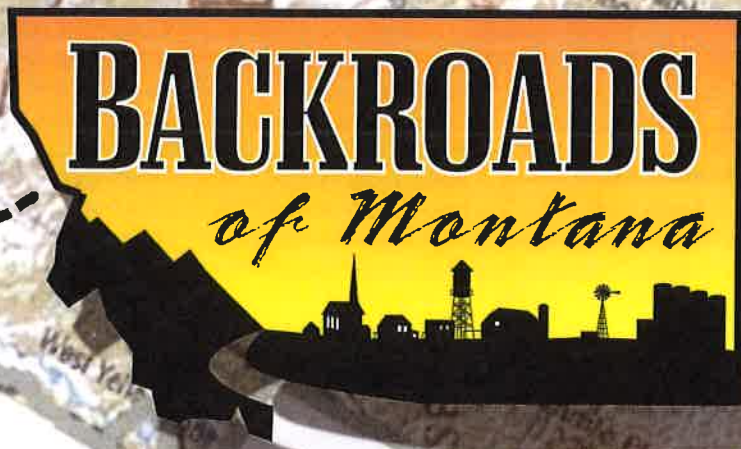
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