

Darren and Julie Miller (David age 8, Daniel age 6) 2007 S. 72nd St West, Billings MT 59106

Mary Jane Miller 2344 S. 72nd St. West, Billings MT 59106

Contiguous landowners to the west of proposed Stone Creek Subdivision

To the County Commissioners, City/County Planners and Whom else it may concern:

Allow me to introduce myself. My family and I are contiguous landowners to Regal Land Developers on the west side of 64th street west. A tract we own and pay taxes on. We purchased Tract 1A – COS 3282 from Mary Jane Miller, a distant relative, when her late husband and son succumbed to health issues. It was their wishes for their land to remain in ag as they were prominent respected members of the ag community. We live on and operate a farm and feedlot on the 80 acres west of the proposed Stone Creek Subdivision where we are raising the 5th generation of farmers.

My concerns for the proposed Stone Creek Subdivision are such because my family also owns property on the north side of Canyon Creek where development is prominent and booming. Leapfrog development makes for hazardous conditions for farmers and homeowners due to new residents not being accustomed to lifestyle and operations of the existing agriculture community.

Traffic has already become an overlooked hazard on these county roads. Even with the roads being maintained, years of repaving has led to very abrupt asphalt edges that make it difficult to move over for oncoming traffic with equipment because the roads are narrow and, in most cases, have lateral irrigation ditches on both sides. 64th street has already become a major commuting street with high-speed limits. Just in the last year there has been 6 major accidents at the corner of 64th and Neibauer, luckily there has yet to be a fatality!

I am also a prominent utilizer of the drain ditch of the proposed Stone Creek Subdivision. Storm water runoff raises concerns of water flow maintenance, foreign material and traffic in maintaining this ditch. Furthermore, the high concentration of lifestyle in a prominent ag area raises concerns that are not always conveyed to future residents. Such as slow-moving vehicles, the ability of using fire as a natural way of removing vegetation and the occasional windstorms that make debris from ag and construction to be shared with everybody!

This land has been home for many different species including deer, coyotes, sand hill cranes, blue herons, pheasants and many other of Gods little creatures. Canadian geese use this area for migration, and some are largely raised and stay in this area year-round. Many people use this area for hunting due to its wide open spaces. This area is also classified as open range for livestock.

I would like to say I feel every landowner should have the right to do with their land as they wish. But such a person should also be respectful of others and their way of life. If it were not for ag in the Yellowstone Valley the supply of clean groundwater that we all rely on would diminish just as it has in other areas. Therefore, I have concerns for my family with such a high density of homes that Regal Land Development is proposing. It will be years until city services such as water and sewer will be available to meet the needs and allow for respect of the land and nature that an overpopulated subdivision like Stone Creek will demand.

In closing I would like to say, it is because of what we do as farmers, ranchers and cattle feeders why people want to live in this fresh clean environment! It is and always will be the agricultural community's

burden to adapt and overcome to the growing demands of the residents of the United States. THIS is why our concerns need to be taken into consideration.

Thank you for your time.

Darren Miller