

Hi Monica,

One final item on Parcel D056580 – in our further conversations with Scott Aspenlieder, Tim Filz, and Blaine Poppler, we would also like to ask you to note in your files that it is likely we or the future developer of this parcel will want to establish connectivity with the two truncated roads in the Sun Valley Subdivision where indicated by the two additional lime green arrows added to the attachment sent with our previous email, one of which will require crossing parcel D05252 owned by the Yellowstone County Council of the Boy Scouts and the other will require crossing the parcel owned by Yellowstone County Assessment Code 000A16801A. Can you note this request as well?

Thank you,
David Morledge

From: Plecker, Monica <PleckerM@billingsmt.gov>

Sent: Tuesday, November 9, 2021 8:30 AM

To: David Morledge <dmorledge@yahoo.com>; Green, Dave <greend@billingsmt.gov>

Cc: Jackie Groves <jackiegroves11@gmail.com>; Scott Aspenlieder <scott@performance-ec.com>; Blaine Poppler <blaine@cbcmontana.com>

Subject: RE: [EXTERNAL] Re: Development Inter-connectivity

Thank you for your email, David.

We will review your request and include it with the subdivision file.



Monica Plecker

Planning Division Manager

pleckerm@billingsmt.gov

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P 406.247.8660

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*COVID-19 has changed the way the Planning Division is conducting business. We will continue to serve our customers electronically and by phone. The office is open to the public but social

distancing must be followed. Email inquiries are best during this time and instructions for permit and application submittals can be found at this link: <https://www.ci.billings.mt.us/184/Planning>

From: David Morledge <dmorledge@yahoo.com>
Sent: Thursday, November 4, 2021 2:09 PM
To: Plecker, Monica <PleckerM@billingsmt.gov>; Green, Dave <greend@billingsmt.gov>
Cc: Jackie Groves <jackiegroves11@gmail.com>; Scott Aspenlieder <scott@performance-ec.com>; Blaine Poppler <blaine@cbcmontana.com>
Subject: [EXTERNAL] Re: Development Inter-connectivity

Please see the attached to accompany the below request.

Thank you

David Morledge

On Thursday, November 4, 2021, 02:03:02 PM MDT, David Morledge <dmorledge@yahoo.com> wrote:

Hi David and Monica,

We have successfully completed the sale of the three parcels(A, B & C) on the attached COS to the Alkali Timbers LLC controlled by David Mitchell. It appears that only Parcels A and D have been assigned parcel numbers (D05250 and D05658, respectively) so rather than making it confuse by trying to refer to some parcels that have numbers and some that don't, we'll just use the letters that correspond to the parcel numbers on the COS recorded this past summer just prior to the sale (attached).

We intend to continue marketing our retained parcels D and E for eventual development. In view of the change in annexation status of these parcels from

orange to pink, and our understanding the City of Billings Public Works department is looking to bring city services up Alkali Creek Rd in the near future, it seems certain future development of these parcels will take place in the City of Billings. To align the future development of all these parcels with the City of Billings subdivision rules and regulations, we would like to make a formal request to you as you review subdivision proposals from Mr. Mitchell to keep in mind that the viability of the development of our Parcel D will depend on having inter-connectivity with the Alkali Timbers, LLC subdivisions to the north. We have attached a map of Parcel D as it adjoins Mitchell's Parcel B and indicated the approximate range in blue along the shared parcel boundary where such access might occur subject to engineering costs and viability in terms of a final location. As we continue our intention would be to have neighborhood connectivity from Foothill Drive through our Parcel D back through the Alkali Timbers, LLC subdivision and into Alkali Creek Road. We believe that if planned for early, all parties will benefit as well as the community and eventual residents of the area. If you'd like any input along the way as these parcels are being developed, we will happily engage with City Planning to review or provide comments along the way.

We thank you very much for your assistance and welcome any questions or concerns you might have.

Sincerely

David E. Morledge,

Managing Member

DR Morledge Family, LLC