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April 6, 2023

Yellowstone County Planning Board  
Attn: Dennis Cook, President  
2825 3<sup>rd</sup> Avenue North, 4<sup>th</sup> Floor  
Billings, MT 59101

Re: Peila Subdivision - Planning Board Extension

Dear Mr. Cook and Board Members:

The purpose of this letter is to request an extension from the Yellowstone County Planning Board's recommendation of approval for the Peila Subdivision on behalf of the owner, Matt Peila. Based on the meeting on March 28, the Planning Board members are requesting information on safety concerns regarding the 12 Mile Road and Yeoman Road intersection and specifically requested that the TIS be completed before they could support the subdivision. Mr. Peila is requesting his project timeline to be extended past the originally scheduled timeline to help address these concerns.

After the meeting, it was brought to our attention that the county public works department had requested a study be completed on that intersection, due to the number of calls on safety concerns they were receiving. The study was completed October 3, 2022, and a copy of the final report is attached to this letter. According to Tim Miller, Yellowstone County Public Works, a number of the recommendations provided in the report were completed by his department, such as speed limit reduction, tree trimming, and mowing. As homes are constructed within the area, the tax base will increase to potentially provide the funds to complete the remaining recommendations without putting the entire financial burden on the existing property owners. If additional questions or concerns pertain to the intersection and report, please contact Mr. Miller directly. As part of the additional information presented to the Planning Board, we will include this report to help answer the Board members' questions pertaining to that intersection.

Sincerely,

A handwritten signature in blue ink that reads "Aaron Redland".

Aaron Redland  
Project Manager

Cc: Matt Peila, Owner  
Dave Green, Billings Planning Division Planner

Attach: Yellowstone County 12 Mile Yeoman Intersection\_100322\_REDUCED.pdf