



Mike Nelson, Mayor
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January 26, 2026

Taylor Kasperick
Performance Engineering
3412 Colton Boulevard, Suite 202
Billings, MT 59102

Dear Applicant/Engineer:

On January 26th, the Billings City Council conditionally approved the preliminary plat of Homestead Acres Subdivision, subject to the following conditions of approval:

1. To minimize the effects on local service prior to final plat approval, the applicant shall show on the face of the plat and provide for construction within the Subdivision Improvements Agreement (SIA) of an approved turnaround at the southern end of proposed Road B.
2. To minimize the effects on local service prior to final plat approval, the applicant will coordinate with the USPS to determine what type of delivery system is preferred and to locate and provide the correct amount of space for safely delivering the mail to the residents and businesses in the future development.
3. To provide correct documentation and timelines for the proposed phasing of the subdivision, prior to final plat, the applicant will include proposed opening dates for the phases and the correct documentation for future phases, restrictions on conveyances, and a release form.
4. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
5. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have any questions please contact Hunter Kelly at (406) 247-8613 or by email at kellyh@billingsmt.gov

Sincerely,

Mike Nelson, Mayor