



April 15<sup>th</sup>, 2025

Yellowstone County Planning Department  
2825 3<sup>rd</sup> Ave. N.  
Billings, MT 59101

RE: Creekside Estates, 2<sup>nd</sup> Filing – Preliminary Plat Extension Request

To Whom It May Concern:

Our client is requesting an extension request from Yellowstone County for the Preliminary Plat approval of the Creekside Estates Subdivision – 2<sup>nd</sup> Filing. On May 17, 2022, the Yellowstone Board of County Commissioners voted to approve the Preliminary Plat for this subdivision. The Yellowstone County Subdivision Regulations state that Preliminary Plat approvals are valid for a period of three years (regulation 3.2.M). May 17<sup>th</sup>, 2025 will be 3 years from our Preliminary Plat Approval date. The purpose of this letter is to formally request a 1-year Preliminary Plat approval deadline extension.

Below is a list of the extension review criteria with our responses in **bold** to assist with your with of our extension request.

1. Changes to the subdivision regulations since the original approval and whether the subdivision as originally approved is essentially compliant with the new regulations;  
**The current subdivision regulations were adopted in 2019. This project was approved in 2022. We are not aware of any subdivision regulation changes that would impact this preliminary plat approval.**
2. Progress to date in completing the subdivision as a whole and any phases;  
**All the conditions of approval have been addressed, and all project infrastructure has been installed. A Final Plat letter addressing all the project conditions of approval has been provided to your department by our office.**
3. Phasing of the subdivision and the ability for the existing development to operate without the delayed development;  
**This subdivision was approved as a single phase.**
4. Dependence of infrastructure development on the subdivision;  
**All the required infrastructure has been installed for this subdivision.**
5. Duration of the requested extension;  
**The applicant is requesting a 1-year extension.**
6. Demonstrated ability of the subdivider to complete the subdivision;  
**The subdivider has completed all the requirements of the Preliminary Plat approval letter. The extension is being requested to ensure that there is sufficient time for reviewing and addressing minor edits to the applicant's Final Plat application.**
7. Such other factors or criteria as deemed material in the discretion of the governing body.

The applicant worked diligently throughout the 3-year Preliminary Plat approval deadline to address the project requirements. The approval period was almost enough time to address the requirements. This extension is requested to provide sufficient time for review of the Final Plat application materials.

If you have any questions, please reach out to me as soon as possible,  
[Paul.t.forsting@imegcorp.com](mailto:Paul.t.forsting@imegcorp.com).

Sincerely,  
IMEG Consultants Corp.

A handwritten signature in blue ink, appearing to read "Paul", is written over a light blue rectangular background.

Paul Forsting, AICP

Encl.      None

