

Dear Mr. Green:

Our names are Keryl and Perry Hallford. We live at 4837 Leawood Dr., two lots north of the planned Pronghorn Subdivision. While we support the development of the subdivision, we have questions and concerns regarding what we understand to be one of the proposed entrances to that subdivision, Leawood Dr.

If our understanding is correct, Leawood is proposed to be one of the main entrances to this development to be used initially to support construction traffic, vehicles, and heavy equipment.

Leawood was constructed in the 1970s for residential traffic. Maintenance of the streets in Hidden Lake Subdivision is up to homeowners. The county does not maintain, repair, or plow our streets. Who will be responsible for the repairs that are certain to be an issue because of construction traffic and extension of Leawood to the Pronghorn Subdivision?

Thank you for addressing our concerns.

Sincerely,

Perry and Keryl Hallford
4837 Leawood Dr.
Billings, MT 59105
702-203-7295

Mr. Dave Green:

We have our concerns regarding usage of Lorraine Street and Leawood to use as an entrance and exit to the new proposed subdivision.

We have no SID's in the Hidden Lakes Subdivision for street repairs, and the Subdivision does NOT want a new tax levy! The streets are deteriorating and in some areas there are large holes in the asphalt. A good chunk of asphalt has broken off Lorraine Street as you enter the Subdivision from Highway 87 creating a drop off.

The exit to Highway 87 is a dangerous one. I believe it is only a matter of time before a bad accident or fatality will occur there. You cannot see oncoming traffic "adequately" from the North on 87 that are southbound! Smaller vehicles are hidden behind the hill as they travel 70 mph toward Billings.

As you enter the Subdivision onto Lorraine from Highway 87 drivers tailgate you, honk at you, make obscene gestures, and are filled with rage! Leawood is not on the School Bus route so it is not a plowed Street in the winter.

With 2 routes in and out of our Subdivision, it would make it more accessible to crime. As of now, we only have one entrance and one exit available.

Before anything is done, MDOT better be advised to make 87 North a 3-lane Highway, lower speed limits, or develop turnout lanes all the way from our Subdivision to Main Street in the Heights.

Thank you for your efforts.

Eugene Hansen

Carol Hansen

Hidden Lakes Subdivision Residents

Sent from my Verizon, Samsung Galaxy smartphone

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I am writing this e-mail about the Pronghorn Subdivision next to Hidden Lake Subdivision. We live at 5032 Country View Dr. We don't believe that they need to use our streets into their subdivision, since there is a road right off of highway 87, that goes into their proposed subdivision, and the Leawood street ends before it gets to their land and does not lead into the far east plot of their development. We believe that during construction of their subdivision, that there will be heavy truck traffic in and out of the area, { heavy transport trucks hauling equipment in and out of area, delivery trucks, delivering materials, and heavy concrete trucks delivering concrete, all of these vehicles will be heavy, and our streets were not built to sustain that kind of traffic, and we have to maintain and repair our streets. Our streets are not City streets, not state routes, not county streets/roads, when we bought out here in 1987, they were gravel, and part of our purchase price was to get roads up to a specification, and to pave it, and originally the developer was to plow it, but that happened only a couple of times.

Neitzel

View Dr.

Mike and Janie

5032 Country

Attention: Planning Board

My name is Jeff Benton and I live at 1110 Little Butte Place, Hidden Lake Subdivision.

I have major concerns with the Pronghorn Subdivision Project:

1. Our road will become even more damaged and that is added work and cost from us residents at Hidden Lake. We will have added traffic and noise that ruins our daily life and commutes.
2. We already have problems from time to time with our water system and we do not have the capacity to share our water supply nor do we need to have the added expense.

Please be sure that the Pronghorn Subdivision is completely independent from Hidden Lake roads and infrastructure.

Thank you,

Jeff Benton

PETITION TO THE YELLOWSTONE COUNTY BOARD OF COMMISSIONERS - OPPOSITION TO VEHICULAR CONNECTIVITY VIA LEAWOOD DRIVE FOR THE PROPOSED PRONGHORN SUBDIVISION

TO THE CITY-COUNTY PLANNING DIVISION:

We, the undersigned residents, property owners, and stakeholders of the Hidden Lake Subdivision and surrounding areas in Yellowstone County, Montana, do hereby formally petition the County to DENY any preliminary or final plat layout for the proposed Pronghorn Subdivision (124 lots) that utilizes Lorraine Road, Leawood Drive, and the unbuilt 1.5-acre "paper street" extension of Leawood Drive for general public vehicular access.

Our opposition is based on the following specific threats to public safety, infrastructure, and the environment under Section 76-3-608, MCA:

1. **Extreme Pedestrian Safety Hazard:** Lorraine Road and Leawood Drive currently lack any sidewalks, designated pedestrian paths, or streetlights. Forcing an estimated 1,200+ daily vehicle trips from 124 new homes and commercial properties onto this infrastructure creates an immediate, severe safety hazard for residents, children, and pedestrians.
2. **Inadequate Structural Capacity:** The existing pavement and sub-base of Lorraine Road and Leawood Drive were never engineered to sustain the high-volume traffic or heavy construction loads generated by a 124-lot development.
3. **Severe Stormwater and Flooding Risks:** The 1.5-acre unbuilt section consists of a deep, active natural drainage ravine. Grading, filling, and paving this channel will eliminate natural ground absorption, alter local hydrology, and cause immediate stormwater flooding and soil erosion on adjoining properties along Lost View Drive and Leawood Drive, as well as homeowners to the west.

WE RESPECTFULLY DEMAND THAT THE COUNTY:

- **Option A: (Preferred):** Deny full vehicle connectivity through Hidden Lake. Require the developer to utilize alternative routes for primary and secondary access.
- **Option B:** Limit the connection strictly to a **restricted, unpaved emergency-only access point** secured by a locked gate utilizing a fire-district-approved Knox Box system.
- **Option C:** If connectivity is mandated, condition project approval on a **Subdivision Improvements Agreement (SIA)** that forces the developer to fund and construct complete streetlights, standard sidewalks, and asphalt reinforcement along the entire existing length of Leawood Drive and Lorraine Road before breaking ground.

By signing below, I certify that I am a resident or property owner in Yellowstone County, Montana, and I fully support the demands of this petition.

Date	Printed Name	Signature	Physical Address	Phone/Email
05-24-26	KERRY HALIFORD	Kerry Haliford	4837 Leawood	762-596-3838 halifordk@comcast.net
05-24-26	PERLA C. HALIFORD	Perla C. Haliford	4837 LEAWOOD	762-263-9295
5-24-26	JERRY GUSTIN	Jerry Gustin	4919 LEAWOOD	406-672-8393 J.J. MTC
5-24-26	Julie Gustin	Julie Gustin	4919 Leawood DR	406-672-8393 V. Hoo. C. m
5-24-26	Jessy Tuller	Jessy Tuller	4960 Leawood Dr	435-232-2499
5-24-26	Alexis Tuller	Alexis Tuller	4960 Leawood Dr	753-232-5340
5-24-26	Scarlett Tuller	Scarlett Tuller	4901 Leawood Dr	406-850-1318
5-24-26	Jessica L. Malley	Jessica L. Malley	5001 LEAWOOD DR	406-256-0368

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Date	Printed Name	Signature	Physical Address	Phone/Email
5/24/26	Dennis D. Malley		5001 Leawood Dr	406-256-0368
5/24/26	Terry Johnston		5007 Leawood Dr	425-765-484
5/24/26	Patty Johnston		5007 Leawood Dr	425-765-4048
5/24/26	Tara Ranner		5015 Leawood Dr	406-647-5524
5/24/26	Carl Ranner		5015 Leawood Dr	406-927-2757
5/25/26	Tim Robbins		5023 Leawood Dr	406-321-2881
5/24/26	Andrew Roberts		5023 Leawood Dr	406-320-0836
5/24/26	Bonita Raitt Burton		503 Leawood Dr	406-696-5979

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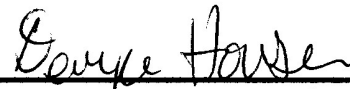
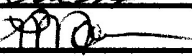
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By signing below, I certify that I am a resident or property owner in Yellowstone County, Montana, and I fully support the demands of this petition.

Date	Printed Name	Signature	Physical Address	Phone/Email
5/25/26	Denyce Houser		5115 Leawood	
5/27/26	Erik Moen		406 W 988747	1016 Lost View Dr
5/27/26	Laura Moen		1016 Lost View Dr	406 W 988748

May 22, 2026

To: Yellowstone County Board of Planning

To the Board Members,

We are Erik and Laura Moen, homeowners living at 1016 Lost View Drive within the Hidden Lake Subdivision. We are writing to formally log our opposition to any preliminary plat layout for the proposed Pronghorn Subdivision that utilizes Leawood Drive as a primary or secondary through-street. Hidden Lake is a private subdivision and is not owned or maintained by the city or county. We will not allow the road proposed by the developers to go through our property.

Under Section 76-3-608, MCA of the Montana Subdivision and Platting Act, the planning board must weigh the impacts of a subdivision on local services, public health, and safety. Connecting 124 new residential and commercial lots directly into Leawood Drive violates those safety mandates for the following reasons:

1. **Severe Pedestrian Safety Hazard (Public Health & Safety):** Leawood Drive currently lacks any shoulder, sidewalks, or street lighting. There are blind hills on this road. It operates safely now only because it is a quiet, low-density road where neighbors walk safely in the street. Adding a 124-lot development will introduce an estimated 1,200+ daily vehicle trips. Dumping this volume of traffic onto an unlit street without sidewalks and streetlights creates an extreme public safety hazard.
2. **The 1.5-Acre "Paper Street" Construction:** Leawood Drive currently terminates physically as a dead-end roughly 1.5 acres short of the proposed Pronghorn development boundary. To build this connection, the developer must construct a completely new roadway.
3. **Disproportionate Infrastructure Burden:** The existing portion of Leawood Drive cannot handle the heavy vehicle loads or traffic volume of a major new through-way without a complete structural overhaul.
4. **Severe Environmental & Stormwater Hazards to Adjoining Property:** The 1.5-acre unbuilt paper street consists of a deep, natural drainage ravine that directly borders my property on Lost View Drive. Grading and filling this topography to build a through-street will fundamentally disrupt established drainage channels, eradicate natural slope absorption, and cause severe stormwater flooding and soil erosion on my deeded land. I demand that Yellowstone County Public Works and the Montana DEQ require a full, independent hydrological study. The developer must guarantee absolute

protection against runoff encroachments on adjoining properties before any preliminary plat approval.

Requested Actions & Mitigations:

- We request that the Planning Board **deny full vehicular access to Leawood Drive and require the developer to use** alternative arterial routes.
- If a connection is mandated for emergency access, we demand it be strictly limited to an **unpaved, emergency-only gate** (using a locked fire apparatus Knox Box system).
- If full connection is approved, we demand that the developer be required to fully fund and install streetlights, standard sidewalks, and asphalt reinforcement along the entire existing length of Leawood Drive and the entrance to Lorraine Road to mitigate the safety hazards they are creating.
- If full connection is approved, we also demand as an adjacent landowner that the developer install a **10-foot to 15-foot structural buffer zone** (including a privacy fence) between the edge of the new pavement and your property line, funded entirely by Pronghorn developers.

Thank you for your time and consideration of the existing neighborhood's safety.

Sincerely,

Erik and Laura Moen

(406) 698-8747

I had intended to be present in person at this meeting today, but I am now unable to do so. I am unsure if I'll be able to follow along via the FaceBook link. I wanted to send in my question and hope it can be addressed by the Planning Division. I live in the Hidden Lake neighborhood, on Middle Valley Road, our subdivision exists next to this new proposed subdivision.

My primary concern is related to a nearby firehall. We are in an area that is already far enough from the nearest forestation that many (if not most) homeowners insurance companies are unwilling to cover our homes. With the increase in residential homes, will there be a new plan implemented for a firehall nearby? If this area is where the growth is going to happen, that's fine. But we will need to ensure that there are emergency services designated to cover this increased residential population so people can afford to live in these homes when it comes to home owners insurance rates and risks.

I understand that some of my neighbors are concerned about the access to this new neighborhood using our only access road to the highway, and I share this concern. Already there are a lot of homes that rely on a single in/out access from Lorraine to Hwy 87. Our streets are not publicly maintained and are already in rough shape, adding more traffic will not only cause more congestion in and out of the neighborhood but added wear and tear to these streets. Is there a plan to bring this new subdivision, along with ours, under the publicly maintained roads category? Snow removal for school busses to access our neighborhood is already a difficulty, as well as the condition of our streets.

Another neighborhood concern is about water - I do understand that our potable water system is not open for use for this new neighborhood. Does this mean that city water will be brought up to our area? If so, will our neighborhood be given the option to tie into the city water system? Regarding irrigation water, is the canal system expected to be able to support this new subdivision as well as all of the existing homes?

Thank you,
Lisa Wertman
5026 Middle Valley Road
Billings, MT 59105

My name is Melody Benton and I live at 1110 Little Butte Place, Hidden Lake Subdivision.

I have real concerns with the Pronghorn Subdivision proposal:

1. Our roads are constantly damaged and we rely solely on our residents for repair and upkeep which is time-consuming and a financial drain. The added traffic that will come with the new subdivision will further damage roads and add to our burden of road upkeep. Furthermore, the added traffic will disrupt our peaceful subdivision for an indefinite period of time.
2. Our water system has already been strained and under repair several times and I'm concerned that the new subdivision will impact our water system in a negative way and therefore cause greater inconveniences such as more shutdowns for repair and a drain on the water supply while adding a financial burden on our residents.

Please make sure that the Pronghorn Subdivision be completely independent from Hidden Lake roads and infrastructure.

Thank you,

Melody Benton