

January 22, 2016

To Whom It May Concern:

As long time homeowners in our neighborhood, we oppose the proposed multi-family project at 3104 Boulder Avenue (special review #938). The plan we received raises numerous issues and concerns for our neighborhood.

First and foremost, we object to the absence of a buffer between these large multiplex units and our single-family homes directly across the street. We are already negatively impacted by the large units next door that are over capacity for the current zoning regulations.

The setbacks on this development are at the minimum. The density of these structures will have a severe impact on the area. The useable open space is negligible. Twenty-five Corporation has made little effort to try to minimize the adverse effects this large development will have on our neighborhood or for the people living in the units. A few of these adverse effects are: higher volume of people, additional traffic, increased noise, depreciation of property values, potential safety risks due to mixed residents, and burdening an already overcrowded elementary school.

Also, we oppose the driveway running between Colton and Boulder Avenue. Due to school traffic, Colton is already quite busy. Four times daily, approximately eight school buses travel on this street to access the "bus area" at Boulder School. Additionally, parents line the street picking up and dropping off students several times per day, and children use the street for walking to and from school. For the safety of our children, this area needs to be protected because of its proximity to Boulder School. We recommend adding a green space area with a fence and trees bordering Colton to act as a buffer and help reduce the impact of this project to our neighborhood.

Similarly, parking is a problem. The allowed parking for these units is a single garage with driveway space directly behind it. This does not work well because of shifting cars. We can all attest that the street certainly will be used for parking. Cars parked on the street create an impediment to sightlines of children walking to and from school. Furthermore, where will guests of the multiplex tenants park? Where will snow on this bus route be plowed? As the proposed project plans currently stand, the only possible answer is the street.

Please carefully consider the impact of this project. It is very important to have the assumed quiet enjoyment of our homes that we have worked hard for.

Signature of Homeowner	Printed Name	Address
<i>Terrald Earnest</i>	Terrald Earnest	3155 Fairmeadow Dr
<i>Maureen Earnest</i>	Maureen Earnest	3155 Fairmeadow Dr
<i>Charles Croft</i>	Charles Croft	3171 Fairmeadow Dr.
<i>Vera J. Croft</i>	VERA J. CROFT	3171 FAIRMeadow DR.
<i>Martin C. Nyberg</i>	MARTIN C. NYBERG	2060 Hope Circle
<i>Charlotte Nyberg</i>	Charlotte Nyberg	2060 Hope Circle

(over)

Signature of Homeowner

Printed Name

Address

Olivia Holden

Olivia Holden

2090 Hope Circle

Ben Holden

Ben Holden

2090 Hope Circle

Rick McLaughlin

Rick McLaughlin

2076 Hope Circle

Raelene McLaughlin

Raelene McLaughlin

2076 Hope Circle

Dean K. Webb

DEAN K. Webb

2061 Hope Circle

William K. Webb

William K. Webb

2061 Hope Circle

Lee E. Stiener

Lee Stiener

3165 Fairmeadow Dr

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Homeowner name	Printed Name	Address
	Janice Foguer	3145 Fairmeadow Dr
	Marvin T Foguer, Jr	3145 Fairmeadow Dr



3160 Fairmeadow Drive  
Billings Mt 59102  
January 26, 2016

Planning Division  
2825 3rd Ave North, 4th Floor  
Miller Building,  
Billings, Mt 59101

Dear Sirs:

**RE: City Special Review #938, Project Number 16-00002**

I have resided at 3160 Fairmeadow Drive for over twenty-three years. We purchased our home because it was in a single family dwelling area, and the neighbors in our cul de sac and surrounding blocks have always had consideration for each other regarding traffic, noise, etc.

I am strongly opposed to the proposed multi-family project at 3104 Boulder Avenue! Some of my biggest concerns include:

1. The tremendous amount of traffic, noise, people, and the closeness of so many dwellings in one area. Having so many multi-family dwellings will definitely have an effect on the property value of our single family dwelling home.
2. We have large amounts of traffic during the day with Boulder School - buses coming and going, parents bringing and picking up their children, then add all the extra traffic with the new dwellings where more than likely there will be at least two vehicles per unit. All this additional traffic would be a concern for the grade school children who walk to and from school on Colton Boulevard.
3. There is absolutely not enough property to allow private parking for that many vehicles which will then all move out and park in Colton Boulevard.

Please give the single family residents serious consideration - we have worked hard to keep our homes, paid taxes for many years, and I feel we deserve to 'have our neighborhoods' remain as they are.

Sincerely,  
Jean Smith

January 27, 2015

Planning Division  
2825 3rd Ave N 4th Floor  
Miller Building  
Billings, MT 59101

re: City Special Preview # 938  
Project Number 16-0000 2  
3104 Boulder Ave - Multi-family in R-60 zone

Dear Zoning Commission:

I am strongly opposed to the number of apartments (14) that will be built if you approve the request to build two 4-plexes and two 3-plexes on Lot 6 of Wolf Subdivision. Also of great concern is the proposal to have a private drive run from Colton Blvd to Boulder Ave as if it is a thru street.

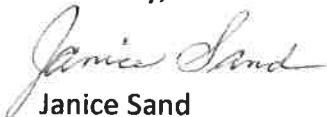
Constructing 14 units will increase the current problem of vehicles parking on the street. Having lived across the street from three 4-plexes for 19 years, I have observed that even though a garage and driveway are provided for each apartment, the residents use the garage for storage, park one vehicle in the driveway and their second or third vehicle is parked on the street. This creates a problem for seeing on-coming traffic in both directions when backing out of my driveway.

Potentially the private drive would enable twenty or more vehicles (14 apartments @ 2 vehicles) to travel Colton Blvd daily. The traffic on Colton Blvd is busy enough currently with nine (9) First Student buses and parents transporting students twice a day to Boulder School, homeowners, renters and all the additional vehicles that drive on it.

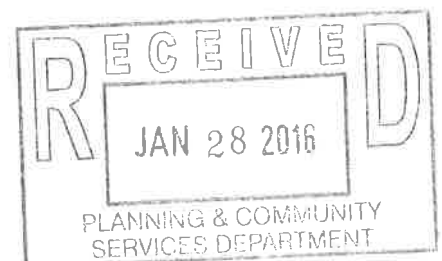
I urge you to request that the developer eliminate the plan to have a private drive that is open from Colton Blvd to Boulder Ave. Instead, revise the proposed plan to have some of the apartments accessible from Boulder and some from Colton as is the case with the three apartment complexes that are east of Lot 6 on the south side of Boulder. This would help to distribute the traffic more evenly between the two streets.

Thank you for considering my concerns.

Sincerely,



Janice Sand  
3078 Colton Blvd  
Billings, MT



Dated: 1/28/2016

Planning Division  
2825 3<sup>rd</sup> Avenue North,  
4<sup>th</sup> Floor, Miller Building  
Billings, Mt. 59101

To Whom It May Concern,

I am a home owner at 2091 Hope Circle since 1998. Please reconsider this application and deny approval to construct two 4-plexes and two 3-plexes on Lot 6, Wolf Subdivision, in a Residential 6,000 (R-60) zone on a 38,739 square foot parcel of land. Tax ID: A18647.

This is a residential zone and we have a high number of children walking to and from school on Colton Boulevard. We have 8 to 10 school buses use this route and they drive in and out of the school daily. We would like to keep the safety of the children as the utmost importance.

Parking is already an issue with the existing tenants in the neighboring apartments owning more than one vehicle, (trailer, equipment, etc.) obstructing the view while driving down the street. This has been a safety hazard and has related in many close mishaps.

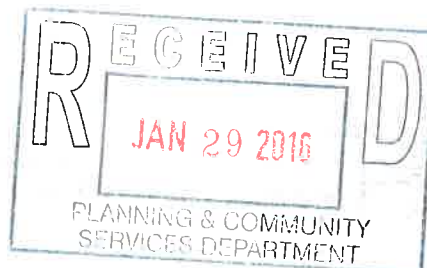
This proposal brings a high concentration of people into too small of an area. This action will overpopulate the area and it will become too congested. This is just too close to Boulevard School and would have a significant impact on the children. Please reconsider this proposal!

Thank you for your time on this matter. It is greatly appreciated!

Respectfully,



Randy J. Kolina  
2091 Hope Circle  
Billings, Mt 59101



RECEIVED

JAN 29 2016

Mayor

Dated: 1/28/2016

Mayor and City Council  
P.O. Box 1178  
Billings, Mt. 59103

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Thank you for your time on this matter. It is greatly appreciated!

Respectfully,



Randy J. Koliha  
2091 Hope Circle  
Billings, Mt 59101

January 31, 2016

Dear City Council and Zoning Commission,

We are writing to register our concerns over the proposed zone changes at 3104 Boulder Avenue (City Special Review #938).

We own a home on Boulder Avenue and in the time we've lived here have already seen another lot developed into multi-family dwellings. Changing a lot from a single family house to multi-family building significantly increases the amount of traffic generated by the lot. We've already seen that first hand. The more traffic that there is on Boulder Avenue the more noise and safety issues arise for those on the street, including the countless school children who walk Boulder on their way to Boulder Elementary. There is already enough traffic on Boulder and we are concerned about the impacts of adding another seven families.

Additionally, multifamily housing tends to increase light pollution (parking lot lights, front door lights, etc.) more so than an individual house does.

Boulder Avenue is an interesting mix of single and multi-family housing. We are fearful we will soon be one of just a couple of houses on a street otherwise dominated by apartment buildings and duplexes.

I am not sure if there is a way to address these concerns while still allowing the owner of the lot to make it a habitable living space once again.

Thank you for your time and consideration of our concerns. Have a good day!

*Beth & Matt Schatzke*

Bethany and Matt Schatzke  
3133 Boulder Ave.  
Billings, MT

