

REGARDING PROJECT # 16-00107  
16-0107-01

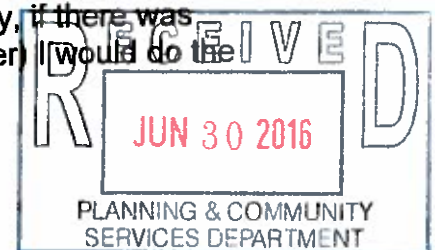
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To whom it may concern;

First off, I'm opposed to this zoning change being approved and the wrecking yard being approved for the following reasons. I know I have little to no chance of fighting this, but I still have to let it be known how I feel, so thank you for taking the time to at least consider my viewpoint.

I wasn't notified of the neighborhood meeting, which is ironic, because aside from Hansers, I will be affected more than anyone else involved if this zoning change and wrecking yard is approved. I live in the house currently located at 505 S Billings Blvd. which according to the map from the zoning commission done up by Sanderson Stewart is labeled "existing building to be removed". I've resided there for 10 years, so I know exactly what it's like to have Hansers as a "neighbor", even more so than the majority of property owners that were invited to the neighborhood meeting, because their houses weren't even built yet. And I was there before Hansers bought the property next to mine at 439 at an auction, which I attended. At that time, I was unaware of any zoning change requests until after they were approved. I'm sure my landlord, who owned this lot and the 2 houses concerned, received the neighborhood meeting notice because she told me after the zoning change went through that they had a public hearing on it. She said Hansers also considered bringing their car crusher down here, but decided against it due to excess noise. (Concerning noise, see below.) The public meeting notice was never conveyed to me, which I know is perfectly legal, although in my mind, really questionable considering I'm the one that lives on the premises. And it's evidently that way again; she sold the property to Hansers who is now my "landlord". Again, I had no mention from Hansers about this zone change and wrecking yard proposal, however, after 10 years of seeing the way Hansers operates, I wasn't all that surprised. I knew if they ever got this property, they'd level the place. They are a wrecking company, not a real estate company; it's just the way it is.

The reason Hansers got this current property is due to last year when the neighbors at 521 S. Billings Blvd. decided to turn to a life of crime/drugs, and did a lot of damage to the house. When I first moved in to 505, the tenants in 521 were actually part of the neighborhood watch; there was a neighborhood watch sign on the property. My landlord Shirley Lester said she was going to repair the damage, although it was going to cost a lot of money. Evidently her plans changed, and she advised me she decided to sell to Hansers. That deal went through, and Hansers is now my landlord. Shirley told me that one of the conditions of the deal she had with Mr. Hanser was that he not evict me, because I had been a great tenant, her words. She also told me he agreed to not evict me, at least for a year, so that's all I know about that part. Although I am a renter, I treated the place as though it was my own house. There was no grass in the front or back yard, I bought the grass seed with my own money and planted it. I never asked to be reimbursed for that. Generally, if there was something that went wrong (plumbing, house repair, whatever) I would do the



work myself if it was something I was able to do and send Shirley the receipts to just deduct it from the rent. There's actually a long list of things I didn't get reimbursed for, I never asked. I bought a new screen door and installed it. I replaced the sink and faucet assembly in the bathroom. I added lighting to the living room. I replaced the outdoor water spigot. I repaired the fence (several times). I replaced the drywall in the garage. I added a garden space, which wasn't there. I fixed the vent stack that was attached to the water heater. I replaced the drywall in the utility room. I fixed more than a few plumbing issues. The septic tank had a blue milk crate over the top of it. I built a decorative footbridge specifically to replace that. I've added flowers in multiple areas and a lilac bush to enhance the look. There is only one water spigot, and it's all the way in the back, so I have to run 100 feet of hose to the front. I had planned on putting in underground sprinkler, or at least another water spigot up front. I added an efficient programmable thermostat to replace the old mercury one. The point I'm making is the majority of that was my own money, Shirley isn't even aware of some of those, I didn't feel it was necessary to bother her, as I was making improvements to the property, which is *usually* a good thing. But when I think of Hansers bulldozing this house and putting gravel over the top of all of this, well, try and put yourself in my shoes: What would you do? How would you feel? I even added a water pond, and to my amazement, I actually had ducks swimming in it! This is only a 2-foot wide pond, but they'd get in it and swim. They even decided to use the back yard as a nesting ground. So not only the parent ducks, but the baby ducks would also get in and swim around. They had been coming for the last 3 years, until this year, which I knew would happen, because Hansers moved their big trucks back there.

Concerning the zoning issue, it's getting worse every day already being next to Hansers, personally, I've always felt they should move the entire operation out of city limits, mostly due to the amount of noise they generate, not to mention the toxic chemicals they handle. They have every conceivable truck and vehicle there is from cement haulers to huge wreckers, and everything in between. Now obviously, they're going to make a certain amount of noise, there's nothing that can really be done about that (other than moving out of city). But recently, there has been an increase in unnecessary noise, specifically engine compression brakes. Starting last summer, all of a sudden, at all times of day/night the drivers have decided to start their compression brakes right about where Newman school is located. You can hear it way before it gets to the house, but when they are directly in front of the house, the entire area shakes and it's just unbelievable. It almost seemed like they were doing it on purpose. The weird part is not all the drivers do it. And I'm not a trucker, so I don't know why they'd need it in front of my house in a 35 mph area (not to mention school zone) but from the research I've done on the matter, it seems like engine brakes would be more suited to hills/highways and situations where you needed to slow down fast. My thoughts are the truck drivers that are using the brakes are probably going WAY faster than they should be for the speed limit and have no choice but to use the brakes. The part I really don't understand is they have their own people living onsite at

439, not just in the house (that, by the way, is labeled "existing house to remain") but also in RVs/campers, so it seems like they wouldn't want to wake them up either. I've seen that big red wrecker come in pulling an RV as quiet as a mouse, and yet, other times, it's empty, but so loud, it's just amazing. So obviously, it is controllable.

But it doesn't stop there. Once they turn into the Hansers property, some of the drivers (or maybe just one) like to use their air horn to say, "Hi, I'm here!" (as if nobody's already aware of that from the brakes.) Last year, I actually heard one of the drivers use the horn to do the "shave and a haircut two bits" thing. That's SEVEN honks of the air horn. And, of course, whomever they're honking at has to honk back. Now, I can appreciate goofing off and having fun, but look at it from the point of view of the neighbors surrounding the business. That's not just one event; it's a constant thing, it's noise pollution to the highest degree. When you combine that with the way too loud car stereos that shake the house when they go by, it's not what I'd call being polite and respecting your neighbors. And the other thing specific to Hansers is their employees. The majority are "motorheads", so naturally they all have cars/trucks/motorcycles with huge engines and exhaust cutouts, which they advertise every time they come to work and leave work. It used to be easy to tell when it was quitting time, because all of a sudden, you'd hear a car/truck from Hansers spinning it's tires in their parking lot before it launched down the road. Now, true, every business probably has employees that do that sort of thing, but when it's noticeable to the surrounding neighbors, and every day, it seems like the managers should at least give a talk about acting professional and representing a business. I know I'm not impressed.

Since Hansers bought the property at 439, there have been at least 4 yard foreman, or whatever he calls them, night watch, that have lived on the premises. I've experienced them all. One of the things the first guy did was put up his choice (or maybe Hansers, I don't know) political candidate sign in front of his house, but close enough to my side to make it appear that the whole block wanted his candidate. The thing is, though, he also put it on the boulevard, which as far as I know, is a no-no, at least according to the ordinance. The second guy had a loud bike that he'd start up at midnight and ride around the various Hansers properties to check if they were secure. You can hear this in the ENTIRE neighborhood, I know, because one of the property owners on Rebecca Place that will be affected by this zone change came over and we talked about it. (At that time, he wanted to find out if it was ok to come across the property to get his kids jungle gym to his back yard. If this wrecking yard/zone change goes through, Hansers will put up their usual 10 foot steel fence, and that's going to kill that option for access. But anyway, I told him sure, Shirley wouldn't have a problem with it at all. But that's the difference between neighbors and Hansers; neighbors ask first, Hansers just goes ahead and does it, regardless of whose property it is.) I guess that 439 is zoned commercial, so it's legal for them to mow the lawn after 8pm, and erect their steel fence with welders and hammers

around 10pm, and whatever else kind of noise they want to make. But if the adjoining property is residential, how is that supposed to work? There should at least be a buffer zone, or something. And, yes, you *could* change the residential to commercial, as Hansers wants to do, but that's not going to change the noise issue, it's just going to move it closer to the next residential area, which in this case is not just two houses, but nine, if I count correctly.

The other foremen just walked across the street to check the security of the properties, so they didn't make any noise, but still, even if they'd used a car, that would've been fine, compared to a loud bike. Last year, the new foreman at 439 decided it was ok to come on Shirley's property (the back field) and race his motorbike. And another guy living there also took some wood. At one time, there was an arrangement with Shirley and Hansers that Hansers would cut the weeds in the lot. So I assume that's the thinking that these guys had, however, for some reason, Hansers decided to stop cutting the weeds, so they were pretty much trespassing. And since the weeds weren't cut, riding that bike in a dry field is just asking for a fire. For the first time since I'd been here, someone also broke into the back shed, they cut the lock, and left the bolt cutters they used to do it, along with an axe. At the time, I assumed it was someone just looking to break in, but I do wonder now if it was one of these Hansers guys assuming it was ok to just break a lock. Whoever it was did NOT have permission.

Regarding the weed control, Hansers also uses a lot of weed spray, which is fine; the weeds need to be controlled somehow. However, one time they sprayed the back area, but also inadvertently sprayed my neighbor's garden, which I'm sure is just another case of not paying attention, but the pumpkins my neighbor had didn't last too long. The current "occupant(s)" aren't much better. There is a dog over there that barks at nothing all hours of the day/night. And if I go in my back yard, the dog starts up then, too. And speaking of dog, the handyman has a dog that just wanders the neighborhood. Even though he's working onsite at 521, the dog comes over to my area and runs around, and craps in my yard. I've lived here 10 years, and never had that happen. Which is amazing, because the people that live down the street at the RV park are constantly walking their dogs past the house. But, of course, they have their dogs on leashes.

Another thing Hansers is known for is using bobcats to do EVERYTHING. If there's something they can use one for, they do. If they can avoid getting off of it, they do. I don't have a bulldozer or snowplow; I have to do everything by hand. So when I shovel the driveway (which is quite long and large) it is manual, hard physical labor. Well, Hansers likes to drive their bobcat down the bike path/sidewalk to clear the snow. That's great, that's actually being nice to the neighborhood. However, when they come past my driveway, the scoop overflows the snow and it dumps right on top of the area I just got done shoveling. Now they could get off the cat and take care of that with a shovel, or use the cat to push the snow aside, but they don't. And this isn't a small amount

of snow, I have to actually go back out and shovel it out of the way, or I'm not getting out of the driveway.

The most recent bobcat episode was when they decided to haul out the dumpster that was located in my yard against my storage shed. It's been there since I moved in. The original neighbors that owned 439 came over to ask me if they could come get the dumpster because it still belongs to BFI. I told them, "Sure, no problem." Well, they held the auction for the house and never came for it. So it's been sitting there for 10 years. I put the pond directly in front of it. Well, whomever the guy is that Hansers has doing all their handyman work came in with a bobcat to pull it out. At first, he didn't notice I had a pond there, they were going to just drive over the pond and yank the dumpster out. But there was another guy with him that must have noticed the pond, and evidently they decided to come at it from the side. Which is fine, except he backs up and hits the tree branches, which fall off, and then drives directly over my little green wire fence, which he apparently didn't even see. So it's all mangled up. They moved the dumpster next door to 521. I wasn't expecting any issues from that, but guess what, now I have a city garbage truck coming at 0530 am in the morning to pick it up!! This is right next to my bedroom, whether I want to wake up or not, it's happening. And evidently this is going to be a continual thing, I had it happen again this week at about 0630. Besides that, they are using the driveway to 521 to get to the back field, the area they want to make the wrecking yard, so I have a non-stop supply of bobcats, diesel trucks, lawnmowers, whatever will fit going past my bedroom window. So actually they're ALREADY acting like the zone change was approved. I feel like I'm in this tiny little house surrounded by an industrial complex. I'm curious why they don't go through their gravel yard at 439, which is evidently zoned for that to get back to where they need to be, since there's already an opening in the fence there.

When they first got this property, Hansers did something with the septic system, I'm not exactly sure what, nobody told me anything, I just noticed my footbridge, bbq, and picnic table were scattered around the yard, they didn't bother to put anything back the way they found it. If I did that on ANY job, I'd be getting calls from the boss wondering why. It's just called common courtesy. If this is how they act as wrecker drivers or whatever they do, I would not be inclined to use them. They don't come across to me as professional. The handy guy Jim or JJ, I can't recall his name told me they're fixing the house next door to rent out, although there's a lot of damage, and Hanser might keep it around for 6-7 years. But according to the zoning map, it is also labeled for removal. So I guess I'm wondering how a house can be labeled for removal but still have tenants in it. If the zoning is approved, he could decide to level the place as soon as possible. Or if he just all of a sudden decides not to be a landlord. I'm sure that's all perfectly legal, but it sure doesn't seem right, at least not for the tenants, where they could be told at any moment to get out. The other thing is I pay ALL utilities here including water. Right now, I water the lawns and the flowers to keep them healthy. This isn't getting any cheaper, especially considering how much hotter

it's getting. In fact, another improvement I did (without reimbursement) was to add rain gutters on the backside to collect water in rain barrels to help defray the watering cost. I also planted a garden. Well, if the ultimate plan for this place is to put gravel on top of it, it makes me wonder why I should keep paying my own money to keep grass alive that is just going to get buried. And if I don't know how long I'm going to be allowed to live here, I guess I shouldn't be planting a garden. I don't have the answers, as I said previously, what would YOU do in this situation?

Regarding the septic system, aside from them not putting stuff back, I did feel a little better that they pumped the septic and replaced the cap, because it showed me that at least they were acting like they wanted to keep the house for rental. But then I noticed on May 13<sup>th</sup>, 2016 a person next door (521 S Bil Blvd., the other house that's going to be leveled) taking pictures of the property and walking around the area. At first I assumed it might be a property manager, although Hansers always uses their own people for everything, whether they're qualified or not. The car in the driveway said Sanderson Stewart on it, which I never heard of, so I researched it, and found out they do BIG projects, and that started to concern me, because it just reinforced my original thoughts of Hansers leveling this whole lot if they ever got the chance. I guess my fears were well founded. I just wonder how much more land Hansers really needs, especially for stacking cars. Are they going to keep pushing the limits until they are right next to Newman school? Amend park? The entire block? They've got a yard already outside of town, if I'm not mistaken, why are they moving it INTO town?? From what I understand of controlled industrial, I don't see a good future for this neighborhood. Speaking of "urban renewal", I'd rather see green grass and flowers than yet another huge steel fence and gravel wrecking yard. Especially since South Billings Blvd is a major thoroughfare these days. Something I really don't understand is the lot next to Hansers that is currently occupied by Mountain Supply sat empty for YEARS. Why didn't Hansers try to get that property? It seems logical; there was NOTHING on it. Instead of knocking down 2 perfectly good houses, they could have just moved right in on that lot, not to mention, it borders their current storage yard.

It's this massive amount of issues that convinced me Hansers should just move outside the city limits, which would solve ALL these problems. I know that's not going to happen, and I'm sure the zoning change is going to go ahead no matter what, because money ALWAYS wins, and Hansers has that, for sure. But that doesn't mean the little guys getting pushed around shouldn't have at least a say in what affects their own future.

What all this comes down to is Hansers seems to be wanting to keep the houses to rent, for an undetermined period of time (could be a month, could be 10 years) but at the same time, get the zoning changed to industrial so they can start on their wrecking yard, and then at some point just kick out the residents and level

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the front. It seems to me that legally, if he wants a wrecking yard, he should just do that, not have it both ways.

CONCERNED CITIZEN  
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renter of subject  
property

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