

March 16, 2016

From:

Mary and Angie Horvath
1630 Moose Hollow Lane
Billings, MT 59105



To:

Planning Division
Planning & Community Services Department
2825 3rd Avenue N., 4th Floor
Billings, MT 59101

Dear Planning Division/Zoning Commission members,

I'm writing this letter in opposition to the proposed/requested County Zone Change 673- East of Cherry Creek Manufactured Home Park. I have enclosed copies of correspondence from Performance Engineering & Consulting for your reference. I will refer to these documents in my following argument points:

1. As stated in your letter, dated March 11, 2016, the owners did not "conduct" the pre-application neighborhood meeting on February 18, 2016. In fact, they weren't even in attendance. The Performance Engineering representatives who conducted the meeting were grossly unprepared and could not address most of the questions/concerns from the attendees.
2. There were many questions/concerns raised during this meeting. The attached letter from Performance Engineering implies there were only 2 questions presented.
3. In the attached letter, the answer to the first question states that there are **80** mobile home units included in the new phase. However, on the attached map (which was sent with the letter from Performance), states **94** total proposed lots. (Highlighted on enclosed map.)
4. My wife and I recently purchased our townhome in the Moose Hollow subdivision. Our house, at 1630 Moose Hollow Lane, is located next to the proposed area (See map). Our concern is the negative effect that 94 additional trailer houses will have on our property value. This does not satisfy the 9th criteria on the list you provided. This new zoning change would absolutely NOT "conserve the value of the buildings", nor does it "consider to the character of the district" (#8 on the Criteria list). The existing Cherry Creek trailer park is already an eyesore with old, dilapidated trailers, junk vehicles, garbage and graffiti abound. The unsightly appearance, coupled with a high incidence of police calls and high concentration of registered sex offenders does not represent a neighborhood that increases property value of any houses/properties in the surrounding area. According to the Criteria list, line #4, these issues do NOT "promote health and general welfare". The existing trailer park is not currently being managed effectively. Increasing the number of units by nearly 100 certainly isn't going to assist in making these issues better or make the park more manageable.
5. Expanding the existing trailer park would likely require an additional access/outlet for increased traffic. Blarney Street appears to be the only solution to facilitate this, therefore likely have an "effect

on motorized and non motorized transportation" in the area (#6 on the Criteria list). In addition, increased motorized traffic will increase wear and tear on the streets that are already too narrow and in disrepair.

6. Increasing the population of Cherry Creek Trailer Park will also have an effect on the already overpopulated schools in the area and increase foot traffic that already occurs despite the lack of adequate sidewalks, walkways and safety crossings.

I will be in attendance for the public hearing on Monday, April 11th at 4:00 pm., at which time I will present these concerns again before the Zoning Commission in the hopes of getting this zone change denied.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mary Horvath', with a long, sweeping horizontal stroke extending to the right.

Mary Horvath

February 26th, 2016

Dear Property Owners,

A neighborhood zoning meeting was conducted on February 18th, 2016 from 6:00-7:15 p.m. at the Cherry Creek Community Hall located at 1955 N. Cherry Creek Loop in Billings. A list of attendees is attached to this letter. The meeting was held to facilitate questions and concerns from neighboring property owners regarding the proposed zone change to the property described below:

Cherry Creek Estates Subdivision Block 1, Lot 2 located in Section 24, Township 1 North, Range 26 East, Billings, Montana.

Questions that were presented during the meeting are as follows:

1. How many trailer houses will be added?

* **Answer:** At this time it is proposed that 80 units will be included in the new phase.

2. Is there any documentation on file stating that the area in question was to remain a buffer zone between the established Cherry Creek development and the neighboring houses to the west?

Answer: Correspondence with City/County Planning did not reveal any documents restricting the development of Lot 2. Conditions placed on a subdivision do not allow the requirement of land to be set aside without the possibility of future development.

Concerns presented at the meeting are outlined below:

- Concerns about current crime and potentially increasing it.
- Safety concerns for sidewalks.
- Already exceeded school capacities (Beartooth Elementary).
- Concern for noise and the visual aspect of the proposed development.
- Impact of additional units on roadways and traffic.

Thank you to those who attended the meeting and provided input. Letters of support/objection can be sent to the Zoning Commissioners at 2825 3rd Avenue North, 4th Floor, Billings, MT 59101.

Sincerely,



Craig Dalton, P.E.
Project Manager

map says 94
total proposed lots

* ↓ property value?

* street/outlet?
(Blarney St.)

* attendance/absence
of cc owners?



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Zone Change Meeting Attendees 2/18/2016

<u>Name:</u>	<u>Address:</u>
Tom Zurbuchen	1747 Wicks Lane
Terry Odegard	2101 Lakehills Drive
Mary & Angie Horvath	1630 Moose Hollow Lane
Larry & Linda Trettenbach	1608 Blarney Street
Nita McIntire	1425 Bitterroot Drive
Gayla Neese	2323 Constellation Trail
Roy Neese	2323 Constellation Trail
Denis Pitman	726 Aquarius Place
Angela Cimmino	1745 Sylvan Lane
Jason McGimpsey	1327 Bitterroot Drive
Bridger McGimpsey	1327 Bitterroot Drive
Orion McGimpsey	1327 Bitterroot Drive
Rhonda & Kas lone	1317 Bitterroot Drive
Aaron & Karmen Higginbotham	1315 Bitterroot Drive
Tracy & Barry Marse	1808 Janie Street
Judie & Chris LaRue	1347 Bitterroot Drive
Virgil Middendorf	1642 Natalie Street

Tentative Zone Change Application Deadlines

Application Deadline	March 7 th , 2016	
Zoning Commission Hearing	April 11 th , 2016	2825 3 rd Ave. North, 1 st Floor 4:00 p.m.
County Commission Hearing	April 26 th , 2016	

