

March 7, 2016

Zoning Commissioners
2825 3rd. Ave. 4th Floor
Billings, MT 59101



Attention: Craig Dalton P.E.
Project Manager

RE: Cherry Creek Subdivision Block 1, Lot 2 located in Section 24, Township 1 North, Range 26 East, Billings, MT.

To Whom It May Concern:

As a home owner of 40 + years at 1303 Bitterroot Dr., I would like to voice my objections to the proposed plan to allow the expansion of the Cherry Creek Subdivision.

Despite our objections and various concerns, the original subdivision was allowed to be built. As part of that agreement, it was promised to us that there would be a green space between our properties and the development. While this appears that this was merely a verbal promise, it was still a promise and my feeling is that by not full filling this promise the owner of the development would be in a breach of contract with us homeowners. At the very least, this would be a very unethical business practice and should not be allowed to transpire.

In addition to the above concern, my objections are the same as those that were presented by those attending the meeting.

The main street of Bitterroot Drive is not adequately maintained as it is. With an increase in traffic, the road conditions will only worsen. It is also, not adequately patrolled. It is a "raceway" between Wicks Ln. and Yellowstone River Road. An increase in traffic will only heighten the potential dangers to the residents, pedestrians, and bicyclists that frequent the street

We as taxpayers are consistently asked to raise our property taxes to support more and more school funding I as an elderly homeowner cannot keep affording an increase in my property taxes and this development would most certainly put an additional burden on our already overcrowded under equipped schools.

The current development already does not meet some of the originally promised green spaces and landscaping designs that were going to make it more ascetically pleasing. If new business has to conform to certain standards (i.e. Wal-Mart), shouldn't this business as well? If the properties surrounding our homes are not maintained to a certain standard it has a direct impact on my home's value.

An increase in residents and a closer proximity to my property will greatly increase the volume of noise coming from the subdivision that will be heard by me and my animals. Which will not be appreciated and may add to an increase in noise complaints to the police department?

There are already multiple crimes being committed and reported in the existing subdivision. All one has to do is look at the Cherry Creek Facebook page. My daughter is currently a resident in the existing park and there have been numerous complaints regarding car theft, breaking and entering, cars being gone thru and stolen from, vandalism, drugs, assaults, and various other crimes. There have recently been two arson fires set. If nothing is being done or can be done by the owner or management to control the current residents, how do they propose to control 320+ potential new residents? It is my

estimate that the presence of the various police agencies in my neighborhood has at least doubled since the opening of the park. I would prefer it not triple.

As an elderly lady with various health concerns, I was not able to personally attend the meeting. But, it is my hope that you will take my concerns and those of the other members of my community seriously and not just allow one individual's greed to overrule the multiple objections and desires of the current residents for a safe and peaceful neighborhood.

Thank you for your time.

G. Renee McFarren

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Complaints

I have talked to several affected neighbors and all mention the same problems;

- 1) The loss of buffer area. They zoned this property so as to keep the trailer court away from residents.
- 2) The looks of the trailer court. Remember it is not but 12 years old!
- 3) Traffic and general noise, there is always more no matter what develops but this is dense.
- 4) The number of sirens going into the trailer court. It does contain over 300 residences with only 2 ways in and out!
- 5) The percent increase in size. This is unknown, but with 16.77 acres the increase could be as high as 121 more trailers, or 33%! So 480+ residences with 2 ways in and out!
- 6) Topography, how will they address? The possibility of having a number of trailers on the same level as the current houses.
- 7) Using Blarney Street as access. This is unthinkable especially with the limited visibility at Blarney and Bitterroot Drive due to the elevation change just to the North where Bitterroot drive crosses the irrigation ditch.
- 8) The attitude and problems dealing with the Clause family!
- 9) Theft from property.

Cherry Creek 2nd filing conditions

Blarney Street? CV area?