



March 31, 2017

To: Tina Volek, Billings City Administrator
City Council Members Billings, MT
Zoning commission

From: Jason Lillie

RE: Zone change and special review #955: 301-317 Covert lane

To all,

The community and neighborhood surrounding this proposed zone change and special review for a 30 unit apartment complex is opposed to this change. Please see the attached comments on the Heights Task Force page as well as neighborhood signatures opposing this. I will be submitting further comments and feedback as this process moves forward:

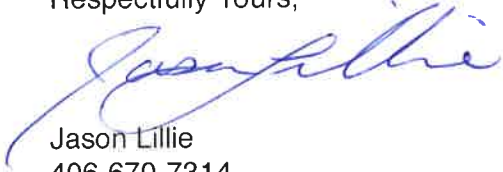
Proposed zone change and special review: 301-317 Covert Lane

Meeting: April 4, 2017 4:30pm 2825 3rd ave. North

The first step of a zone change request from R-7000 to R-6000 for the property located at Cody and Covert was completed on 2-23-2017. There was a large community turn out and the general consensus was for denial of the zone change and special review allowing a 30 unit apartment complex in this mostly single family residential neighborhood. The main issues the community have are too much density in a 30 unit apartment complex and increased traffic. The developers stated they were open to community

feedback but are planning on proceeding with the zone change request.

Respectfully Yours,

A handwritten signature in blue ink, appearing to read "Jason Lillie". The signature is fluid and cursive, with a large initial "J" and "L".

Jason Lillie
406-670-7314

301-317 covert neighborhood sigs

Table 1

Address:	Name:	Phone#	Email:	Were you informed of the Zone Change at 301-317 Covert Lane	Do you support this Zone change:	Date:	Signature:
308 Laurie	Jeanette Kowallis			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3/25/17	Jeanette Kowallis
312 Laurie	Ed Baker & Claire T. Baker			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	3/25/17	Claire T. Baker Eugene E Baker
316 Laurie				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
324 Laurie				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
326 Laurie				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
330 Laurie	Stephon Panda + mentzer		670-3185 cell	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		+ S. Mentzer
336 Laurie	Matt Kind			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Matt Kind
344 Laurie	Not interested			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
337 Laurie	David Martz			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		+ David Martz
337 Laurie Ln	Jodi Martz		860-7105	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Jodi Martz
331 Laurie				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
325 Laurie				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
319 Laurie				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
315 Laurie				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		



Address:	Name:	Phone#	Email:	Were you informed of the Zone Change at 301-317 Covert Lane	Do you support this Zone change:	Date:	Signature:
1819 coo 7	Debra Tonkovich			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3/30/17	Debra Tonkovich
304 meadowlark				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
316 meadowlark				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
322 meadowlark	Mary Uecker			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3/30/17	Mary Uecker
322 meadowlark	Jim Uecker			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3/30/17	Jim Uecker
328 meadowlark	Levi (stop back saturday)			Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
344 meadowlark	Lennie Harmon			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
352 meadowlark (come back saturday)	Raymond H Dietz			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Raymond H Dietz
352 meadowlark	Calvin Dietz			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Calvin M Dietz
337 meadowlark				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
321 meadowlark	Susan Larsen			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Susan Larsen
315 meadowlark				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
				Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		



Jodi Hostetler Waller and Carrie Sherburn Langendorff commented on a link you shared.



Heights Task Force shared their event

Written by Jason Lillie February 21

Requested zone change at Cody Dr and Covert Lane. Public meeting is Feb 23 at the oasis at 6pm. This zone change would allow the developer to build 3 10-plex apartment units. Current zoning is R-7000 and they are requesting a change to R-6000. I am all for development but the people in this neighborhood purchased homes based off the expectation that there would not be a 30 unit apartment down the street. These types of zone changes only benefit the developer and have a negative impact on residential neighborhoods in most cases. We ask, if you can, to come and support home owners and keep these neighborhoods residential in nature. If you can't make it please leave a comment here that I can take to the public meeting.



4

Zone Change Commission Meeting

Tue 4 PM Miller Building 1st Floor Conference
8 people interested · 4 people going

Going

1 2 3 4 5



5

Chronological



Leslie Bennett Roche That development would change the whole tone of the neighborhood - the increase in traffic alone is enough for me to say no!
Unlike Reply Message · 5 · February 21 at 9:45am




Rachele Binkoski Leave it as residential!
Unlike Reply Message · 5 · February 21 at 9:45am




Dustin Halama Hasn't a portion of that intersection been undeveloped for years? I'm sure the city could benefit from the extra tax income.
Unlike Reply Message · 1 · February 21 at 10:14am



Corrina Graham Martin Are they kidding? That neighborhood is in no way set up to support 30 units worth of traffic and apartments! Plus the little units that are in that area already are not kept up to the standard of the rest of the neighborhood. While there is a need for... See More
Unlike Reply Message · 7 · February 21 at 10:51am


 **Leslie Bennett Roche** I questioned the infrastructure to accommodate the increased traffic, too...
Unlike · Reply · Message · 2 · February 21 at 11:22am


 **Corrina Graham Martin** Are there even sidewalks along that area? I'm remembering no...
Unlike · Reply · Message · 1 · February 21 at 6:09pm


 **Heights Task Force** Yes there is,


Like · Reply · Commented on by Jason Lillie · February 21 at 6:44pm · Edited

 Write a reply

 **Jenny Jasper** The only person that would truly benefit is the builder. A development of that size is going to be 1) an eye sore, 2) will overwhelm the elementary school with new students, and 3) will add too much traffic to a residential street. I agree with previous comment - build true starter homes instead, keep with the residential neighborhood.
Unlike · Reply · Message · 8 · February 21 at 11:21am

 **Daren Amy Severson** No this area is not able to accommodate this change and should remain residential.
Unlike · Reply · Message · 5 · February 21 at 11:55am

 **Carrie Sherburn Langendorff** I own my home 2 houses down on covert-they need to tear those apartments down and build 3 nice starter homes! I say No! NO! NO!!!
Unlike · Reply · Message · 4 · February 21 at 3:02pm


 **Kyle McGlone** Keep it residential and maybe curb, gutter and pave all the surrounding streets first!
Unlike · Reply · Message · 5 · February 21 at 4:10pm


 **Heights Task Force** Here is a drive by today. TL-Cody/Covert looking North; TR Cody looking North; BL Cody/Covert Looking North to Covert; BR Cody Looking West behind present apartments.




Like · Reply · Commented on by Roy Neese · February 21 at 6:39pm
Edited


 **Ryan Morton** Matthew Art
Unlike · Reply · Message · 1 · February 21 at 8:31pm


 **Matthew Kind** I'll be there! I like my neighborhood the way it is!
Unlike · Reply · Message · 0 · February 21 at 8:33pm


 **Matthew Kind** Thanks Ryan Morton!
Unlike · Reply · Message · 1 · February 21 at 8:34pm


 **Ryan Morton** Always
Unlike · Reply · Message · 1 · February 21 at 8:34pm


 **Jennifer Ann Smith** Can someone explain to me where this is in the heights? I live in the heights and am not familiar with these street names
Unlike · Reply · Message · 1 · February 21 at 10:13pm


 **Heights Task Force** Off west of Lake Elmo Dr north of Wicks Ln.
Like · Reply · Commented on by Virgil Middendorff · February 22 at 6:27am
[View more replies](#)

 **Jeff Walters** I'm curious if you have any data to support your claim that "these types of zone changes only benefit the developer and have a negative impact on residential neighborhoods", or is that just an opinion based on your position against this type of development? How does this fit into a larger community zoning plan? Or is there no plan?
Unlike · Reply · Message · 2 · February 22 at 7:01am

 Heights Task Force The neighborhood is primarily residential, there are no multi-family with 30 + units in the neighborhood. 30 rentals will not benefit the neighborhood in any way, it will not increase property vales. It will place more pressure on the current infrast... See More
 Like · Reply · 3 · Commented on by Jason Lillie · February 22 at 7:54am


 Jeff Walters At risk of appearing argumentative (which I'm not), this still doesn't address my questions. Clearly, you personally don't like this development plan. I'm just curious if this is your own position, or if it's truly representative of Heights residents. ... See More
 Unlike · Reply · Message · 1 · February 22 at 9:40am


 Leslie Bennett Roche I have no formal training with planning, nor have I been active in city matters until this year with Medicine Crow opening, so this is purely my 2 cents -- with other matters of housing/development and infrastructure that I've seen, the city doesn't se... See More
 Unlike · Reply · Message · 1 · February 22 at 1:44pm


 Leslie Bennett Roche I knew there was another example: the dry cleaners behind Dairy Queen!!! I was almost hit yesterday by someone coming out of there at a weird angle who didn't even see me - I believe, since I was in the street, I had the right of way - good thing I was paying attention!! WTH was the city thinking OKing THAT?? That bypass land had enough traffic thru there without adding another business!!!
 Unlike · Reply · Message · 1 · February 24 at 8:02am


 Write a reply...


 Catrina Hoffer Michelle Kay Jacquelyn Warnes Alice Davis
 Unlike · Reply · Message · 1 · February 22 at 10:49am

 Michelle Kay It's right down the street from us. It's empty city land at the moment. It would be right across from the apartments that flood every time it rains, I'm definitely not for adding anymore apartments to the neighborhood.
 Unlike · Reply · Message · 4 · February 22 at 11:07am


 Heights Task Force Michelle Kay, According to the information it is a replacement to the apartments, not on the city land.
 Like · Reply · Commented on by Roy Neese · February 22 at 5:45pm

 Catrina Hoffer Close enough. The land across the street floods every year. If nothing else, this many people would further pollute the ponds and filter into the round water. Has an ecological study been done on the impacts of the natural environment of the area?
 Unlike · Reply · Message · 1 · February 22 at 5:59pm


 Michelle Kay Oh, those apartments are terrible. They built a berm to help with the water. I always feel bad for those tenants.
 Unlike · Reply · Message · 1 · February 22 at 6:00pm


 Heights Task Force Catrina Hoffer, good question. Please come to the meeting tonight to ask
 Like · Reply · Commented on by Roy Neese · February 23 at 9:12am


 Write a reply...

 Aili Jones I have to say no to the change. There have been no provisions made for parking. Increased traffic. Also, there is a big difference between living next to a house or apartments. Those people bought their houses and doing that to their home values would not be right
 Unlike · Reply · Message · 1 · February 22 at 11:11am

 Alyssa Boyer Leave it residential!
 Unlike · Reply · Message · 1 · February 22 at 1:04pm

 John Hood I've noticed alot of low income apartments and duplexes going up in the Heights area. How bout start building apartments over on the west end...
 Unlike · Reply · Message · 1 · February 22 at 5:31pm

 Roy Neese I believe there are several very big apartment projects that have been built on the west end and central west end in the last few years. The one behind West Park Shopping Center. That would be a good question for Angela Cimmino or Larry Brewsterr to see if they know the apartment capacity of the different areas of the City.
 Unlike · Reply · Message · 1 · February 22 at 6:08pm

 Alicia Halland How do you know these are low-income apartment? Where does it say that?
 Unlike · Reply · Message · 1 · February 23 at 1:40am

Jodi Hosteller Waller I am wondering the same thing. Unlike · Reply · Message · 1 · February 23 at 7:56am

Roy Neese Anna Halland you are correct, I did not address the "low-income", but only apartments. That said there is a difference between housing for low income people and property that is rented at a low amount because the owner does not take care of the prop... See More



Housing Sites - Housing Authority of Billings



BILLINGSHA.ORG

Unlike · Reply · Message · Remove Preview · 1 · February 23 at 9:08am

Write a reply...

Roy Neese Many have commented to leave it residential. Apartments are residential. There are three 4 unit apartments on site now (12 units with all offsite parking build in the mid 60s - was the Heights city or county then?). I believe what should be voiced is that you would like it to be left as zoned R7000 and as close to single family housing as possible. The present zoning R7000 allows for duplexes. I'm not a planning expert but based on the size of the 3 lots (about 59,000 SF) the owner of the land may be able to put up 8 duplexes (16 living units) under current zoning, assuming all the other zoning requirements are met (parking, water retention fire access...). There are several duplexes in the neighbor hood and a fairly new one across the street. I don't like zoning changes either and think that if someone purchased into the neighborhood expecting a certain type of housing, your city and it's representatives should fight to help you keep your neighborhood the way you want it. Now if all the neighbors don't mind the change and want to speak up in favor they can. However if you don't show up to the meeting, please don't complain when this is approved by the city planning or city council. If you don't want this same thing to happen in your neighbor hood, then I would suggest you support this neighborhood, COME TO THIS MEETING and show the City Council members you want the zoning to remain the same (or changed if you do). The city is all too easy to approved zoning and variances if there is no opposition. I hope to see you all there.

Unlike · Reply · Message · 2 · February 22 at 6:26pm

Morgan Leason Please tell them that mixing home owners with low income apartments/condos etc. lower property values=less tax revenue for city. Increase theft and vandalism. I don't live far from cherry Creek area and it impacts my neighborhood extensively.

Unlike · Reply · Message · 3 · February 22 at 6:43pm

Heights Task Force Please come to the meeting and bring a friend. Like · Reply · Commented on by Roy Neese · February 22 at 7:00pm

Susie Wollenburg I live in this neighborhood and have for 25 years. I do not want the extra traffic and the extra people cruising my neighborhood. I vote against this change and always will. Save our neighborhood please!

Unlike · Reply · Message · 1 · February 23 at 6:19am

Jodi Hosteller Waller This is a terrible idea. This is a very quiet neighborhood and that park area supports many kinds of wildlife. Tear down those nasty apartments that are already there and build single family homes in its place. Also there is a lot of new development just a few blocks away, why not build there instead of in our well established neighborhood? We like it the way it is.

Unlike · Reply · Message · 1 · February 23 at 7:53am

Virgil Middendorff This location is served by Bench Elementary This service area need more single dwelling homes to balance the mobile home park(s).

Unlike · Reply · Message · 1 · February 23 at 10:04am

Carrie Sherburn Langendorff I am unable to attend this meeting and I surely hope this comment will stand/talk in my place at the meeting tonight. I have owned my single family home - 2 duplexes away from those apartments for the last 8 years. I purchased my home because I valued the type of neighborhood. This neighborhood is not meant for such huge complexes! There is a HUGE difference between 12 apartments vs. 30 apartments. The traffic on the street is already scary with young children running around. I can only imagine the traffic that would start up down the alley alone - this would terrify me. (The alley runs on 2 sides of my property. I have 2 children under 5 (one having a disability) this entire project sounds like a major company trying to put more \$money\$ in their pockets and not caring on what it would do to our neighborhood or the home values of us who currently own our homes here. There are absolutely NO other HUGE complexes like the ones they are wanting anywhere near this area (unless you cross Wicks lane)

All Notifications

Select All Clear

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Heights Task Force

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http://ci.billings.mt.us/...

event.

Feb

Jodi H sharec

Feb

I absolutely say NO this zoning change! I would hope that our city council/zoning department would think about the welfare of the neighborhood over some BIG Corporate company trying to line their pockets with some more money
I suggest that they tear down their current appartments and either build 3 good (family) starter homes or rebuild new appartments the size the current zoning allows.

Unlike Reply Message 3 February 23 at 4:22pm



Leslie

Feb



Heights Task Force For those of you that went to the meeting, please let other know what you heard?

Like Reply Commented on by Roy Neese February 24 at 7:56am

FEBRUARY 23



Jodi H

Feb



Height

Feb



Heights Task Force This event has now changed to the next phase in the process, the Zoning meeting on April 4th. This is an important meeting as it will be zoning commission that will recommend or not recommend this zone change to take place to the city council. Please make sure you are also contacting your council members, Larry Brewster and Angela Cimmino.

Like Reply 1 Commented on by Roy Neese February 24 at 8:02am



Jeanni and..."

Feb



Heights Task Force Here is where you can find a list of the zoning commission members and their contact info:

http://ci.billings.mt.us/24/04/2016/zoning-commission

Like Reply Commented on by Roy Neese February 24 at 8:10am

Edited



Virgil N

Feb



Jodi Hostetler Waller I was there last night and was thinking about typing up some information about the plan, when the zoning meeting is, and our counsel members names and email addresses and delivering them to the neighbors, I hope that the meeting last night didn't just ... See More

Unlike Reply Message 2 February 24 at 8:10am



Roy Ne

Feb



Write a comment ...



Jodi H post.

Feb 23



Jacquelyn Warnes, Jordan Hennessy and Ann Mickunas like Heights Task Force.

Feb 23



Jacquelyn Warnes and Sarah Mindt Emborg followed Heights Task Force.

Feb 23

FEBRUARY 22



Michelle Kay and Catrina Hoffer commented on a link you shared.

Feb 22



Deb Roberts Christensen likes your event: "Requested zone change at Cody Dr. and..."

Feb 22



Leslie Bennett Roche commented on a link you shared.

Feb 22



Deb Roberts Christensen commented on a link you shared.

Feb 22



Jeff Walters, Jennifer Ann Smith and 10 others commented on a link you shared.

Feb 22



Leslie Bennett Roche commented on your post.

Feb 22



Char Kenney, Kristi Knutson and Teresa Wright Murray like your event: "Requested zone change at Cody Dr. and..."

Feb 22



Crystal Hill, Tricia Hergett and 3 others like Heights Task Force.

Feb 22

FEBRUARY 21



Tonia Coulter



Nancy Maddox Martin



Jolyn Colvin



Heather Ostermiller



Jeremy DeHerrera



Ezdra Perez



Lynn Davis



Keith Hart



Danny Ball



Pnhil Bauer



Stacy Weaver Boothe



Emily Dozier Smith



Brian Hafner



Kris Feragen



Linda Maslen



Christine Beals



Shane Lockett



Theresa Vondra



Ben Bishop



Skyler Cozzens



Johnny Angel



Chet Blotske

MORE CONTACTS (9)



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