

Scott Aspenlieder

From: Greta Bailey <gretajbailey@gmail.com>
Sent: Tuesday, August 28, 2018 10:36 AM
To: Scott Aspenlieder
Subject: Fwd: ZONING

----- Forwarded message -----

From: Greta Bailey <gretajbailey@gmail.com>
Date: Tue, Aug 28, 2018 at 10:32 AM
Subject: ZONING
To: <Scott@performance-wc.com>

Hello,

I am just writing to inform you that I am definitely opposed to the proposed Zoning Change to BLOCK 1 OF LOT 4 OF THE MK SUBDIVISION IN SECTION 31, TOWNSHIP 1 NORTH, RANGE 25 EAST IN YELLOWSTONE COUNTY TOTALING 3.6 ACRES. My husband and I purchased our home off of 54th and Grand 3 years ago and paid a higher dollar amount for the main reason of living close to the city but still having the country feel. If I wanted to live near Casino's, bars, restaurants then I would of paid less and bought in town. I do not feel it is necessary to put more establishments in the middle of a very nice subdivision that serve alcohol and promote gambling. Billings has enough of that already. This only increases the risk for drunk drivers and with this being right smack in the middle of a subdivision and near a middle school increases risk for accidents, theft etc.

Thank you for your time,
Greta Parkins

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Scott Aspenlieder

From: Cromwell, Nicole <CromwellN@ci.billings.mt.us>
Sent: Tuesday, August 28, 2018 1:23 PM
To: Scott Aspenlieder
Subject: FW: Brew Pub on West End

From: brian parkins [mailto:brianfkparkins@yahoo.com]
Sent: Tuesday, August 28, 2018 10:56 AM
To: Cromwell, Nicole <CromwellN@ci.billings.mt.us>
Subject: Brew Pub on West End

Good morning,

I just wanted to point out that I was one of the individual that spent my Saturday gathering signatures against the Den at the time. I think I personally got 100 signatures myself from the homes that I went too. We did a rough calculation and it was about 98% of property owners didn't want the Den so I pretty sure that the same would be for the brew pub. **We bought our homes on the west end to get away from all this stuff.** Why can't they keep all this commercial building on Shilo???? There is way to much traffic with just the school being built out there. Safety should be a main concern with all the drinking and driving and the schools on the west end. Please don't allow anymore casinos and liquor on the 54th and Grand. I can drive 2.5 miles and be at 5 casinos and I live right off of 54th and Grand. (5309 Sundance Mountain Circle to be exact) The owners of the Den are pushing really hard to not have this come in also but that is because they don't want any competition for their business and they were at a meeting that I was at and I told them that they are hypocritical because **98%** of the homeowners **didn't** want their business out there as well.

Brian Parkins
406 321 0518

Please no more casinos or liquor on Grand past Shilo!!!! We can drive 2.5 miles to get to them if we want them!!!!

Scott Aspenlieder

From: Cromwell, Nicole <CromwellN@ci.billings.mt.us>
Sent: Thursday, August 30, 2018 8:22 AM
To: Scott Aspenlieder
Cc: Plecker, Monica; Vieg, Jeannette; Husman, Karen
Subject: FW: Proposed Zoning Change at 54th and Grand

Hello Scott,
In preparation for our meeting at 11 am.
Thanks,
Nicole

From: Patrick B [mailto:brunsvoldpr@gmail.com]
Sent: Thursday, August 30, 2018 8:16 AM
To: Cromwell, Nicole <CromwellN@ci.billings.mt.us>
Subject: Proposed Zoning Change at 54th and Grand

Council member Cromwell,
I am writing this message to express my concerns about the proposed zone change at 54th and Grand. This is especially concerning given the close proximity to our new middle school, as well as the close proximity to homes and walking/bike paths. As you are aware, this proposal is to change the zoning in the area to allow for two businesses, in addition to the casino under construction, to be built in this area with beer/wine licenses (Taproom/Cabaret). Let me first state I am against this zoning change. Please take my reasons into consideration.

Billings, as a city, is continuing to experience growth. There is considerable growth on the West end of Billings. Many residents are buying/building houses in this part of town to escape some of the noise and problems in other parts of Billings. There are many families and children that are investing in property in this part of town. I am concerned about their safety as well as the property values of these families. People who frequent establishments that serve alcohol are consuming alcohol and then driving their vehicles. People who use walking paths, children who are walking home from school, and any other traffic in and around the area are immediately put at risk. With the addition of two more business to the eyesore that will be the Den Casino, we are increasing this risk exponentially.

I am also against the construction because of the potential reductions of property values. The surrounding residents who live near this area will be dealing with increased traffic as well as potentially loud, intoxicated, individuals at all hours of the night. With the potential for patios etc. this issue only gets worse. The potential of 3 alcohol serving establishments within walking distance of each other will cause many issues to surrounding homeowners. Bright signs and neon lights will only compound the issues. There are many residents that are against the construction of the "Den Casino". Many residents reached out to the council and expressed their concerns. The council still allowed construction of the casino. I have witnessed firsthand how a parking lot near a casino or a bar is a perfect place to exchange cash for drugs. Neighborhoods around casinos and bars become targets for robbery's and theft. Not to mention the number of people who leave the casino after having too many drinks putting pedestrians at risk of being hit by a drunk driver. The city of Billings has far too many casinos as it is. They become nothing but an eyesore to surrounding neighborhoods and communities. Why would we want to tarnish this prospering part of town with yet another bar/bars?

I would ask you to consider our impressionable middle school students if additional bars are erected right across

the street from their school. I would also ask you to consider the families who have built homes and started families in a part of town that is, for the most part, free of the problems that bars bring with them.

The council has a real chance to set the tone for the future of Billings. Do we want to be a city of bars and casinos? Do we want to plop a bar on every street corner? Please consider the concerns of the residents of this area above any "promised" benefits from the potential tenants and keep the zoning as it is. These residents, after all, make our city great.

Thank you,
Patrick Brunsvold

Scott Aspenlieder

From: Cromwell, Nicole <CromwellN@ci.billings.mt.us>
Sent: Thursday, August 30, 2018 3:32 PM
To: Scott Aspenlieder
Subject: FW: 54th Street Brew Pub proposal

Another

From: SHARON SCHAROSCH [mailto:scharosch_4@msn.com]
Sent: Thursday, August 30, 2018 3:23 PM
To: Cromwell, Nicole <CromwellN@ci.billings.mt.us>
Cc: SHARON SCHAROSCH <scharosch_4@msn.com>
Subject: 54th Street Brew Pub proposal

Nicole Cromwell,

I would like to say that I am very much opposed to the plan to allow a pub/patio to be built to the north of the Den structure on 54th and Grand. I live in the neighborhood and I feel the increase of traffic would be prohibitive. Also the noise to the neighborhood environment would be totally disruptive.

Thank you for registering my comments against this proposal.

Sharon Scharosch
1503 Granite Peak Trail
Billings, 59106

Scott Aspenlieder

From: Cromwell, Nicole <CromwellN@ci.billings.mt.us>
Sent: Friday, August 31, 2018 6:53 AM
To: 'DeAnn Cates'; Scott Aspenlieder
Subject: RE: possible Zoning change 54th and Grand

Thank you for your letter of comment. It will be added to the public record if/when a zone change is presented to the Planning Division for consideration.

Sincerely yours,

*Nicole Cromwell
Zoning Coordinator
Code Enforcement Supervisor
Planning & Community Services
2825 3rd Ave N, 4th Floor
Billings, MT 59101
(406)247-8676 –phone
(406)247-8662- phone
(406)657-8327 - FAX*

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From: DeAnn Cates [mailto:deanntofte@msn.com]
Sent: Thursday, August 30, 2018 9:02 PM
To: Cromwell, Nicole <CromwellN@ci.billings.mt.us>; scott@performance-ec.com
Subject: possible Zoning change 54th and Grand

Hello-

I attended the neighborhood informational meeting regarding the Zoning petition for Neighborhood Commercial at 54th and Grand Ave.

First of all, tap rooms and restaurants with a cabaret license are NOT neighborhood commercial, and should not be considered as neighborhood commercial. The corner of 54th and Grand is 3 Subdivisions (Vintage Estates, Grand Peaks, and Cottonwood).. unfortunately, the 4th corner is the Den. We as neighbors are not happy with the placement of bar in our neighborhood, but we know there is nothing we can do about that establishment at this point.

When we chose to move the far west end of Billings, we were attracted by the fact we were moving to a safer, quieter, and more tranquil area of Billings. We understand Commercial will be built on the front lots of 54th and Grand, and we are not trying to stop progress. But, we chose to not live next door to casinos, bars and restaurants like we did when we lived in town. We lived near 16th and Yellowstone Avenue, and had lots of

foot traffic, vandalism, theft, sirens, casino robberies, wrecks, and a drunk driver that drove into our front yard and not stopping until hitting a 100 year old tree head on. Not that crime can't happen where we live now, but we knew by paying a higher dollar for our lot, and moving to a Subdivision, our property and our lives would be safer.

Please consider NOT allowing Tap Rooms and Restaurants be allowed to be built directly next door to Neighborhoods/Subdivisions. This should not happen in Billings. This should be regulated.

To us, when we were told the front lots on Grand and 54th were zoned commercial, we were told Neighborhood friendly commercial (dentist, chiropractor, ice cream shop, dry cleaner, car wash, coffee shop).. these are what we consider neighborhood commercial and the type and quality of neighborhood commercial we want as neighbors.

With this all being said, if there is no stopping this, these businesses need to have very strict Zoning requirements. Please consider the people who have invested their life savings into building their homes and have to live next to establishments that serve alcohol day in and day out.

1. 30 foot minimum buffer - concrete wall dividing business from Vinyl fence (Cottonwood homes closest to Grand Ave).
2. Outdoor seating only on West Side of building and not in the back, closest to Cottonwood homes or not near 54th Street West.
3. Parking lot lighting- minimum as possible. Only certain hours of operation should they be allowed on and not directly in line with homes where their windows will face these establishments.
4. Entire row of Trees next to Concrete wall dividing the businesses from houses and house vinyl fence.
5. Shrubbery, grass, rock borders, tall grasses .. upscale landscaping
6. 1 story building only (2 story not allowed).
7. NO dumpsters will be parked in back of building closest to the neighbor houses. Dumpsters must be near building, not at the back of the lot by the Cottonwood houses.
8. Colors of Business exterior blend into natural landscape. Rock exterior border. Upscale looking building .. Beige, Taupe, natural "rim colors" to match neighboring houses and area of Billings
9. 1 Building, not 2 separate building for 2 businesses. 1 parking lot
10. No outdoor concerts, contests, block/deck parties, etc .. ever on property.
11. Tap room must close business at 10pm if food is served. Must close at 8pm if full menu is not available at Tap room. Must not open before 11am.
12. Cabaret license. must close at 10pm. no later. no later hours on weekends, etc. Must not open before 11am.

Please, please consider and write in these suggestions when filing for this zoning. Better yet, please do not allow these type of businesses to be built next door to a neighborhood and across the street from 2 more subdivisions.

Thank you for your time.

DeAnn and Lorin Cates
5341 North Castle Stone Square

Billings, MT 59106

DeAnn Cates

deanntofte@msn.com

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Scott Aspenlieder

From: Cromwell, Nicole <CromwellN@ci.billings.mt.us>
Sent: Friday, August 31, 2018 6:53 AM
To: Scott Aspenlieder
Subject: FW: 54th and Grand

Another.

From: Kimberly [mailto:kchouinard@msn.com]
Sent: Thursday, August 30, 2018 4:13 PM
To: Cromwell, Nicole <CromwellN@ci.billings.mt.us>
Subject: 54th and Grand

Hi there,

My home is in the Grand Peaks subdivision. There has been many discussions about the zoning around our neighborhood. Thank you for rejecting the proposal on 50th and Grand near Grace Montessori Academy.

Please do not approve anymore Brew Pubs, casinos, commercial businesses on the land near 54th and Grand either. The Lion's Den is highly concerning as a parent and home owner.

We have one of the highest suicide rates, alcohol abuse rates, and vehicle death rates across the nation. Billings has a drug epidemic that has increased violence and home robberies.

This land is near our schools. Please protect our kids and our homes. We have a safe, family oriented neighborhood. Please help us keep it that way. Billings already does not have enough police manpower, lets not make their jobs that much more difficult.

Thank you for your consideration.

Kim Chouinard
(406)855-1135

Sent from my Verizon, Samsung Galaxy smartphone

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Scott Aspenlieder

From: Judy fisher <judy1217@hotmail.com>
Sent: Friday, August 31, 2018 10:51 AM
To: Scott Aspenlieder
Subject: zoning

Scott -

I am writing in regard to the zone change on 54th and Grand Avenue. I am completely against the building of a tap room and a cabaret business near my neighborhood and a middle school and a church.

Thank you -

Judy Fisher

Scott Aspenlieder

From: Cromwell, Nicole <CromwellN@ci.billings.mt.us>
Sent: Friday, August 31, 2018 5:04 PM
To: Scott Aspenlieder
Subject: FW: 50th & Grand - Zoning Change

another

From: Whitney Kross [mailto:whitney.kross@gmail.com]
Sent: Friday, August 31, 2018 4:13 PM
To: Cromwell, Nicole <CromwellN@ci.billings.mt.us>
Subject: Fwd: 50th & Grand - Zoning Change

Nicole,

I was just informed that yet another bar/brew pub has put in an application to be located in my neighborhood just north of the Den. As with the proposal for a zoning change at 50th and Grand I am opposed to this with many of the same reasons from before (see below).

Please include my previous email with my vote in opposition of this development.

Thank you,

Whitney K.

Sent from my iPhone

Begin forwarded message:

From: Whitney Kross <whitney.kross@gmail.com>
Date: August 28, 2018 at 8:07:34 AM MDT
To: "Cromwell, Nicole" <cromwelln@ci.billings.mt.us>
Subject: **50th & Grand - Zoning Change**

Nicole,

I strongly oppose the zoning change at 50th Grand. Though I would love to have my voice heard in person I work 8-5 Monday through Friday and this meeting is conveniently scheduled for 9 am. It was said at the last meeting by Scott Aspenleider with Performance Engineering that due to the small number of attendees the people in the area are in favor of the proposed zone change. That could not be more false. We "the people" have chose to move to the far west end to avoid all the commercial development. To get away from the casinos and bars that seem to run the development of this City. I am all for growing and bettering the City of Billings but this type of development, particularly when it is placed in the middle of residential homes, is not the type of growth this City needs or its communities want. We in this neighborhood are already having to deal with the Den being placed in our backyards, withing walking distance from our homes, a church and a school. We do not want this to happen again. The following are additional concerns:

1) Drainage - There is very poor drainage in this area. The detention ponds built for neighborhoods fill on a regular basis and do not drain down within the allotted 72 hours required by the City. By increasing the paved area, drainage is going to get worse and where does the City plan on this runoff going? Since the construction of The Den has began, runoff from the site has increased dramatically down grand avenue and to the surrounding area. For the first time in the four years that I have owned my home, there is standing water in the backyard and the field almost everyday. Even in the hottest parts of summer I could walk out in the afternoon and be stepping in sippy grass. I should add my backyard is not shaded at all and yet the grounds remained supersaturated.

2) Traffic - Being told traffic will not increase because of the zone change does not sit lightly. The zone change is a catalyst to commercial development which will 100% increase traffic. I have to make a left onto Grand Ave from 48th Street West everyday when returning from work. Prior to Ben Steele being built this was never more than few second wait per car. I now sit for multiple minutes everyday with traffic piling up behind me and people making unsafe right turns to avoid waiting behind those with the left. These planned developments will only continue to make this worse.

3) Appearance - This will completely change the look of the area, the reason the people already established out here moved here. If I wanted to live in a location near a casino or bar there are plenty of locations to choose from. But those of us who did not want that chose our neighborhoods because they were getting away from those types of establishments. With this change the City will be bringing them right to us.

4) Crime - There has already been a significant increase in crime in my neighborhood with vehicle break-ins and at least two known home break-ins. This too will undoubtedly increase when alcohol and gambling are added to the mix.

Please listen to the voices of the people this will directly effect and realize there would be a lot more voices of opposition if this was scheduled at a time not during the average Americans working hours.

Thank you,

Whitney Kross
1544 Silver Run Trail

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Scott Aspenlieder

From: Denise Morrison <brettnzdenise@hotmail.com>
Sent: Friday, August 31, 2018 8:53 PM
To: Scott Aspenlieder
Subject: Rezoning on Grand and 54th

Attention: Scott Aspenlieder

Re: Proposed Zoning Change

Block 1 of Lot 4 of the MK Subdivision in Section 31, Township 1 North, Range 25 East in Yellowstone County totaling 3.6 acres

I am emailing with the purpose of raising concerns with the application of intention for the above proposed change. I live in the Foxtail neighborhood. It was just recently that as neighbors we attended a Billings City Council meeting to express the same concerns as I do now for the Casino, The Den, which is now under construction. By the time many in the area were aware the Den had been approved to build on the current site it was already a done deal. However, a number of us attended and views were voiced. For the most part it seemed to me that the council members were uninterested in our concerns, and almost bored listening to their community members. One council member asked if we understood this would be a low key casino. Yet here we are again, having to detail the same concerns. A woman representing the owners spoke and announced that they have met all the requirements in terms of zoning and so forth and they wanted to be good neighbors. I have to state that good neighbors do not put establishments that allow patrons to drink and leave their premises when children are walking to school and home. We are all aware of the proximity of Ben Steele middle school. I also have a son who walks to school and home and am already concerned about an intoxicated driver in the area at any given time. There are children coming and going from adjoining neighborhoods and will have to pass The Den and any further approved establishments that serve alcohol. This is a huge safety concern. Behind the Den and the proposed microbrewery/taproom are a number of family homes. Has anyone considered these families? I have a very close friend who lives directly behind this property. She is a young widow. Her husband died of cancer and she is raising her children on her own. At the time the Den was up for debate, she informed me that she had only just started to sleep through the night and not be afraid she is on her own. Now that has changed. I like to walk in the evenings around the neighborhood but will now have to be concerned with drunk people roaming or driving and will no longer have the security I do now. These establishments also give those who may have unseemly intentions towards women or children, a reason to be hanging around our family neighborhoods. While the brewery may meet the required distance from properties in question, it still does not make this a responsible decision for those of us who live within proximity of these establishments. The woman who was representing the land owners for the Den appears to be the same woman who was at the meeting on August 27th. Did she not take into account any of our concerns as families? I arrived at the meeting when it had already concluded because I had other obligations and so was not present but others who had left the meeting advised me to come inside and sign the form which I did. I am not one to object strongly and from shyness did not speak at the aforementioned council meeting. However, there is a huge issue of feeling safe and being safe in our community. If these further establishments are approved I can only hope the police in the neighboring station on 54th will be waiting to pick up any intoxicated drivers or note any suspicious persons hanging around the neighborhoods. Submitted for your consideration.

Sincerely,

Denise Morrison
Brett Morrison

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Cromwell, Nicole

From: Kirstina Hedges <kirstinahedges@aol.com>
Sent: Friday, August 31, 2018 7:12 PM
To: Cromwell, Nicole
Subject: Zoning change 54th and Grand

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, I am emailing you regarding the zoning application for the proposed businesses at 54th and Grand. I am against any businesses building or operating in this area. I would only like to see single family residents in this area. I moved out here to get away from businesses. Thank you for taking the time to read this email.

Kirstina Hedges

5245 S Thunder Mountain Square
Billings MT 59106
4068615479

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Scott Aspenlieder

From: Joyce Christensen <rejoyce@bresnan.net>
Sent: Monday, September 03, 2018 8:42 PM
To: Scott Aspenlieder
Subject: Zone Change

I have been informed that there is a zoning request for the area around the "DEN" at 54th and Grand to be changed to a category of commercial so that another two bars can be put in that location. As a resident near this area I am greatly against this changed zoning and I hope you will consider the West End Plan mission statement that responsible development be allowed. I don't believe changing it to commercial zoning would be best for the residents.

Cromwell, Nicole

From: renoton@aol.com
Sent: Monday, September 3, 2018 11:27 AM
To: scott@performance-ec.com
Cc: Cromwell, Nicole
Subject: Zoning Request Change at 54th & Grand

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission:

We are homeowners in the Mont Vista subdivision on 54th Street on the West End. We bought our home in this location in 2017 believing we would be living in an excellent community and safe location.

We are very opposed to the Zoning Request Change at 54th & Grand for a change to Commercial because:

1. It can affect the safety of the children who attend Ben Steele Middle School, a very short distance west of 54th & Grand, and who walk or ride bikes to school. Would you like your children or grandchildren exposed to this environment?
2. It can have a negative affect on home prices in this largely residential area. Many of us also walk or ride bikes in this area regularly. This change will affect the safety of us and increase congestion in this beautiful area.

Please vote NO to this proposed Zoning Request Change.

Sincerely;

Ron & Mary Lou Noton
5238 Amherst Dr.
Billings, MT 59106
406-200-7235

Cromwell, Nicole

From: Scott McMillin <sscottm4@gmail.com>
Sent: Monday, September 3, 2018 10:54 AM
To: Cromwell, Nicole
Subject: Fwd: Zone change

Follow Up Flag: Follow up
Flag Status: Flagged

----- Forwarded message -----

From: **Scott McMillin** <sscottm4@gmail.com>
Date: Mon, Sep 3, 2018, 10:50 AM
Subject: Zone change
To: <scott@performance-ec.com>, <cromwelln@ci.mt.us>

I understand a new zoning change is being requested tomorrow for the area around the "DEN" which is currently being built on 54th and Grand that would allow additional bars in that same location. My first reaction when I knew the "DEN" was going in is how Billings Zoning board would ever allow in the first place being a new middle school just down the street. With the new school plus the one on around 48th and Grand no way should you allow additional liquor establishment to be placed in basically residential area. If you allow, it would be obvious that the zoning boards heads are somewhere other than on their shoulders . Scott McMillin resident of Mt Vista Sub Division

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Scott Aspenlieder

From: Nan McMillin <nanmcmill9@gmail.com>
Sent: Monday, September 03, 2018 10:26 AM
To: Scott Aspenlieder
Subject: 54th & Grand zoning

I think it would be detrimental to the neighborhoods in our area to allow three businesses to provide alcohol. There is a school in close proximity plus so many people walk, jog, bike ride along the path. They would be in jeopardy with impaired drivers in the area. I am a senior citizen that opposes this re zoning.

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Cromwell, Nicole

From: Karen Freeman <kafreeman2017@gmail.com>
Sent: Monday, September 3, 2018 10:18 AM
To: scott@performance-ec.com; Cromwell, Nicole
Subject: NO NO NO

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Scott and Nicole,

In case you aren't hearing the West End neighbors, we DO NOT want another zoning change that puts more alcohol near the Den. The West Billings Plan has the goal to "meet the community's SHARED vision for the future of the West End and for RESPONSIBLE development"

The majority of the community does NOT want more zoning changes that involve alcohol on the West End. It's not what we want.

Thanks

Karen Freeman
876-1931

From: Clark Johnson [<mailto:clark@videosoflife.com>]
Sent: Monday, September 10, 2018 11:00 AM
To: Scott Aspenlieder <scott@performance-ec.com>
Subject: 54th and Grand Pub

I personally am fine with having a bar and dining place there.

But don't let gaudy signage be placed there. A good business does not need that.

Absolutely NO casino signage, the blight of Billings.

Clark Johnson

--

Clark

Clark Johnson
clark@VideosOfLife.com

(504) 416-0954

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Cromwell, Nicole

From: Jessica Taylor <jestaylorcolorado@gmail.com>
Sent: Monday, September 17, 2018 3:09 PM
To: Cromwell, Nicole; scott@performance-ec.com
Subject: Block 1 of Lot 4 (North of The Den on Westend)

Good Afternoon,

You may or may not have heard that news of the plans for a microbrewery/tap room and cabaret license has been posted on NextDoor to the NW Billings area residents who are on that website/app.

Your email was posted by the chair of the West End Task Force as who to contact for objections and/or suggestions to make this business fit the character of the neighborhood.

I wanted to write to let you know I am in full support of additional businesses in this part of town. I trust in the city of Billings to be judicious in approving plans for these types of establishments in the more suburban areas of Billings. I have a child at Ben Steele Middle School and have no concerns about an establishment serving alcohol within walking distance. Heck, I'm just excited about a new craft brewery and food going up closer to us (I'm in the Copper Ridge neighborhood, for what it's worth). The only concern I would have is ensuring it is aesthetically pleasing to the area, as well as ensuring it doesn't add traffic congestion on that part of Grand; though we really don't need another casino, especially on Grand!

Thank you for your involvement in the continued growth of our great city.

Jessica Taylor

Cromwell, Nicole

From: John&Barb Mulvaney <jandbmul@gmail.com>
Sent: Thursday, September 20, 2018 11:40 AM
To: Cromwell, Nicole
Subject: 54th and Grand

Regarding the brewery/ cabaret , it seems to me it would be better located in The vicinity of Grand and Shiloh, rather than in the center of 8 family type Neighborhoods within the 6 block area that is being requested. We are really In need of a family style restaurant where we could enjoy family meals with Families and friends. I sincerely hope the purposed business request will
Be withdrawn. Thank you.

Sincerely, Barbara Mulvaney, West End Task Force

Sent from my iPad

Cromwell, Nicole

From: Janet Stearns <tregolily@yahoo.com>
Sent: Friday, September 21, 2018 9:26 AM
To: Cromwell, Nicole
Subject: zoning request by Wells on approx. 50th and Grand

Dear Nicole: I am not sure when you meet with the engineer on that project, but he asked for suggestions at one meeting I attended and I don't feel that a cabaret/brewery are appropriate use of that location smack in the middle of 6 - 8 neighborhood developments consisting of folks who chose that area for its family-friendly environment. Just a short distance away, at 54th and Grand, there are proposed businesses and would be a more appropriate location. Billings has an abundance of businesses geared to alcohol consumption, gambling, and other lifestyle choice services.....those are the types that I would suggest "fit" in a neighborhood.

Janet Stearns West End Task Force and sixty plus year resident of Billings/Yellowstone County

Cromwell, Nicole

From: Terra Pierce <t.pierce@bresnan.net>
Sent: Tuesday, September 25, 2018 12:27 PM
To: Cromwell, Nicole
Subject: City Zone Change 971

Good Afternoon,

I would like to express my opinion on the requested zone change from NC to Planned Development with underlying NC, to allow one microbrewery license and one beer and wine license on Lot4, Block 1 of MK Subdivision. My husband and I recently bought and are developing the lot directly south of the proposed zone change. The lot that we purchased is zoned community commercial, we had to submit a special review to allow gaming. We were met with a lot of opposition from surrounding neighbors concerned about both alcohol and gaming. Ultimately, we passed with the concession that we comply with several of the recommendations from the commission. One of which says, we can only occupy 5000sq ft. of our building.

If a brewery were to come in and purchase a 3 acre parcel of land, you know that their building would be larger than 5000sq. feet. And as a bar owner in Billings, I have watched these breweries creep into our industry over the last 10 years and continue to steal business during our peak hours of 4pm-8pm. If the neighbors were not happy about my business being located there, they should be really unhappy with a brewery right in their backyard.

This property is zoned NC to protect the neighbors, it literally back right up to several back yards. I am not opposed to the property being developed, I just feel that it should remain NC and be used for its intended purpose.

I might add, also that because it is NC is priced much lower per sq ft. than what we paid for CC. If the proposed developer is really interested than he should be shopping lots that are zoned community commercial.

Thank you,
Terra Pierce

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From: Tiffany Wardell [<mailto:wardelltiffany@gmail.com>]

Sent: Thursday, September 20, 2018 3:59 PM

To: Scott Aspenlieder <scott@performance-ec.com>

Subject: Re: West End Task Force Request

Scott:

I assume that what keeps some people from making suggestions for planned developments are two things. First, they think that if they add input, they are pleased, or at least un-opposed, to said development. Second, so many are new to planned developments that they are unsure what can or cannot be added to it. These are assumptions based on my own feelings. So, before I dive into my own suggestions for this particular planned development, I need to say, that I'm opposed to the possibility of there being all alcohol/liquor sales on this particular corner. I'm opposed to the businesses because they aren't family-friendly in an area that is more rural and suburbia. Also, I need to say that I'm new to planned developments and have therefore decided to look at the Canyon Creek PD you referenced as a starting point.

Now to my input for the Hawk Creek/Chy Rd. Planned Development.

Businesses I'd like to see exempted from the development:

- Automotive dealers/gas stations
- Hotels, camps, rooming houses
- Massage parlors/spas
- Multi-family dwellings
- Casinos/gaming
- Event Space/rental

Businesses I'd like to see included:

- Professional Offices
- Garden/lawn supply stores
- Florist
- Photography Studios
- Library
- Yogurt/ice cream shop
- Art studio/gallery
- Yoga/Pilates studio
- Book Stores
- Novelty/Gift shop
- Children's play-place/museum
- Drafting Services
- One (1) cabaret business with a restaurant

Operational Restrictions

Only one (1) brewery and one (1) cabaret business

No outdoor eating area for the brewery and one outdoor eating area allowed for the restaurant (cabaret business) on the East side of the building with a 6-ft-high fence along the North side as sound barrier.

No outdoor music or entertainment

Evergreens must be planted along the entire North and West sides of PD to act as visual separation between business and residences.

Lighting in parking area should be no higher than 15 ft and should be shielded to prevent light reaching neighboring homes. Outdoor lights should be off when the business closes.

Lighting on building should be architectural in design. No neon.

As to the rest of the PD, I'd like to mimic what is in the Canyon Creek PD.

Please email/call me with questions or clarifications.

Tiffany Wardell

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