

To The Planning Board

In regards to the changing of the zoning from 7000 Residential to Multi-family

We have lived east of the property for 87 years.

My Dad & Mother sold the property to William (Bill) Skultz in 1972 we have nothing to gain but to lose we hate to see the development put in Please no change in zoning.

Sincerely,  
Mae & Santorie

Robert Santorie Jr.

*We want no change.*



I OPPOSE THE RE-ZONING OF THE 10 ACRE LOT ON BARRETT ROAD, BILLINGS HEIGHTS, FROM A R-70R RESIDENTIAL TO A RMF-R MULTI-FAMILY THAT WOULD ALLOW A PROPOSED 103 UNIT STRUCTURE TO BE BUILT WITH A CONTINGENCY TO PURCHASE AND EXTEND TO KYHL ROAD.

Wilma Desjardins  
1732 Hesperia St. 59105

Michelle Fuss  
1729 Hesperia St. 59105

M. M. Fuss  
1729 Hesperia St.

B. Van Lier  
1532 Claremore Ln

Carl Herguty  
1040 Claremore Ln

Kelly Campbell  
1703 Hesperia St.

John 1703 Hesperia St

Chris Clark

Jimmy Anderson  
995 Kuhl Lane

Tracy Clark

Debbie Dodge  
951 Kuhl Lane 59105

Leighton Peterson  
848 Kuhl Ln 59105

Shari Peterson  
848 Kuhl

Jonny 822 Kuhl

Tom Jueck  
988 Kuhl Lane

1286 Heritage Walk  
Norma Miffen

Pat Jagg  
1738 Heritage Walk

→ 1740 Savona

~~Cheryl Janni~~

~~Jim R. [Signature]~~

~~1736~~

Ken Eckert

1736 Savona ST

~~Jim~~  
1719 Savona St.

1736 " ST

~~Frank [Signature]~~

1714 Hesperia St.

Arthur [Signature]

February 5, 2018

Nicole Cromwell  
County Zoning Commission  
Board of County Commissioners

Re: Barrett Road Planned Development

To whom it may concern:


We are respectfully submitting, for your consideration, some of our concerns regarding the zoning request for 10 acres south of Barrett Road.

1. Traffic Flow

Barrett Road is extremely dangerous for both the children who walk to and from Medicine Crow Middle School and Bitterroot School and the drivers that are either dropping/picking up children or residents of the neighborhood who are arriving/leaving the area. The corner of Bench Blvd. and Barrett Road is a nightmare and this problem extends from Bench to Hawthorne, South on Hawthorne and East as far as Bitterroot. The planned development could possibly dump 200 more cars onto Barrett Road, plus putting at least 100 more children into the already overcrowded schools in the area. There is also a lot of bike, jogging and walking traffic on the bike path which crosses Barrett Road which puts many people and children in even more danger. There are no flashing lights or stop lights in the area to help with this growing problem. Barrett Road should be addressed before considering any development in the area.

2. With 100 multi-use homes going in on 10 acres, more vandalism could be an issue which stretches the Billings Police and Yellowstone Sheriff's Dept already limited resources.
3. With the density and number of units being considered, property values in the whole surrounding area will certainly drop which in turn will affect taxes in the area.
4. Many homes in the area have wells and septic tanks and this construction could have an adverse effect on the underground water supply to these wells, which was evident during the construction of the Medicine Crow Middle School.
5. We feel that the current residents of this area are not being heard, that this proposal has been pushed through by the Developer with no input from the residents and we feel the current zoning on these 10 acres should be left in place as is.

1740 Savona

*Cheryl Jennie*  


February 5, 2018

Nicole Cromwell  
County Zoning Commission  
Board of County Commissioners

Re: Barrett Road Planned Development

To whom it may concern:

We are respectfully submitting, for your consideration, some of our concerns regarding the zoning request for 10 acres south of Barrett Road.

1. Traffic Flow

Barrett Road is extremely dangerous for both the children who walk to and from Medicine Crow Middle School and Bitterroot School and the drivers that are either dropping/picking up children or residents of the neighborhood who are arriving/leaving the area. The corner of Bench Blvd. and Barrett Road is a nightmare and this problem extends from Bench to Hawthorne, South on Hawthorne and East as far as Bitterroot. The planned development could possibly dump 200 more cars onto Barrett Road, plus putting at least 100 more children into the already overcrowded schools in the area. There is also a lot of bike, jogging and walking traffic on the bike path which crosses Barrett Road which puts many people and children in even more danger. There are no flashing lights or stop lights in the area to help with this growing problem. Barrett Road should be addressed before considering any development in the area.

2. With 100 multi-use homes going in on 10 acres, more vandalism could be an issue which stretches the Billings Police and Yellowstone Sheriff's Dept already limited resources.
3. With the density and number of units being considered, property values in the whole surrounding area will certainly drop which in turn will affect taxes in the area.
4. Many homes in the area have wells and septic tanks and this construction could have an adverse effect on the underground water supply to these wells, which was evident during the construction of the Medicine Crow Middle School.
5. We feel that the current residents of this area are not being heard, that this proposal has been pushed through by the Developer with no input from the residents and we feel the current zoning on these 10 acres should be left in place as is.

Jaeger M Engelhardt  
1711 Hesperia ST

February 5, 2018

Nicole Cromwell  
County Zoning Commission  
Board of County Commissioners

Re: Barrett Road Planned Development

To whom it may concern:

We are respectfully submitting, for your consideration, some of our concerns regarding the zoning request for 10 acres south of Barrett Road.

1. Traffic Flow

Barrett Road is extremely dangerous for both the children who walk to and from Medicine Crow Middle School and Bitterroot School and the drivers that are either dropping/picking up children or residents of the neighborhood who are arriving/leaving the area. The corner of Bench Blvd. and Barrett Road is a nightmare and this problem extends from Bench to Hawthorne, South on Hawthorne and East as far as Bitterroot. The planned development could possibly dump 200 more cars onto Barrett Road, plus putting at least 100 more children into the already overcrowded schools in the area. There is also a lot of bike, jogging and walking traffic on the bike path which crosses Barrett Road which puts many people and children in even more danger. There are no flashing lights or stop lights in the area to help with this growing problem. Barrett Road should be addressed before considering any development in the area.

2. With 100 multi-use homes going in on 10 acres, more vandalism could be an issue which stretches the Billings Police and Yellowstone Sheriff's Dept already limited resources.
3. With the density and number of units being considered, property values in the whole surrounding area will certainly drop which in turn will affect taxes in the area.
4. Many homes in the area have wells and septic tanks and this construction could have an adverse effect on the underground water supply to these wells, which was evident during the construction of the Medicine Crow Middle School.
5. We feel that the current residents of this area are not being heard, that this proposal has been pushed through by the Developer with no input from the residents and we feel the current zoning on these 10 acres should be left in place as is.



2216 E Echo

February 5, 2018

Nicole Cromwell  
County Zoning Commission  
Board of County Commissioners

Re: Barrett Road Planned Development

To whom it may concern:

We are respectfully submitting, for your consideration, some of our concerns regarding the zoning request for 10 acres south of Barrett Road.

1. Traffic Flow

Barrett Road is extremely dangerous for both the children who walk to and from Medicine Crow Middle School and Bitterroot School and the drivers that are either dropping/picking up children or residents of the neighborhood who are arriving/leaving the area. The corner of Bench Blvd. and Barrett Road is a nightmare and this problem extends from Bench to Hawthorne, South on Hawthorne and East as far as Bitterroot. The planned development could possibly dump 200 more cars onto Barrett Road, plus putting at least 100 more children into the already overcrowded schools in the area. There is also a lot of bike, jogging and walking traffic on the bike path which crosses Barrett Road which puts many people and children in even more danger. There are no flashing lights or stop lights in the area to help with this growing problem. Barrett Road should be addressed before considering any development in the area.

2. With 100 multi-use homes going in on 10 acres, more vandalism could be an issue which stretches the Billings Police and Yellowstone Sheriff's Dept already limited resources.
3. With the density and number of units being considered, property values in the whole surrounding area will certainly drop which in turn will affect taxes in the area.
4. Many homes in the area have wells and septic tanks and this construction could have an adverse effect on the underground water supply to these wells, which was evident during the construction of the Medicine Crow Middle School.
5. We feel that the current residents of this area are not being heard, that this proposal has been pushed through by the Developer with no input from the residents and we feel the current zoning on these 10 acres should be left in place as is.

*Ashley Kelle*

February 5, 2018

Nicole Cromwell  
County Zoning Commission  
Board of County Commissioners

Re: Barrett Road Planned Development

To whom it may concern:

We are respectfully submitting, for your consideration, some of our concerns regarding the zoning request for 10 acres south of Barrett Road.

1. Traffic Flow

Barrett Road is extremely dangerous for both the children who walk to and from Medicine Crow Middle School and Bitterroot School and the drivers that are either dropping/picking up children or residents of the neighborhood who are arriving/leaving the area. The corner of Bench Blvd. and Barrett Road is a nightmare and this problem extends from Bench to Hawthorne, South on Hawthorne and East as far as Bitterroot. The planned development could possibly dump 200 more cars onto Barrett Road, plus putting at least 100 more children into the already overcrowded schools in the area. There is also a lot of bike, jogging and walking traffic on the bike path which crosses Barrett Road which puts many people and children in even more danger. There are no flashing lights or stop lights in the area to help with this growing problem. Barrett Road should be addressed before considering any development in the area.

2. With 100 multi-use homes going in on 10 acres, more vandalism could be an issue which stretches the Billings Police and Yellowstone Sheriff's Dept already limited resources.
3. With the density and number of units being considered, property values in the whole surrounding area will certainly drop which in turn will affect taxes in the area.
4. Many homes in the area have wells and septic tanks and this construction could have an adverse effect on the underground water supply to these wells, which was evident during the construction of the Medicine Crow Middle School.
5. We feel that the current residents of this area are not being heard, that this proposal has been pushed through by the Developer with no input from the residents and we feel the current zoning on these 10 acres should be left in place as is.

Reggie Dumb

February 5, 2018

Nicole Cromwell  
County Zoning Commission  
Board of County Commissioners

Re: Barrett Road Planned Development

To whom it may concern:

We are respectfully submitting, for your consideration, some of our concerns regarding the zoning request for 10 acres south of Barrett Road.

1. Traffic Flow

Barrett Road is extremely dangerous for both the children who walk to and from Medicine Crow Middle School and Bitterroot School and the drivers that are either dropping/picking up children or residents of the neighborhood who are arriving/leaving the area. The corner of Bench Blvd. and Barrett Road is a nightmare and this problem extends from Bench to Hawthorne, South on Hawthorne and East as far as Bitterroot. The planned development could possibly dump 200 more cars onto Barrett Road, plus putting at least 100 more children into the already overcrowded schools in the area. There is also a lot of bike, jogging and walking traffic on the bike path which crosses Barrett Road which puts many people and children in even more danger. There are no flashing lights or stop lights in the area to help with this growing problem. Barrett Road should be addressed before considering any development in the area.

2. With 100 multi-use homes going in on 10 acres, more vandalism could be an issue which stretches the Billings Police and Yellowstone Sheriff's Dept already limited resources.
3. With the density and number of units being considered, property values in the whole surrounding area will certainly drop which in turn will affect taxes in the area.
4. Many homes in the area have wells and septic tanks and this construction could have an adverse effect on the underground water supply to these wells, which was evident during the construction of the Medicine Crow Middle School.
5. We feel that the current residents of this area are not being heard, that this proposal has been pushed through by the Developer with no input from the residents and we feel the current zoning on these 10 acres should be left in place as is.

1736

SADOKA

SV

Ken Eichel

Eichel

Janet Eichel

February 5, 2018

Nicole Cromwell  
County Zoning Commission  
Board of County Commissioners

Re: Barrett Road Planned Development

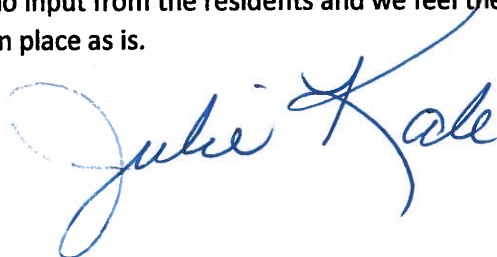
To whom it may concern:

We are respectfully submitting, for your consideration, some of our concerns regarding the zoning request for 10 acres south of Barrett Road.

1. Traffic Flow

Barrett Road is extremely dangerous for both the children who walk to and from Medicine Crow Middle School and Bitterroot School and the drivers that are either dropping/picking up children or residents of the neighborhood who are arriving/leaving the area. The corner of Bench Blvd. and Barrett Road is a nightmare and this problem extends from Bench to Hawthorne, South on Hawthorne and East as far as Bitterroot. The planned development could possibly dump 200 more cars onto Barrett Road, plus putting at least 100 more children into the already overcrowded schools in the area. There is also a lot of bike, jogging and walking traffic on the bike path which crosses Barrett Road which puts many people and children in even more danger. There are no flashing lights or stop lights in the area to help with this growing problem. Barrett Road should be addressed before considering any development in the area.

2. With 100 multi-use homes going in on 10 acres, more vandalism could be an issue which stretches the Billings Police and Yellowstone Sheriff's Dept already limited resources.
3. With the density and number of units being considered, property values in the whole surrounding area will certainly drop which in turn will affect taxes in the area.
4. Many homes in the area have wells and septic tanks and this construction could have an adverse effect on the underground water supply to these wells, which was evident during the construction of the Medicine Crow Middle School.
5. We feel that the current residents of this area are not being heard, that this proposal has been pushed through by the Developer with no input from the residents and we feel the current zoning on these 10 acres should be left in place as is.



February 5, 2018

Nicole Cromwell  
County Zoning Commission  
Board of County Commissioners

Re: Barrett Road Planned Development

To whom it may concern:

We are respectfully submitting, for your consideration, some of our concerns regarding the zoning request for 10 acres south of Barrett Road.

1. Traffic Flow

Barrett Road is extremely dangerous for both the children who walk to and from Medicine Crow Middle School and Bitterroot School and the drivers that are either dropping/picking up children or residents of the neighborhood who are arriving/leaving the area. The corner of Bench Blvd. and Barrett Road is a nightmare and this problem extends from Bench to Hawthorne, South on Hawthorne and East as far as Bitterroot. The planned development could possibly dump 200 more cars onto Barrett Road, plus putting at least 100 more children into the already overcrowded schools in the area. There is also a lot of bike, jogging and walking traffic on the bike path which crosses Barrett Road which puts many people and children in even more danger. There are no flashing lights or stop lights in the area to help with this growing problem. Barrett Road should be addressed before considering any development in the area.

2. With 100 multi-use homes going in on 10 acres, more vandalism could be an issue which stretches the Billings Police and Yellowstone Sheriff's Dept already limited resources.
3. With the density and number of units being considered, property values in the whole surrounding area will certainly drop which in turn will affect taxes in the area.
4. Many homes in the area have wells and septic tanks and this construction could have an adverse effect on the underground water supply to these wells, which was evident during the construction of the Medicine Crow Middle School.
5. We feel that the current residents of this area are not being heard, that this proposal has been pushed through by the Developer with no input from the residents and we feel the current zoning on these 10 acres should be left in place as is.

*Sharon Hale*

February 5, 2018

Nicole Cromwell  
County Zoning Commission  
Board of County Commissioners

Re: Barrett Road Planned Development

To whom it may concern:

We are respectfully submitting, for your consideration, some of our concerns regarding the zoning request for 10 acres south of Barrett Road.

1. Traffic Flow

Barrett Road is extremely dangerous for both the children who walk to and from Medicine Crow Middle School and Bitterroot School and the drivers that are either dropping/picking up children or residents of the neighborhood who are arriving/leaving the area. The corner of Bench Blvd. and Barrett Road is a nightmare and this problem extends from Bench to Hawthorne, South on Hawthorne and East as far as Bitterroot. The planned development could possibly dump 200 more cars onto Barrett Road, plus putting at least 100 more children into the already overcrowded schools in the area. There is also a lot of bike, jogging and walking traffic on the bike path which crosses Barrett Road which puts many people and children in even more danger. There are no flashing lights or stop lights in the area to help with this growing problem. Barrett Road should be addressed before considering any development in the area.

2. With 100 multi-use homes going in on 10 acres, more vandalism could be an issue which stretches the Billings Police and Yellowstone Sheriff's Dept already limited resources.
3. With the density and number of units being considered, property values in the whole surrounding area will certainly drop which in turn will affect taxes in the area.
4. Many homes in the area have wells and septic tanks and this construction could have an adverse effect on the underground water supply to these wells, which was evident during the construction of the Medicine Crow Middle School.
5. We feel that the current residents of this area are not being heard, that this proposal has been pushed through by the Developer with no input from the residents and we feel the current zoning on these 10 acres should be left in place as is.

2/5/18 *Amelia Merrill*  
406 794-4937

## J AND M DEVELOPEMENT

1880 Hawthorne Ln  
Billings, Montana 59105  
Phone 406.245.9599  
Phone: 406.698.3806



January 31, 2018

Dear Ms. Cromwell,

I recently received a letter regarding a proposed zone change on property directly adjoining my families property as well as my home and Pumpkin Cove subdivision of which I am the developer. I also attended a information meeting held on December 26, 2017 regarding this. I would like to formally submit my letter of protest against the proposed zone change.

1) My family sold the 20 acres of which 10 acres of this is the subject of this zone change to William Shultz in 1972. My father was witness to the proceedings of that transaction. At that time the property was zoned R-7000. The reasons for this was that even though the entire area at that time was agricultural it was in the best interest of this area to prevent high density development. I think you would admit that showed a great deal of forethought at that time. As development progressed in this area, everyone involved in building and buying homes counted on that piece of un-developed property to be developed in that manner. That planning has stood fast for the 46 years since that sale.

2) This type of development does not complement or fit in with the surrounding community at all. I believe it is the zoning commissions responsibility to make sure the heights community is developed in a responsible manner based on the zoning that best suits those needs. The zoning that is presently in place for this property assures that it will be developed with those needs taken into consideration.

3) There are no plans by the developer of this property to address the needs of a high density community of this nature with regards to safely of pedestrians especially those of young school children. The only way out of the proposed development is by two exits to Barrett Road.

4) This high density development will place unsafe demands on road infra structure that is currently unable to serve existing needs. The developer is only required to develop Barrett Road adjoining the property he is developing. A high density development of this kind is best served when it connects to roads that are able to handle high traffic flows and funnel traffic safely to arterial streets.

5) Increased crime in a high density -rental environment such as this is a major concern for all in the community. The existing R-7000 zoning prevents this and is conducive to a more harmonious blending of the community.

6) There is no long term development plans for the remaining 10 acres of this property. Obviously, once the front 10 acres of this property is developed to high density, would it not be unreasonable to assume the other 10 will follow suit. If that would be the case, how would the residents of this development access streets? Kyle Lane which adjoins this would be totally unacceptable as it is a small residential street. Obviously a total of 212 families could not all use 2 exits on Barrett road. I as a developer was required by the city to submit a master plan regarding the entire development of our property. A great deal of time and money was spent to present a responsible plan that would serve my developments residents as well as adjoining properties and

community infrastructure. This has not been done in this case.

7) Even though this proposed development is adjacent to Medicine Crow School-our schools in this area are already at or exceeding capacity. I do not believe high density development in this area is in the best interest of addressing our surrounding communities children and their educational needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Sartorie", with a long horizontal flourish extending to the right.

Mike Sartorie

1-29-18

City of Billings  
2825 3<sup>rd</sup> Avenue North, 4<sup>th</sup> Floor  
Miller Building  
Billings, Montana 59101  
Phone: 247-8662  
Attn: Nicole Cromwell  
Email: cromwelln@ci.billings.mt.us



RE: County Zone Change 687 Project#P2-18-02

I would like to express my attitude towards this newly proposed neighborhood. While the owners are free to do what they like on their own property, I have trouble with people profiting at the expense of their neighbors. While I understand this property will be developed I am 100% against developing it for rental properties.

There are numerous studies that show that neighborhoods that allow between 15 and 25% rentals it affects property values of up to ½ mile away. Usually it affects the values in a negative way. As I am reading the proposal submitted it appears that this new development will be 100% rentals. I cannot imagine what that will do to our property values. Some towns around the U.S. have banned rentals altogether. Some have limited the rental density to less than 10%.

Even though these properties will be managed by a maintenance company it already speaks to a rental development. If a maintenance company is required it speaks volumes that renters do not have the same buy in for the current and surrounding areas.

As rentals have a semi-transient population, how can this support a neighborhood and its stability? This affects crime rates in the area and traffic in the neighborhood is severely increased. We have had a new development to the west of our home completed in 2017. This neighborhood started off as duplexes or townhomes and then changed to single family housing. I do not know the total amount of the rentals in this neighborhood, but I can tell you the folks in that neighborhood do not care about speeding up and down our street. These folks seem to think 35 or faster is acceptable. I do know of at least two rentals in this neighborhood and although the homes are kept nice these folks have been the primary offenders in speeding up and down the street 24/7. I can only imagine a neighborhood of only people with this attitude. If the City of Billings cannot control the folks in this neighborhood what chances do we have to add more to the mix?

At least Sartorie Farms subdivision developer listened to his neighbors and tried to do everything asked of him. Some items, to Mr. Sartorie and the City of Billings' surprise, were out of there control. I would hope the owners would also accept the input from surrounding home owners. We have chosen to live and invest in our neighborhood.

I would hope that plans of any kind would dump all traffic out onto Barret Road and have zero connections to Kyhl Lane.

I am 100% against adding rentals to this property.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris and Angie Allard". The signature is fluid and cursive, with a long, sweeping flourish extending to the right.

Chris and Angie Allard  
1126 Kyhl Lane  
Billings, MT 59105  
252-5531  
Chrisangie1234@gmail.com

January 31, 2018

Nicole Cromwell  
County Zoning Commission  
Board of County Commissioners

From: Dan and Judy Quigley  
2125 West Echo Drive  
Billings, Mt. 59105

Re: Barrett Road Planned Development

We are respectfully submitting for your consideration some of our concerns regarding the zoning request for 10 acres south of Barrett Road.

1. Traffic Flow

Barrett is extremely dangerous for the children who walk to and from Medicine Crow and Bitterroot School. The corner of Bench and Barrett is a nightmare and this whole problem extends from Bench to Hawthorne. South on Hawthorne and East as far as Bitterroot. The planned development could dump possibly 200 more cars on Barrett Road plus putting 100 more children into the already full schools. There is also a lot of bike traffic on the bike path which crosses Barrett Road which puts many people and children in even more danger. There are no flashing lights or stop lights in the area NOTHING! Barrett Road should be addressed before considering any building in the area.

2. With 100 apts. On 10 acres more vandalism could be an issue which surely stretches the police and Sheriff's Dept.
3. With the density and number of apartments being considered will certainly drop
4. property values in the whole surrounding area which in turn will affect taxes
5. in the area.
6. Many homes in the area have wells and septic tanks and this construction could have an adverse affect on the underground water supply to these wells.
7. We feel the current zoning on these 10 acres be left in place.

## Cromwell, Nicole

---

**From:** zurbuchen@bresnan.net  
**Sent:** Tuesday, February 6, 2018 9:34 AM  
**To:** Cromwell, Nicole; 'scott@performance-ec.com'  
**Subject:** Barrett Rd development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I would hope the Planned Development Agreement has conditions in it to prevent this development from looking bad. If one floor plan is used in all buildings no matter the number of units in each building, then this 10 acres would not look anything like the surrounding developments. There should be a minimum number of different floor plans used, a minimum number of single family units, a maximum number of 6-plex units, and a way of insuring a different roof height. This could be done by having a minimum number of 2 story units no taller than 24 feet. The agreement restricts multifamily units to one story buildings but not single and 2 family units. This then would not change the character of the neighborhood when looked at visually.

I strongly support this development as Barrett Road is a public safety issue and the only way to address that issue is development or SIDs which I'm sure most property owners affected would strongly resist and object to.

Tom Zurbuchen

## **Cromwell, Nicole**

---

**From:** Eric Henry <ericsscout@gmail.com>  
**Sent:** Sunday, February 4, 2018 3:56 PM  
**To:** Cromwell, Nicole  
**Subject:** Concerns Regarding the Proposed zone change for the Barrett Road Development

Hello,

My husband Eric and I would like to express our concerns for the proposed Zone Change for the Barrett Road development. We express these on behalf of ourselves and several neighbors, named Penny Hart, Nina and Lary, and Fred and Pay Besel.

We live on East Echo Drive.

1. Our first expressed concern is that the maps they have used in planning are incorrect and the error creates an even greater issue. Despite being shown in the attached picture, Echo is not a continuous street. It is a loop. Both our exits will line up directly with the proposed exits. It is already currently an issue leaving the house to bring my kids to school due to the middle school traffic. It is obvious that the developer has no concerns over the traffic or the way this will effect the community and safety of the mass amount of youth pedestrians before and after school walking down Barrett to the middle school, due to the fact that they have expressed they have not even considered an alternate route out of the subdivision other than exiting on Barrett. There have already been published concerns, see Billings Gazette, regarding the issue of pedestrian traffic coming into the middleschool. Adding 200 plus cars will not help. Barrett was simply not built for this type of volume. The least that will need to be done is additional traffic lights at Bench, but this does not address the childrens safety. The sidewalks being added will do nothing to solve the youth pedestrian safety concern because they do not continue on to Bitterroot. Traffic is a big concern. I am sure you have received many emails regarding this.

2. Added population at 100 units to an area with large pockets of county and an area already struggling to support itself through police and education.

A. We currently have chosen to drive our kids out of district to school because when our son was in middle school at Castlerock there wasnt even enough desks, let alone books, for him in classes. As a result he lost education his first year from spring to fall testing. When our youngest was expected to enter Bitterroor school(the same school district these houses will be built in), they had classes in a closets and expected 28(!) Kindergarten students per class.

B. Our neighborhood is county and directly across the development. We do not have any street lights and although serviced by the Sheriff, I have yet to see them "patrol" the area in 10 years. We have several elderly neighbors. I am concerned for their safety also. In the last year we have experienced break-ins while the homeowners are home and 2 criminals on the loose hiding in our quite and dark neighborhood. One was caught under a camper. Adding this many low income units creates an even greater potential for major security issues in our neighborhood in which the city will not be responsible for keeping safe.

I could list several other concerns, like what the other land development will look like if this passes or the fact another petition is in place for apartments off Bench (more volume going in the area for school and police to deal with).

I urge you based on your duty to serve the people of Billings, specifically the people of this community to make decisions on what's best for the people, which is clearly to keep the zoning as is.

Thank you for your time,  
Krystle and Eric Henry  
2130 E Echo Drive  
Billings, My  
406-690-0093

## Cromwell, Nicole

---

**From:** zurbuchen@bresnan.net  
**Sent:** Sunday, January 28, 2018 3:55 PM  
**To:** Cromwell, Nicole; 'scott@performance-ec.com'  
**Subject:** Zone change 687

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

On Zone Change 687 Barrett Road:

1) Please don't accept 10 units per acre as density limit. If the actual acreage is 10.39 that would yield 103 but at 10.00 acres the yield is 100 units and Thursday there was talk of adding another acre for green space which would add another 10 units. There is a possibility for some particular acre within the development to have a higher density than 10 and another particular acre that is less so as to have green-space. What is important is the total number allowing the developer to position units as he wants and open space where he wants. So far nothing in the agreement restricts the developer in anyway. At present, he has presented a plan which pencils out an adequate return for his investment, in his opinion, and the agreement should hold him to his word without forcing unexpected problems and costs. A total number of units for the entire development will allow needed flexibility in the development process.

2) There should be a sentence that states something to the fact that no further development can occur on this property. Without, in future years, the developer possibly could say something along the lines of this green space (or parking area) has not been used so is not needed and can now be developed into additional housing units. There is wording about maintaining green space within 2%, but not parking area and the future should be clearly spelled out in the agreement.

Tom Zurbuchen

## Cromwell, Nicole

---

**From:** zurbuchen@bresnan.net  
**Sent:** Friday, January 26, 2018 1:04 PM  
**To:** Cromwell, Nicole  
**Cc:** 'scott@performance-ec.com'  
**Subject:** Zone Change 687 Barrett Road TZ Jan 26

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I have concern about zone change #687 on Barrett Road;

- 1) Going to Thursday's meeting at Medicine Crow I say no ZONE CHANGE signs on the property. I drove by in daylight Friday and no posting of a zone change was visible. To be correct does not there need to be a sign? I would hate to see this denied on such a technicality.
- 2) At Thursday's meeting at Medicine Crow there was confusing information. All previous paperwork listed the area at 10.00 acres but they had a large display that showed 10.39 acres. This needs clarity and the Planned Development Agreement needs the correct value to be proper.
- 3) The Planned Development Agreement must have a maximum density number listed. This is extremely important in that as presented that number is 100 or 103 depending on where it is written. With no number in the Planned Development Agreement one must use maximum density from the restrictions listed as largest multi-family unit being 6 and code saying a 6 plex requires 13,00 square feet of land, 10.00 acres equals 33 6 plexus or 198 living units and 10.39 acres equals 34 6 plexus or 204 living units. This huge difference will make a huge difference in the results of a traffic study causing the developer traffic mitigation to be hugly different than 100 or 103 living units traffic study would require.
- 4) The planned Development Agreement must show the internal street width and require a hard surface. The streets are reported to be private so this is probably the best way to insure pavement and adequate width. Once these are in the Planned Development Agreement I hope a presentation will highlight the fact that the zone change is really only responsible for the small increase in density that results, not the entire 100 or 103 development. As currently zoned the 10.00 acres zoned R 7,000 could have 45 duplexes or 90 living units (10.39 acres allows 47 duplexes or 94 living units) Making additional density relatively minute. While traffic is always a concern, the zone change cannot be held responsible for all the traffic from the development but just the increase. The remaining Planned Development Agreement is well written and contains good restrictions and will ensure a nice development. This development will ensure Barrett Road see improvement which is sorely needed!

Tom Zurbuchen

Email forwarded to N. Cromwell

On Mon, Jan 29, 2018 at 4:35 PM, <[dawaug15@bresnan.net](mailto:dawaug15@bresnan.net)> wrote:

Pamela,

Let it be known to all parties that I will be giving a lengthy presentation against this zone change. I have lived on W. Echo Dr. for 46 years come April 2018. My parents had the third house built in this roughly 70 acre subdivision. The owners of the first 2 houses are now deceased and I feel like I need to carry the torch for E. Echo & W. Echo residents. There are 34 homes and 2 duplexes. The duplexes have been an eye sore since they were built in 1984. I have every intention of pounding this developer and this Cal Kunkel character into submission. They will then look at each other and say, "what were we thinking". I have every reason to believe the request will be denied. The developer and Kunkel will then have the opportunity to withdraw their proposal. I am going to fight for the children. The crowds at these events will continue to grow and that in itself will make the developer and Kunkel very small. I am very fired up and wait for the day, 2/5/2018. That will be 16 years to the day that my dad had passed away. Brace yourself!

Regards, David Whitmore

February 5 2018

My Husband and i live on Kale Drive . Two blocks from Bitterrot Elementary , 1 block from Medicine Crow. We attended the January 26th meeting at Medicine crow regarding the zone change for the property behind these two schools off of Barrett Road. We are very concerned about this proposal. The builder has purposed 100 units (1 bdrm-2bdrm) on 10 acres of this land. I cannot even fathom what an impact this will have on our neighborhood. your talking at the very least another 200 cars at the intersection of Barrett and Bench Blvd . In an already unsafe intersection. The traffic has already increased due to widening Bench Blvd. We feel this is way to much traffic in a very small area with only one main throughfare Bench. Bench Blvd can not handle that much traffic! Before and after school at peak rush hours in morning and evening . Also you have a Baseball field there, I cannot tell you how bad the traffic is during this time . Parents and kids walk out in between cars all the time . Some one is going to get hurt !! You cant add that much traffic to such a small area!!! Not to mention the cost of improvements to us taxpayers. Also addressing the amount of potential students this will add. The trickle down will be us paying for more school improvements to satisfy the over crowding of schools . We will also see a decrease in our property values. With rentals, no matter how nice they are they depreciate your property value. We do not want this to happen !!! We used to see deer , ducks, geese . You continue to push them out of their habitat. Is this fair?? I myself can't see any" young professionals" wanting to live in an area close to school, baseball field , so far away from any shopping ,bars , restaurants ect. Not to mention we highly doubt this will be "young professionals" as stated in the proposal that would certainly be discrimination if so . Which leads to increased crime in the area . Right now there is very little crime in our nieghborhood. We watch out for strange cars or people in the nieghborhood. Alot of the people in this neighborhood are retired. We feel safe noing our neighbors are watching out for us.

Another concern is what does this builder have in mind for the other 10 acres? If this passes he can put in an apartment building , or more rentals just to increase all of the issuses above !!!

We are very much against this zone change it should not happen !!! We will fight this issue !

Thank you, Becky and Calvin Boehm

## Regarding Barrett Road Planned Development.

To whom it may concern, I am a resident in the Heights (1630 Brewington Drive) down the street from where the proposed development is to take place. I have lived here almost 20 years. I am against said development for several reasons.

- Development is not consistent with surrounding structures
- Development will significantly impact traffic on Barrett & Hawthorne
- Development will overwhelm local schools
- Development will negatively impact real estate values in the surrounding areas

Let me go into further detail with each point.

Currently, that area consists of large lots with single-family homes. The planned development is not consistent with the type of housing in the area. This area is also most owned by the person living at the area instead of rentals. In my experience, rentals are more poorly cared for because the renters aren't invested in the area and are more transient. This is not the kind of housing we want to import into the area.

If you bring 100 units into this area, it will overwhelm the already-busy streets. There are three schools near this development. There is significant traffic on that corner every weekday. I should know; I am part of it. There are a multitude of cars traversing that area every morning. Some days it takes 3 or more minutes to be able to turn off of Hawthorne onto Barrett in the morning. Adding 100 more units with the likelihood of 200 more cars to this area is not feasible. There is also a lot of walking traffic in this area of kids heading to the middle school. Adding more cars to this area will only increase the likelihood of an accident between car and student. You may argue that they will put sidewalks in, but that still doesn't help with intersections and crossings. The kids and cars are still both there.

With the location of this proposed development, the students would be going to Bitterroot Elementary school. While my kids no longer attend that school, I am familiar with the school, having been an active member of the PTA for 6 years while my children attended there. That school is already at capacity, and adding 100 units of additional housing that would be zoned to Bitterroot would make it much worse than it already is. My children had their last year there last year, and both of the sixth-grade classes had more than 30 students all year long. There were times during the year that one or both of the classes had 33 students. Several of the classrooms were above accreditation standards, so the problem is going to persist for some time. This year they already have three teachers at each grade level, which uses every classroom in the building. Already there isn't room for the Read180 program and other programs that need space in the building. They end up getting crammed into tiny areas that used to be closets.

Medicine Crow is already approaching its stated maximum capacity. Consider how 100 new families will affect that!

Finally, 100 new low-budget rentals are not going to increase local property values. It is going to bring in more people, more traffic issues, and further wear and tear on our roads which aren't getting proper maintenance as it is. Especially since green-lighting this project increases the likelihood that you would

green-light the southern portion of this tract, putting another 200 vehicles down my street every day at least twice a day.

Please consider the people who live in this area and deal with this issue every day. Help our voices to be heard. It is frustrating as a layperson to have my representatives time and time again cave in to the interest of big money and "progress" instead of considering the impact on the people who live there. This development has been trying to sneak its way into existence. It has not been highly publicized to the residents whom it is going to affect. Put yourselves in our shoes, and consider how you would feel about this development if it was your house, your family, your children, their education that was being affected. Please do not change the zoning of this area. Let the area develop as it was planned, as single-family housing. Let it become the type of neighborhood you would like near your own.

Thank you for taking the time to read my opinion.

Jennifer Jasper

1630 Brewington Drive

## Cromwell, Nicole

---

**From:** e1s1t1@bresnan.net  
**Sent:** Monday, February 5, 2018 6:32 AM  
**To:** Cromwell, Nicole  
**Subject:** Planned development barrett rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing to you to express my position regarding this planned development. I am not sure if you can get this to the board but I would appreciate if you would.

To put it simply I am very much against this.

My reasons are as follows.

1) the addition of 100 homes would increase the amount of traffic on Barrett beyond what the street could possibly handle. If you consider 100 families each having 2 cars you would have an additional 200 cars on that street. The second part is that doing a traffic study after the fact is wrong. It needs to be done before to know the impact on the area. The corner of Barrett and Bench is so bad now if 200 more cars are added it would be impossible to get out. The people that live on the Echo streets only have the two ways out so in a sense you are imprisoning them with no other way out but Barrett rd.

2) with a lot of school children walking to school this becomes a very dangerous situation

3) Other concern would be with the other 10 acres that are still to be developed. If this development is allowed then another may go in doubling the amount of cars and with limited access Barrett becomes the only way out.

Kyle Lane can not be ran through because of the ditch.

4) at the two previous meetings Precision engineering reps have contradicted themselves by saying, in the first meeting, that these homes would be rentals for up to 8 years then they would be sold. At the second meeting it was stated that they will never be sold. This shows, to me that the developer just wants to build for the rental income with no concern to the area,

5) The impact on the 2 schools is a very large concern. My daughter goes to Bitterroot and the classes there are already to capacity as are the classes at Medicine Crow. If you add 100 families with 2 kids each the problem becomes even more so. Then if the second 10 acres are developed then it becomes a crisis.

I believe that it is the planning board's responsibility to consider not only the present but future problems if this development is allowed to go through. It would do the area a disservice to add this many homes and this type of community in the area.

I realize that this email is very simple but these are my concerns and I urge the board not to allow this type of development to be allowed.

Thank you Scott McCallum

If a regular single family development was to be built there with lot size at 10000 sq ft you would still have 44 homes with the cars and children factors. It would be a lot but more reasonable and owners tend to be better at keeping up the property thereby not affecting the surrounding home values.

## Cromwell, Nicole

---

**From:** Eric Henry <ericsscout@gmail.com>  
**Sent:** Sunday, February 4, 2018 3:56 PM  
**To:** Cromwell, Nicole  
**Subject:** Concerns Regarding the Proposed zone change for the Barrett Road Development

Hello,

My husband Eric and I would like to express our concerns for the proposed Zone Change for the Barrett Road development. We express these on behalf of ourselves and several neighbors, named Penny Hart, Nina and Lary, and Fred and Pay Besel.

We live on East Echo Drive.

1. Our first expressed concern is that the maps they have used in planning are incorrect and the error creates an even greater issue. Despite being shown in the attached picture, Echo is not a continuous street. It is a loop. Both our exits will line up directly with the proposed exits. It is already currently an issue leaving the house to bring my kids to school due to the middle school traffic. It is obvious that the developer has no concerns over the traffic or the way this will effect the community and safety of the mass amount of youth pedestrians before and after school walking down Barrett to the middle school, due to the fact that they have expressed they have not even considered an alternate route out of the subdivision other than exiting on Barrett. There have already been published concerns, see Billings Gazette, regarding the issue of pedestrian traffic coming into the middleschool. Adding 200 plus cars will not help. Barrett was simply not built for this type of volume. The least that will need to be done is additional traffic lights at Bench, but this does not address the childrens safety. The sidewalks being added will do nothing to solve the youth pedestrian safety concern because they do not continue on to Bitterroot. Traffic is a big concern. I am sure you have received many emails regarding this.

2. Added population at 100 units to an area with large pockets of county and an area already struggling to support itself through police and education.

A. We currently have chosen to drive our kids out of district to school because when our son was in middle school at Castlerock there wasnt even enough desks, let alone books, for him in classes. As a result he lost education his first year from spring to fall testing. When our youngest was expected to enter Bitterroor school(the same school district these houses will be built in), they had classes in a closets and expected 28(!) Kindergarten students per class.

B. Our neighborhood is county and directly across the development. We do not have any street lights and although serviced by the Sheriff, I have yet to see them "patrol" the area in 10 years. We have several elderly neighbors. I am concerned for their safety also. In the last year we have experienced break-ins while the homeowners are home and 2 criminals on the loose hiding in our quite and dark neighborhood. One was caught under a camper. Adding this many low income units creates an even greater potential for major security issues in our neighborhood in which the city will not be responsible for keeping safe.

I could list several other concerns, like what the other land development will look like if this passes or the fact another petition is in place for apartments off Bench (more volume going in the area for school and police to deal with).

I urge you based on your duty to serve the people of Billings, specifically the people of this community to make decisions on what's best for the people, which is clearly to keep the zoning as is.

Thank you for your time,  
Krystle and Eric Henry  
2130 E Echo Drive

## Cromwell, Nicole

---

**From:** Roy <rbngan@gmail.com>  
**Sent:** Thursday, February 1, 2018 9:37 PM  
**To:** Billings Heights; Cromwell, Nicole; Friday, Wyeth  
**Cc:** Pamela Ellis; Roger M. Gravgaard  
**Subject:** Re: proposed zone change 687 docs

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Jason,

In reply to Jason email.

I disagree with your implied correlation between the communities strong desires to have safe routes to school for their children (in your words "priority #1") and the acceptance of a development that will bring many detriments to the community.

I would say the community also disagrees with you. Many of the same people at the Barrett Road sidewalk meeting were at the proposed zone change/development meeting and they voice their complete opposition to the development in spite of what this project would bring in development to Barrett Road (this is my opinion but we can ask Pam to correlate the sign-in sheet if we want to pursue). There was much discussion of the conditions of Barrett Road and how the development will cause harm and exacerbate the current problem, not solve it.

So what does this project bring to Barrett Road development? It will develop less than 1/4 of the road/sidewalk and two intersections. This would provide little if any real "Priority #1". The community at the meeting saw what was being offered by the developer, looked at what it would cost them as a community and clearly voiced their opposition, regardless of everything you put forward as inevitable.

And what is part of this cost? You say it is just 10 more units. No, it is much more. It is 8-plex, instead of duplex/twin homes, renters with under one rental management company instead of individual home owners, 700-900 sf homes instead of 1200-1800 sf homes, 1-2 bedroom homes instead of 3-4 bedroom homes. Its build-out will increase traffic over months instead of years. There are open and unanswered questions on the southern 10 acres which this project has "dead end" roads to. There was so much more brought up at the meeting. The community saw all this and said the cost for 1/4 of sidewalks is too high a price.

I strongly disagree and I believe most every resident at the meeting disagrees with you that "This development is essential for this area of the Heights". Do not confuse residents wanting safe routes to school with supporting this type of development to get sidewalks. There is no correlation between the two as you seem to have implied.

As you know the letter and support from Heights Community Development Task Force for the Barrett Road sidewalk meeting was solely for the purpose of safe routes to school for the children because the conditions on Barrett Road were "placing the children of this community at risk". That is still a very important issue and relevant today. However, it had nothing to do with development of the properties and there is no indication that any of the "over 18,000 views and 182 community comments" support this project. As stated before I would suggest that if you ask those same 18,000 viewers on their opinion it would coincide with the views of the

community members present at the January 25th meeting - From where I was sitting (up front facing the audience) it was near 100% opposition.

Using the letter from the Heights Community Development Task Force regarding Barrett Road sidewalk safety to support of your opinion of this project is a miss use of Billings Heights Task Force material and as the former Chair I would expect more. It is clear that Billings Community Heights Task Force does NOT support this project moving forward. I applaud Roger Gravegaard, the present Chair, for sending the letter on behalf of the City of Billings - Heights Community Development Task Force to voice its opposition to this zone change for this development. He saw, as did others, that this project is not smart for the Community. We can do better.

The Heights Community Development Task Force has often supported entry level affordable rental developments. The Heights Community Development Task Force has worked with and supported the various HUD housing developments. I look forward to developers renovating the older rental units and developing new ones where appropriate. There have been many new rental developments though out the Billings Heights and some are being developed at this time. However, as indicated before, this project is not supported by the Heights Community Development Task Force.

I did not hear any residents oppose development of the property as it is zoned. I agree, the infrastructure likely would be built in stages. As you mentioned it is only 10 units, why not have them built to capacity which you say is 90 instead of 100? We have some very well planned, affordable, twin home communities that are develop in the heights and this type of development (1200-2400 sf 3-4 bedroom) would fit very well on this parcel. It would be a proper transition between the schools and larger single family homes of the surrounding community. That is why it is zoned this way, which is why it should be developed this way.

Thank you for your opinion.

Roy Neese

*Resident of Billings,  
2nd Vice Chair of the Billings Heights Task Force -This letter is my opinion and in no way speaks for the Heights Community Development Task Force.*

Text from Jason Lillie support letter:

*The Heights community spoke loud and clear during our Barrett road sidewalk meetings and the consensus was that sidewalks and road improvements on Barrett road were of major importance, and **priority #1** for that area.*

*The county pockets over there are surrounded by the city. They are no longer rural and never will be again. The traffic is already on that road and this development will improve the flow by widening the road and putting in a portion of the side walk our kids so desperately need for safety. The city and county governments are unable to make these improvements. It will take developers stepping up to improve Barrett road. This is a 6-7 million dollar project that will benefit everyone. They are asking to have a Zone change to add 10 additional units on a 10acre property...they can have 45 duplex's under current zoning. **This development is essential for this area of the Heights.***

Text from the HTF Barrett Road Improvement letter

*It has come to the attention of the Heights Task Force, through members of the community, that the hazardous conditions on Barrett road are a major concern. The lack of sidewalks, adequate lighting and street signs are **placing the children of this community at risk.***

*With the addition of Medicine Crow Middle School and the existing Bitterroot and Beartooth Elementary Schools there has been an incredible amount of increased traffic on Barrett road— both foot and vehicle traffic. With no bussing provided to students living within 3 miles of the school there are dozens of kids walking home on this road everyday. We request that all responsible parties look into this matter and place sidewalks and adequate street lights for safety.*

*We feel that the sidewalk, street lights and signs should have been installed when the road was built, and this oversight has created a serious safety concern for our community. I have attached some statistics, as of 1/2/2017, from the Billings Heights Task Force Facebook page in regard to this matter for you to review. If you would like to review the 183 comments you can find them on our Facebook page, or let me know and I will get a physical copy of them to you. Thank you for your consideration on this matter.*

On 2/1/2018 1:43 PM, Billings Heights wrote:

Hello,

In addition to my letter of support for the proposed zone change 687 that I emailed yesterday, I wanted to send you a copy of the letter from the Heights Task Force dated 1-2-2017. It was addressed and sent to the city, school district and county commissioners about the communities concern of the road conditions on Barrett road. I am also attaching a copy of the supporting docs from our face book post that received over 18,000 views and 183 community comments. This supports my last letter of the community speaking and recognizing that improvements on Barrett road are a primary concern for citizens of the Heights. I would also like to remind everyone who attended the community meeting on January 24, 2017 at Medicine Crow Middle School, that the overwhelming response was that the current road conditions on Barrett road is the **#1 priority** for this area.

Wyeth I copied you on this email because Nicole is out of the office and I want to make sure these docs get to the zoning board in regard to this issue. See you all February 5th. PS there are 3 attachments to this email.

Jason Lillie  
[BillingsHeights.com](http://BillingsHeights.com)  
406-670-7314  
Web: [www.BillingsHeights.com](http://www.BillingsHeights.com)

## Cromwell, Nicole

---

**From:** terryshomes@bresnan.net  
**Sent:** Thursday, February 1, 2018 10:29 AM  
**To:** Cromwell, Nicole; Cromwell, Nicole  
**Cc:** 'terryshomes@bresnan.net'  
**Subject:** county zone change 687 ,meeting monday ,2-5-2018 library

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Nicole, thanks for your good info followup and giving many of us the details on process of p.u.d., development.. unfortunately there is a lot of confusion, misunderstanding, lack of knowledge on this topic..

I did speak up at the meeting at medicine crow school, recently, regarding my concerns. what the developer /seller is attempting to accomplish to provide housing for folks that may not be in a position to purchase a home at this time.. Our community can use more affordable housing, and we all need to be careful about how we handle this zone change.. The seller has property rights under the the law here in montana.. this is not an unreasonable request by the developer/seller in my opinion. I personally lived in a p.u.d. on the west end for 15 years consisting of 64 units and served as an officer on their association for years, right across from an elementary school...we need to consider developments as the needs for housing like this increases..

Regard the task force input, I am a member but, did not have the opportunity , to vote either way , apparently 4 folks made the decision, to represent the heights . in this matter and not having a normal meeting with this issue on the agenda, another concern I have on this matter is that one of the officers serving on the task force is a county commissioner, and is there a possible conflict of interest, as 3 commissioners will be making the decision on this matter as we proceed..

The traffic/ on Barrett road seems to be an issue, property owners can address this in many ways, thru r.s.i.ds., or s.i.ds . is one way to improve streets and sidewalks, curbs, etc.. we just recently have finished a great street improvement on bench blvd. which is only a short distance from the proposed p.u.d.

Nicole, based on what I know at this time I am undecided, on this issue, having spent 21 years in the real estate business, I have learned that one needs to due their due diligence on matters like this.

I would appreciate at upcoming meeting , have some hard copies available for the folks, so they may better understand what is going on...

thanks again  
TERRY ODEGARD  
2101 LAKE HILLS DRIVE  
BILLINGS MT. 59105

TERRYSHOMES@BRESNAN.NET

## Cromwell, Nicole

---

**From:** Jason Lillie <jason@billingsheights.com>  
**Sent:** Wednesday, January 31, 2018 7:31 PM  
**To:** Cromwell, Nicole; scott@performance-ec.com  
**Subject:** Proposed Zone change 687

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hello Nicole,

Can you please make sure this gets to the zoning board and county commissioners and anyone else who may be involved

The Heights community spoke loud and clear during our Barrett road sidewalk meetings and the consensus was that sidewalks and road improvements on Barrett road were of major importance, and priority #1 for that area. The county pockets over there are surrounded by the city. They are no longer rural and never will be again. The traffic is already on that road and this development will improve the flow by widening the road and putting in a portion of the side walk our kids so desperately need for safety. The city and county governments are unable to make these improvements. It will take developers stepping up to improve Barrett road. This is a 6-7million dollar project that will benefit everyone. They are asking to have a Zone change to add 10 additional units on a 10acre property...they can have 45 duplex's under current zoning. This development is essential for this area of the Heights.

Jason Lillie  
BillingsHeights.com  
Heights Task Force voting member

Your Billings Heights Realtor,

Jason Lillie  
406-670-7314  
Www.billingsheights.com  
North Acre Real Estate  
Sent from my iPad

**From:** Cheryl Hoover [mailto:cheryl.hoover@charter.net]  
**Sent:** Wednesday, January 31, 2018 9:58 PM  
**To:** Cromwell, Nicole <CromwellN@ci.billings.mt.us>  
**Cc:** pamellis50@gmail.com; cheryl.hoover@charter.net  
**Subject:** FW: Barrett Road Planned Development - Preliminary Review - Change of Meeting Venue

Hello Nicole,

My family is not able to attend the Feb. 5 meeting since it is during work hours. Please accept and share this email voicing our concerns.

My husband Jim Hoover and I attended the meeting at Medicine Crow School to hear about the proposed zoning change. After hearing of the plan for the Barrett Road development by Cal Kunkel and request to rezone, we must voice our STRONG concerns against the zone change and the development plan to construct one and two bedroom rentals.

#### **Traffic Concerns**

My husband and I live at 2315 Columbine Drive and have been in this house for 31 years. We have seen many changes over the years and we look forward to improvements to our side of the Heights. We drive Barrett Road fairly regularly and the school kids have little access to sidewalks. I see those who live east of Medicine Crow trying to walk home through the mud, muck, and snow that is along the side of the road. One of these days there is going to be a serious accident. Hawthorne Lane between Wicks and Barrett will also be impacted if this development is allowed to happen. This is a narrow road and we don't even like riding our bikes on this road because it is unsafe. Add more cars to the mix and it is going to be even more unsafe.

My elderly parents (88 & 90 years old) live in their home at 939 Mossman Drive – just a short distance from the proposed area. The increase in traffic around the Medicine Crow school already provides challenges for them to navigate; traffic is frequently backed up on Bench Blvd. and Barrett Rd. despite the improvements that have been made to these streets. Adding more drivers to the mix will make it even more difficult for them to do their grocery shopping at Walmart and to seek medical care at the Billings Clinic.

#### **Property Values**

The zoning change request and rental property development proposal would not be an improvement to our area. Rental properties will negatively affect the property values of the surrounding homes; one and two bedroom rental units are not compatible with the types of homes that already exist in that neighborhood. We would prefer to see the old pumpkin farm property used for single family homes that are consistent with homes in the Barrett area – not a development tract of densely populated rental properties. We are also concerned about the developer's future plans for the additional plot of land adjacent to the plot that borders Barrett. If this zoning change is allowed, then the precedent will be set for him to add additional rental units further degrading the area, increasing traffic, decreasing safety, and impacting the populations of Beartooth and Bitterroot Elementary Schools and Medicine Crow Middle School. The crime rate has been rising in the Heights and this is a serious concern to those of us who live here. Renters are typically of a transient nature and do not help to build a neighborhood community. Property Managers often do little to nothing to enforce the care and upkeep of the properties.

Thank you,  
Cheryl & Jim Hoover  
2315 Columbine Dr  
Billings, MT 59105  
406-281-0279

## Cromwell, Nicole

---

**From:** J. Boehmke <jebjrb@yahoo.com>  
**Sent:** Tuesday, January 30, 2018 1:48 PM  
**To:** Cromwell, Nicole  
**Cc:** Heights Task Force Co-Secretary Pam Ellis  
**Subject:** County Zone Change 687 - Planned Development - Barrett Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Cromwell,

As neighboring residents, we are opposed to the proposed development for the following reasons:

- 1) The surrounding neighborhoods are all zoned R7000. Having multi-family rental units in the area would adversely impact the character of the area. Current residents bought their properties in good faith that the current zoning would remain, and that the proposed type of development would not be allowed. We have lived in our home for 33 years. In that time the area has grown, adding hundreds of single family homes. The land owners who developed those houses were able to make a profit under R7000, so why does this land owner feel that he can't be successful under R7000? Development in the area is inevitable, but by keeping the developments under R7000 zoning, it can be accomplished in a more orderly manner.
- 2) The traffic on Barrett Road is already at a high volume. Adding a couple hundred more cars in the area (100 units X 2 cars per unit) wouldn't be a good thing. The road was not designed for that type of traffic. Even with the sidewalks that the developer will provide along Barrett, the safety of any pedestrian will be decreased. Currently, the children going to and from Medicine Crow school are at risk with the high volume of traffic and the lack of sidewalks. To add more cars would be a recipe for disaster. Lives are at risk. (Ask the people of Lockwood)
- 3) The proposed development is planned for 10 acres of a 20 acre parcel. It doesn't take too much reasoning to assume that if this development goes through, the remaining 10 acres will have a similar development proposed. Therefore, any decision should be made with the full 20 acre development under consideration. That would be 200 units and 400 cars, and twice the risk for the kids on the road.
- 4) I think it could be shown that crime is higher in higher population density areas. Every day on the news, we see stories stories of drugs, assaults, homicides, etc. from across the Country. I'm not inferring that these crimes happen only in high density areas, but I think statistics would show a correlation of crime and density. Do we want this type of development next to our new Medicine Crow Middle School?

5) Would there be a sufficient tax base from rental units to justify all the services required such as sewer, water, fire and police protection, etc.? (That's if they were annexed into the city)

Thank you for the opportunity to comment on the proposal.

John and Judy Boehmke  
2020 Echo Dr.  
Billings, MT 59105

## Cromwell, Nicole

---

**From:** Dee Martenson <deedycurl@gmail.com>  
**Sent:** Tuesday, January 30, 2018 2:12 PM  
**To:** Cromwell, Nicole  
**Cc:** Pamela Ellis  
**Subject:** Re: Zone change 687

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My husband and I live two blocks from Bitterroot School on Kale Dr. off Bench Blvd. We attended the meeting January 26, 2018 at Bitterroot regarding the zone change to the property just over the ditch from the school. We looked at the drawings of the proposed units that the builder is planning. We are talking 100 units of one and two bedroom apartments! Figuring most apartments house at least two adults, and most of them have an automobile apiece, you are throwing 200 more vehicles onto Barrett Rd and Hawthorne Ln every morning when people are trying to get to work and get children to both Bitterroot and Medicine Crow Schools. The same will happen after school and during the evening rush hour. This will affect not only Barrett and Hawthorne, but Bitterroot, Wicks, Bench, and residually, Main Street. There is no way Bitterroot can handle that much more traffic. There are no signal lights to get traffic onto either Wicks (from Hawthorne) or Bench (from Barrett). The waiting time now for vehicles trying to access those two streets is lengthy. There are no sidewalks for the safety of children walking to school and the builder plans to widen and put a sidewalk ONLY across and on the side of Barrett fronting his property. This is a disaster waiting to happen! My husband and I are retired and have no grandchildren in the schools but are very concerned that a child is going to be run over if traffic increases. We believe that the zone change should not happen. We have several other reservations about the proposed change but will voice those at the next meeting, Feb. 5 at the Library.

Al and DeLois Martenson  
832 Kale Dr.  
Billings, MT 59105



Virus-free. [www.avg.com](http://www.avg.com)

January 26, 2018

City of Billings  
Planning Division  
2825 3<sup>rd</sup> Ave North, 4<sup>th</sup> Floor  
Billings, MT 59101

RE: Comments for the Barrett Road Preliminary Review Meeting

We attended the Heights Task Force meeting at Medicine Crow Middle School the evening of January 25<sup>th</sup>, 2018. Based on the information provided, we are extremely concerned about the zoning change of the 10 acres south of Barrett Road that will move this to a multi-family development. Here are our primary concerns:

- Traffic along Barrett road during morning drop off and afternoon pickup times from Medicine Crow are currently dangerous and tends to be a clogged mess. Parents line up in front of the school and out in to the driving lane of Barrett to wait for their children. It has been proven that driving around these parked cars to get to our homes is illegal which causes us to go to Hawthorne to get home. The addition of 100 more housing units in this area will cause the traffic congestion to be worse. Widening Barrett road will not help.
- Traffic is backed up at the intersection of Barrett and Bench causing extended wait times to access Bench. Even if there was a traffic light added to this intersection the congestion would worsen with the addition of 100 more homes in the area.
- The frontage along this area is only set to be improved to the eastern edge of the project. Again, with the additional traffic there is no concern for pedestrians farther east from the 10 acres.
- Multi-family housing on West Echo is currently well known to have a high level of illegal drug activity. We witness law enforcement multiple times during the year making 'visits' to this property and making arrests. Rental property tends to attract this type of activity and we don't need any more in the area.
- Rental property does not display any 'pride of ownership' which will eventually cause decline to the area reducing the value of the single family residences in the area.
- It is not clear who will hold the property management company accountable for maintaining the private roads as well as other code enforcement issues.
- Will the City of Billings have sufficient law enforcement available to handle the increased calls for this high density development?
- There is concern to the future zoning changes for the other 10 acres south of the proposed development. If this zone change is approved there is no hope for the other zone change to be denied if multi-family is request for that area, as well.
- It was very concerning the developer was not in attendance the meeting of 1/25/2018 to answer many of the questions being asked.

We adamantly oppose the zoning change to allow this multi-family residential project to proceed. Please leave the zoning as is to allow ONLY single family homes to be developed in this area.

Sincerely,

Robert W. Owens  
2020 West Echo Drive  
Billings, MT 59105

Rebecca S. Owens  
2020 West Echo Drive  
Billings, MT 59105

## Cromwell, Nicole

---

**From:** Josh Blotkamp <jblotkamp@gmail.com>  
**Sent:** Tuesday, January 23, 2018 9:19 AM  
**To:** Cromwell, Nicole  
**Cc:** pamellis50@gmail.com  
**Subject:** Proposed Zoning Change Off Barrett Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I will not be able to attend the meeting on January 25th in regards to the proposed zoning change. I am writing to let you know that I am against this zoning change. There are already traffic and pedestrian safety issues on Barrett and other area roads. A housing development of this density in this location is a bad idea. It would already make a bad situation worse, not to mention the impact to the schools in the area.

I also believe a this proposed zone change and it's subsequent development would have an adverse impact on property owners in all surrounding neighborhoods. Both to the property values, and increased stress on city utilities and resources.

Thank you

Josh Blotkamp  
[jblotkamp@gmail.com](mailto:jblotkamp@gmail.com)  
406-896-0187  
1421 Peony Dr.  
Billings, MT 59105

**Cromwell, Nicole**

---

**From:** Ralph Bruder <trackr56@gmail.com>  
**Sent:** Thursday, January 11, 2018 2:56 PM  
**To:** Cromwell, Nicole  
**Subject:** Fwd: Zoning pre-application neighborhood meeting held on Tuesday, December 26th  
**Attachments:** December 28 MEMO FROM PAM.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Nicole-  
01/11/2018

Regarding this project for the south side of Barrett Dr. in the heights I would like to be on record as opposing. We already have a traffic problem in this area due to the new school and walking students. Hawthorn Ln. is no help at all. With the summer sports events and daily use I believe a new outlet should be considered before making this bottleneck worse. Also the safety of those students need to be considered not only with the traffic but the residence who could move into these low income units.

The timing and notification of this is also very shady! All of West and East Echo Dr. are affected as this is our only outlet yet only the people across the street were notified. The day after Christmas for the meeting is a joke and everyone involved should be ashamed! How about the people east on Barrett who will be driving into this mess! Maybe someone with some morals would be a better choice!

Thankyou

Ralph Bruder  
2205 West Echo Dr.  
Billings, MT. 59105  
406-876-3334

December 28, 2017

RE: Zoning pre-application neighborhood meeting held on Tuesday, December 26th, at 6:00 p.m. at the Country Inn & Suites located at 231 Main Street in Billings. (Tracts 1 of Certificate of Survey No. 840 in Section 14, Township 1 North, Range 26 East in Yellowstone County totaling 10.00 acres). The property is currently zoned as Residential 7,000 (R-70). The zoning proposal to be presented to Yellowstone County will be to change the zoning of the land described above from R-70 to Residential Multi-Family Restricted (RMF-R) to accommodate potential residential development. A total of 10.00 acres is included in the proposed zone change.

IN ATTENDANCE: Craig Dalton, P.E., Pat Weber, Project Manager, Denis Pitman (County Commissioner), Virgil Middendorf (past officer Heights Task Force), Pam Ellis (Co-secretary of Heights Task Force), Eric Henry, Ralph Bruder, Chris Nielsen, Michael Swavely, Mike Sattorie, Wilma Wlaxander, Samn and Judy Quigley, Scott and Tammy McCullum, John and Judy Boshmke (these are the people that left email addresses for the Task Force)

PERSONAL NOTES Pam Ellis, Co-Secretary, Heights Task Force

#### DEFINITIONS

- R-70R Residential 7,000 Restricted A residential zone intended to primarily provide a single family residential environment on smaller lots at a medium density that are served by a public water and sewer service.
- RMF-R Residential Multi-Family – Restricted A residential classification intended to provide adequate sites for multi-family developments. The classification is intended to provide higher density apartment development, which may establish a buffer between single-family residence areas and other zoning classifications. Lots are to be served by public water and sewer services.

PLAN PRESENTED includes 103 units on 10 acres. Units would include 1-2 bedroom units; the target audience was described by Craig Dalton as “young professionals”. The developers plan to do the zone change in the county and then apply for annexation into the city. They described that this would require 34’ streets in front of the development and would be serviced by the county water district.

VALUE OF THE NEIGHBORHOOD MEETING: The meeting was noticed 5 days in advance. Presenters noted that this was required by zoning rules; the meeting was held 1 day after Christmas. Comments noted by myself at the meeting as well as others on social media suggest that the timing made it unlikely that people would attend. The notice requirements limited to the distance from the entrances to the proposed development in an area of single family homes on ½ acre and 1 acre lots make limited notice to very few of the people that would be impacted by the development. 18 people were in attendance and all comments during the meeting suggested significant concern regarding the proposed zoning change. The Heights Task Force held a meeting a Medicine Crow Middle School in 2016 which was attended by city staff, city council members, county commissioners and school district staff and more than 100 community members. The significant issue raised was the traffic on Barrett Road which has resulted in very unsafe conditions for the students who are attend either nearby school. These concerns have not been resolved.

Social media comments include:

“Nothing like holding the meeting the day after Christmas when people may still be on vacation while kids are out of school. Was this planned by them?”

“Why does it seem like a meeting the day after Christmas for a high density development in an otherwise nice area with Performance Engineering’s name on it isn’t much of a surprise. They had another meeting yesterday as well for another Cal Kunkel cram and jam on the west end. Pitiful how immoral these guys are.”

Three current and past officers of the Heights Task Force were present at the meeting. The Task Force proposes that another neighborhood meeting be held on Tuesday, January 23, 2018 @ Medicine Crow Middle School (contingent upon availability) hosted by the Task Force and noticed by the Task Force, school groups, and the developers. We recommend that the proposal not be presented to the county zoning board until after this meeting. Craig Dalton indicated that the plan was to turn the application in to the county on January 2<sup>nd</sup>.

#### OTHER DEVELOPMENTS COMPLETED AND NOTED DURING THE MEETING

- Green Meadow Helena LLC *Proposed annex of 20 acres still concerns city commission*  
AL KNAUBER Independent Record Sep 30, 2015  
[http://helenair.com/news/local/proposed-annex-of-acres-still-concerns-city-commission/article\\_c222186b-850d-5e88-afab-2ab85a0dcf50.html](http://helenair.com/news/local/proposed-annex-of-acres-still-concerns-city-commission/article_c222186b-850d-5e88-afab-2ab85a0dcf50.html)
- Grand Slam Patio Homes Grand Slam Patio Homes (406) 894-2102 | Happy Homes Apartments <https://www.happyhomesapartments.com/properties/grand-slam-patio-homes/> Grand Slam patio homes is a brand new 2017 construction off Elysian Rd and Mullowney Ln. This single level apartment community is a mile to the freeway for a quick commute anywhere in Billings. Scenic rural views with access to a community garden. Close to Costco, Yellowstone river with fishing and recreational ...
- **Brush Meadows** (Low income tax credit section 8 housing in Billings, Montana <https://nationalaffordablehousing.com/low-income-tax-credit-section-8-housing-in-billings-montana/>)

Brush Meadow Apts  
1203 Lake Elmo Dr  
Billings, MT 59105  
HUD ID: MTA1994005

Cal Kunkel  
Brush Meadow Apts Llc  
6238 Golden Eagle Way  
Billings, MT 59106-2229  
Phone: 406-534-2939

ISSUES RAISED

- Traffic in Barrett Road The neighborhood is currently mixed agricultural and single family homes on ½ acre and acre lots. Medicine Crow Middle School has dramatically increased traffic and residents have expressed concern about pedestrian and bicycle safety. Adding 200+ cars (not to mention construction traffic) with road improvements in a very limited area may result in loss of life (as it did in Lockwood).
- School Capacity Pat Weber indicated that the development in the Elysian School District had 107 units with 78 students (31 were high school). He anticipated that fewer children would rent as the plan was for more 1 bedroom, 1 bathroom units. Why are the developers targeting “young professionals” in an area adjacent to two schools? What is the current school enrollment and capacity?
- Street Lighting The developers stated that the city is responsible for street lighting.
- Neighborhood Compatability A high density development is being proposed on a non-arterial street in a neighborhood of single family homes with no plan for a buffer zone. There are 10 adjacent areas and a zone change on this parcel may set a precedent for a zone change for the adjacent acres. Property owners expressed concern about property values.
- Environmental This land has been agricultural for years. Community members want to see results of testing for herbicides, pesticides, heavy metals, and toxins that could be air borne during construction. There is also a large pond on the property and the development will impact wild fowl migration.
- County vs City There have been multiple problems over the years because the county was lax about zoning and construction guidelines. Individuals wondered whether the goal of requesting a zoning change from the county before requesting city annexation was to take advantage of the perceived laxness of county government.
- Why the rush? The developers stated that the goal was to do the neighborhood meeting, submit the application to the city/county planning department on January 2<sup>nd</sup>, get approval from the county zoning commission in January and approval by the county commissioners in February. Construction will take 10 months. Later in the meeting, Pat Weber stated that construction would not begin in 2018.

## RECOMMENDATIONS

1. The City/County Planning Department needs to improve guidelines to developers for neighborhood meetings. In the past several years the Heights has experienced developers scheduling a neighborhood meeting outside at Lake Elmo Park in February, a meeting in the middle of a work day on Shiloh Road for a development in the Heights, and a 5 day notice in the middle of the Christmas. Developers are encouraged to talk with Task Forces in the neighborhood. In this case, the developers were not provided with the contact information for the current officers though that information was available. The meeting was scheduled on the date of a regular Heights Task Force meeting (which had been cancelled because we believed the day after Christmas, very few people could attend).
2. What are the planning guidelines for RMF-R Residential Multi-Family? Allowing construction of 103 units on a rural and undeveloped road adjacent to school boundaries housing about 1000 students seems unsafe. Neighbors are concerned about the effect of property values on nearby single family homes.

- 
- 
3. The Zoning process needs to consider the differences in neighborhoods. Giving notice to neighbors at a consistently specified distance does not account lot size and the impact of the development in a given neighborhood.