

## County ZC 690 – Letters of Comment

Billings West End Task Force  
[https://ci.billings.mt.us/676/West-End-Task\\_Force](https://ci.billings.mt.us/676/West-End-Task_Force)  
[billingswetf@gmail.com](mailto:billingswetf@gmail.com)

June 29<sup>th</sup>, 2018

Mr. Scott Aspenlieder  
Performance Engineering  
7100 Commercial Avenue, #4  
Billings, MT 59101

Dear Mr. Aspenlieder:

As Vice-Chair to the Billings West End Task Force, I am writing to you on behalf of our committee concerning the application to rezone Tract 1-B of Certificate of Survey No. 2990 in Section 4, Township 1 South, Range 25 East in Yellowstone County, near 50<sup>th</sup> Street West and Grand Avenue.

In a previous email to the Billings West End Task Force, you stated that you will be approaching this as a Planned Development and all items were preliminary in nature and subject to change based on the June 13<sup>th</sup> pre-application Neighborhood meeting. Unfortunately, the short notice given for these meetings does not allow us, as a Task Force, to compile the questions and concerns from the community, and neither you nor Mr. Wells was able to attend our June 19<sup>th</sup> Task Force meeting.

The following items are requests, recommendations and concerns the have been developed by residents from the Billings West End.

- 1) To follow the visions listed in the West Billings Plan, the West End Task Force would like to propose the developer to modify the Zone Change application to either a R-96 (Residential 9,600) or R-70R (Residential 7,000 Restricted) for the full 17 acres being developed at the location listed above. The West Billings plan is designed to support residential and multi-family housing along arterial streets. For example, the following subdivisions along Grand Avenue support either single family residential or multi-family housing: Clover Leaf, Granite Peak, Vintage Estates, Fox Tail, Day Break, Trails West or even Forest Park in the heart of the West End by 24<sup>th</sup> Street West. All of these properties have been developed with residential houses boarding Grand Avenue without the use of commercial buildings as a buffer. The proposed R-96 or R-70R for the entire 17 acres would follow the vision of family growth already established on this section of Grand Avenue.
- 2) If the full 17 acres is not able to be developed as an R-96 or R-70R residential, then the West End Task Force would like to have the 6 acres along Grand Avenue to be rezoned to RP (Residential Professional). This zoning would allow for businesses to be developed that are useful for family growth in this area. For example, medical business like dental and vision, insurance companies and other non-retail businesses similar to the development near Central Avenue and 29<sup>th</sup> Street West.

- 3) If the zoning proposal remains NC (Neighborhood Commercial), the West End Task Force would like to exclude the following businesses from this development: food-related businesses, casino's, a business selling any form of alcohol, convenience stores with or without gas sales, bars, car sales, storage facilities and strip malls. Please keep in mind, the development of commercial buildings at this location does not follow the West Billings Plan established by JGA Architects-Engineers-Planners to achieve planned growth.
- 4) To maintain the residential aesthetics already developed along this section of Grand Avenue, the West End Task Force recommends that any parking lots, whether residential or commercial, be hidden within this development and buildings are located along the north edge of this property line boarding Grand Avenue. This will simulate the nearby neighborhoods listed above and follow, "The Character of Commercial Development," listed on page 64 of the West Billings Plan.
- 5) To maintain the appearance of other developments along section of Grand Avenue and to follow the West Billings Plan, architectural signage at ground level in conjunction with landscaping is to be used at this location. Examples are located at the entrances to the following subdivisions: Granite Peak, Vintage Estates, Foxtail, Trails West, etc.
- 6) Similar to the parking lots and signage listed above, a CMU block fence in conjunction with landscaping is requested along the north edge of this development between the buildings and Grand Avenue. This will also simulate the nearby neighborhoods listed above and follow, "The Character of Commercial Development," listed on page 64 of the West Billings Plan.
- 7) A walkway or sidewalk is requested along the south side of Grand Avenue to protect pedestrians accessing the Grace Montessori School, the Ben Steel Middle School, or the new commercial center at the corner of 54<sup>th</sup> Street West and Grand Avenue. This is also an objective in the design review process of the West Billings Plan, page 63 section, "The Character of Sidewalks."
- 8) A turn lane is requested for both the East and West bound Lanes of Grand Avenue entering this development. The turn lane for west bound traffic will allow them to pull out of traffic and wait for a safe opportunity to cross the opposing traffic and allow the west bound traffic to continue without interruption. The turn lane for the east bound traffic will allow them to pull out of traffic and slow down for the turn without interrupting the already congested traffic on Grand Avenue.
- 9) To following the Yellowstone County and City of Billings 2008 Growth Policy Update, two accesses shall be provided for this development. It is the recommendation of the West End Task Force, to make a second access to 48<sup>th</sup> Street West. This would allow residents to enter or exit on both Grand Avenue and 48<sup>th</sup> Street West and reduce the flow on already congested arterial streets.
- 10) The West End Task Force would like to have some type of storm water management designed for this development to contain any runoff and protect our neighboring farms and existing wells in the area.
- 11) The West End Task Force recommends that this development complies with all goals, objectives and policies provided in the City of Billings and Yellowstone County 2008 Growth Policy Update as well as the Billings West Plan Summer 2001.

Billings West End Task Force  
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[billingswetf@gmail.com](mailto:billingswetf@gmail.com)

Please address each of these items so we can discuss them at the next Billings West End Task Force meeting scheduled for July 17<sup>th</sup> at 7:00 pm. We look forward to meeting with you and Mr. Wells at this time to discuss this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Deines". The signature is written in a cursive style with a large, stylized initial "R".

Robert Deines  
Vice-Chair  
Billings West End Task Force

## Scott Aspenlieder

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**From:** brian parkins <brianfcparkins@yahoo.com>  
**Sent:** Thursday, June 14, 2018 7:37 AM  
**To:** Scott Aspenlieder  
**Subject:** Proposal 6-13-18

Morning Scott,

I was the guy who came in there negative and thought it was going to be another Happy Homes deal, but I am happy that the land owner is going with at least a 275K town home. Business is business and I really don't see an issue with dentist offices and these nicer town homes. Sorry about being negative at first but the Happy Homes deal really pissed me off among others. I am calm now with this new proposal and I know you won't be able to make everyone happy but you won't get push back from me on this one.

Brian Parkins  
406 321 0518

## Scott Aspenlieder

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**From:** Karen Freeman <kafreeman2017@gmail.com>  
**Sent:** Wednesday, June 06, 2018 8:18 AM  
**To:** Scott Aspenlieder  
**Subject:** Kramer land development

Hi Scott,

I'm writing today in response from the letter I received about the zone change. I would love to get together and discuss the options for this land. As a realtor, I hear a lot from the needs of the community. In fact, my back deck faces that piece of property.

You need to be ready for the neighborhood meeting. They will come loaded!

Concerns are:

1. Additional traffic on Grand
2. Cheap looking developments
3. Cheap looking retail
4. Cheap housing that attracts trouble makers

Solutions:

1. Be prepared with a traffic study of how much more traffic that area can handle
2. Have a great looking development planned with lots of trees
3. Make sure retail space looks upscale ( People would like a coffee shop and breakfast or sandwich place such as Great Grains or Grains of Montana, maybe a cleaners)
4. Make sure housing won't attract trouble (I have an idea on this)

This is the idea that might just make your plan work:

I have lots and lots of the aging population that are looking for one level single family homes that are around 1700 sq ft, 3bed/2bath with a walk in shower in the master. They don't want a duplex/townhouse that restricts their flower beds kind of thing. They are all looking under \$300K.

If you created a community that is a "senior" 55 and older type of single family places, then the neighbors wouldn't be worried about loud trouble makers. It would be a win/win.

If you'd like to meet, feel free to contact me. I do have a conflict on the 13th and won't make the meeting.

Sincerely,

Karen Freeman  
Century 21  
1605 Shiloh Road  
Billings, MT 59106  
876-1931

Deines Land & Livestock, Inc.  
4915 Grand Avenue  
Billings, MT 59106

June 13, 2018

Mr. Scott Aspenlieder  
Performance Engineering  
7100 Commercial Avenue, #4  
Billings, MT 59101

Dear Mr. Aspenlieder:

My name is Robert Deines and my family owns the property across Grand Avenue from the Tract 1-B of Certificate of Survey No. 2990 in Section 4, Township 1 South, Range 25 East in Yellowstone County that is being discussed tonight at a zoning pre-application neighborhood meeting.

I will be unable to attend this meeting, but have concerns that I would like to have mentioned and hopefully discussed at this meeting. I am also Vice-Chair of the Billings West End Task force and look forward to meeting with you at our next Task Force meeting as you requested.

Even though, I grew up at this location and would like the property to stay as is; I understand that Billings is growing and this property will be developed. I would like to see the property developed like all of the other surrounding subdivisions on Grand Avenue, large residential lots all the way to Grand Avenue without any commercial development just like Clover Leaf, Granite Peak, Vintage Estates, Fox Tail, Daybreak, Trails West or even Forest Park subdivision in the heart of the West End down by 24<sup>th</sup> Street West. I agree that this proposal is better than the last one made in relation to the Happy Homes, but I still do not see the need to place Commercial buildings along this section of Grand Avenue.

If you reference section PG1.A.4 of the West Billings Plan, established by the West End Task force in 2001, you will see that one of the implementation strategies for the Planned Growth Goal 1 is to prevent strip commercial development and focus more on commercial nodes located at intersections of Arterial Streets. Section PG1.B .1 of the same plan notes to, "Limit neighborhood commercial centers to compact "commercial villages" of approximately 15 to 20 acres in size. These centers are to be spaced no less than approximately one mile apart at intersection of arterial streets, unless otherwise approved by the governing bodies. And finally, Section PG1.B.5 states, "in order to eliminate strip commercial development, separation should be maintained between commercial nodes. To encourage compact commercial centers, no access to commercial use shall be allowed more than 1,000 feet from the intersection of arterial streets or as designated by a traffic access study consistent with the adopted Billings Urban Area Transportation Plan. Looking at your proposed layout, the neighborhood commercial portion of your development is less than 15 to 20 acres in size, is located less than a mile from the new commercial development on the corner of 54<sup>th</sup> Street West and Grand Avenue, and depending on your design, the access to your neighborhood commercial development will be right at the 1,000 foot limit from the intersection of the arterial streets 48<sup>th</sup> Street West and Grand Avenue.

Below are some of the requests that were made for the last zoning proposal that need to be address.

Deines Land & Livestock, Inc.  
4915 Grand Avenue  
Billings, MT 59106

- 1) A walkway or sidewalk needs to be provided along the south side of Grand Avenue to protect pedestrians accessing the Grace Montessori School, the Ben Steel Middle School, or the new commercial node at the corner of 54<sup>th</sup> Street West and Grand Avenue. This is also an objective in the design review process of the West Billings Plan, page 63 section "The Character of Sidewalks."
- 2) The Big Ditch drainage that runs along the Kramer property from 52<sup>nd</sup> Street West to 48<sup>th</sup> Street West presents a safety hazard for children and others in this development. It is recommended that this section of ditch be tiled shut with piping to prevent any injuries from pedestrians walking along the ditch bank. Please consult the Big Ditch Company on this request.
- 3) A second access to this development should be provided from 48<sup>th</sup> Street West. This would reduce the entry and exit of traffic on Grand Avenue, making it safer for other drivers as well as reducing the traffic at the already dangerous intersection of 48<sup>th</sup> Street West and Grand Avenue.
- 4) The signs for this development shall follow the recommendations given on page 64 section "The Character of Signs" of the West Billings Plan. An architectural sign in conjunction with landscaping is preferred and would match the surrounding neighborhoods at Granite Peak, Vintage Estates, Foxtail, Trails West, etc.
- 5) An architectural CMU Block fence or other type of landscaping separation shall be provided between the north edge of this development and Grand Avenue. The parking lot for the commercial buildings shall be located behind this separation and the commercial buildings located on the south edge of the parking lot. This would allow the commercial building to blend in more with the surrounding residential subdivisions. This is also an objective in the design review process of the West Billings Plan, page 64 section "The Character of Commercial Development."
- 6) The entrances to this development shall not line up with any of the driveways or housing located on the north side of Grand Avenue. The access to this development must be located west of the driveway/farm lane at 4917 Grand Avenue.

Please take the time to review these concerns and open them for discussion at tonight's preliminary meeting. I look forward to discussing them with you at the June 19<sup>th</sup> Task Force Meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Deines', written over a horizontal line.

Robert Deines