



Yellowstone County Zoning Commission Minutes for the Meeting of Monday, August 13, 2018

The County Zoning Commission met on Monday, August 13, 2018 in the Community Meeting Room, Billings Library, 1st Floor, 510 N Broadway, Billings, MT at 4:00 p.m. Following the public hearing, the County Zoning Commission will make a recommendation to the Yellowstone County Commissioners. The Board of County Commissioners public hearing will be held on Tuesday, August 28, 2018, at 9:30 a.m. at 316 N 26th Street – 3rd Floor, Commissioners’ Hearing Room. The Board of County Commissioners will hear all persons wishing to speak relative to the proposed zone changes.

Chairman Wittman opened the meeting and introduced the County Zoning Commission members and staff in attendance: Nicole Cromwell, Zoning Coordinator; Karen Husman, Planner I; Tammy Deines, Planning Clerk; Robbin Bartley, Administrative Assistant

Commissioners and Staff		01/08/2018	02/12/2018	03/12/2018	04/09/2018	05/14/2018	06/11/2018	07/09/2018	08/13/2018	09/10/2018	10/08/2018	11/12/2018	12/10/2018
Jerry T. Ray	Commissioner	-	-	1	1	-	-	-	1				
Troy Boucher	Commissioner Vice Chairman	-	-	1	1	-	-	-	1				
Ryan Wittman	Commissioner Chairman		-	1	E	-	-	-	1				
Tyler Bush	Commissioner	-	-	1	1	-	-	-	1				
Todd Hewett	Commissioner					-	-	-	1	-		-	

Attending: See attached attendance sheets.

Public Comment

Chairman Wittman asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public can be heard on any subject is not on the agenda; the Yellowstone County Zoning Commission will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion. There was none.

Disclosure of Conflict of Interest: YC Zone Change #689: There was none.

Disclosure of ExParte Communication: YC Zone Change #690: There was none.

Disclosure of ExParte Communication: YC Zone Change #689: There was none.

The Commissioners reported no ExParte Communications.

Communications: YC Zone Change #690: July 30, 2018 letter, Raymond & Sharon Kramer. YCZC 690: August 11, 2018 E-mail. Deines Land & Livestock; August 8, 2018, letter, Barbara Mulvaney Letter. August 13, 2018. William Kreske.



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Motion. Approval of Minutes: April 9, 2018

Commissioner Boucher made a motion and it was seconded by Commissioner Bush to approve the April 9, 2018 meeting minutes as submitted. The motion carried with a unanimous voice vote.

Item #1: REQUEST The legal notice for County Zone Change #689 into the record.

County Zone Change 689 – Mackenzie Meadows Subdivision – A-1 to R-150 – A zone change request from Agriculture Open-Space to Residential 15,000 (R-150) on the east 45 acres of C/S 3185, Parcel 2, an 87.36-acre parcel of land, generally located on the south side of Neibauer Rd between the BBWA Canal and S 54th St West. A pre-application neighborhood meeting was held on June 25, 2018, on Abby Road at the subject property. Tax ID: D00910A

RECOMMENDATION

Planning staff is recommending the Zoning Commission recommend approval of Zone Change #689 and adoption of the 11 criteria for this zone change.

Discussion

Chairman Wittman called for questions from the Board. Commissioner Bush commented the area to the west of this parcel is outside the zoning designation area. He asked who developed the property to the north. Ms. Husman deferred questions related to the subdivision to the applicant's agent.

Marshall Phil, Blueline Engineering, 2110 Overland Ave # 119B, Billings, MT 59102

Mr. Phil is the applicant's agent. He stated the proposal is for 63 residential lots and 24 commercial lots. During the neighborhood meeting, several citizens voiced concern with water use. He stated DEQ and DNRC will review this application for residential single family homes. The development sizes are restricted by the Covenants and Restrictions. The 72-hour and 8-hour pump tests calculated 66 gallons a minute with a fairly rapid recovery rate. Per the initial report, hydronic modeling shows water is available.

Public Hearing Chairman Wittman opened the public hearing and asked for those in opposition or in favor of this application.

Larry Barber, 2812 S 51st Street West, Billings, Montana

Mr. Barber asked questions regarding the well depth. It was noted there were conflicting opinions during the pre-application meeting with persons to the north with concerns with wells and sewage, density, quality of work. The meeting notes were included in the staff report as a part of the public record.

Debra Julien, 2460 CH Wagner, Billings, Montana

Ms. Julien voiced concern with the effects from the additional 90 wells servicing homes and lawns on the aquifer. She commented Mr. Marshall's comment of installing cisterns as an



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answer is unacceptable as the unavailability of water would cause a serious slump on investments. She commented there have been several traffic accidents at the intersection of Neibauer Road and 56th Street West, and vehicles traveling with high traffic speeds. She asked if there will be odors from the sewage storage disposal.

Sheila Hancock McKay, 2222 S 54th Street West, Billings, Montana

Ms. McKay said she leases state wetlands for educational purposes. She stated the fact the aquifer fed ponds are totally dry is a concern and she is not convinced well sharing will alleviate the water issues.

Rebuttal

Marshall Phil, Blueline Engineering 2110 Overland Ave # 119B, Billings, MT 59102

Mr. Phil said two test wells located along Abby Road were pumped aggressively for long period tests to show the strength of the aquifer. He gave an explanation of the mechanics of a draw down and recovery of the aquifer and stated indications are of a positive aquifer. He clarified his statement and said cisterns may be an option if there isn't enough water for the subdivision to be approved by DEQ. He stated the likelihood of smells from the septic storage is fairly unlikely, and pointed out the State of Montana is communicating regarding the impacts to the ponds and wells.

Chairman Wittman asked if there is anyone else wishing to speak in favor or against YC Zone Change #689. There were none. Chairman Wittman closed the public hearing at 4:29 p.m. and called for a motion.

Motion

Commissioner Boucher made a motion and it was seconded by Commissioner Bush to forward a recommendation of approval of Zone Change #689 and adoption of the 11 criteria for this zone change.

Name	Favor	Against	Abstain	Absent
Chairman Wittman	X			
Commissioner Boucher	X			
Commissioner Ray	X			
Commissioner Bush	X			
Commissioner Hewett	X			

The motion passes 5-0.



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Item #2: REQUEST The legal notice for County Zone Change #690 into the record.
County Zone Change #690 – Grand and 50th St West – A-1 to NC & R-70 – A zone change request from Agriculture Open-Space (A-1) to Neighborhood Commercial (NC) for the northern 300 feet (~6.02 acres) and Residential 7,000 (R-70) for the southern 574 feet (~11.53 acres) of C/S 2990, Parcel 1B, a 17.77-acre parcel of land, generally located on the south side of Grand Avenue between 48th St W and 52nd St W. Tax ID: D12489

RECOMMENDATION

Planning staff is recommending the Zoning Commission recommend approval of Zone Change #689 and adoption of the 11 criteria for this zone change. Ms. Cromwell stated this is the 3rd zone change submitted for this parcel of land. The first zone change was submitted in September 2016 for a Planned Development (PD) zoning with Community Commercial (CC), NC and Residential Multi-family-Restricted (RMF-R) as underlying zoning districts. This application was withdrawn before any public hearings were scheduled. The second zone change application was submitted in January 2018 also for a PD but this time with underlying zoning of NC and RMF-R. The zone change was withdrawn at the Zoning Commission hearing on April 9. This application has a new prospective buyer. She pointed out the surrounding urban subdivisions in the area and the active farmland. The Kramer Family understands the development may impact their farming activity. This property is intended to be annexed into the City of Billings.

Discussion

Chairman Wittman called for questions and discussion from the Commission. Commissioner Bush asked about the annexation review process. Ms. Cromwell stated the Limits of Annexation Map denotes this property as within in the “red zone” and having the capacity to be served by City services within the next five years. The review process is initiated with a petition submittal to the Planning Division, and followed with City Departmental reviews and consideration by the City Council. Commissioner Bush asked what is different from the previous application. He pointed out this applicant has the same property owner and the same agent as the previous application. Ms. Cromwell stated the previous application was proposed as a Planned Development with underlying zoning of Neighborhood Commercial and RMF-R. The neighborhood voiced strong concerns with the proposal and the applicant decided to withdraw. Mr. Wells is proposing standard districts of Neighborhood Commercial and R-7000 zoning. She commented typically Neighborhood Commercial uses are less intense and intended to serve the immediate area. Once a zone change application is advertised the proposal cannot be changed unless a delay is granted. Conditions of approval cannot be added to a zone change.

Applicant

Chairman Wittman called for presentation by the applicant.

Scott Aspenlieder, Performance Engineering, 7100 Commercial Ave. Suite 4, Billings, Montana

Mr. Aspenlieder explained the last proposal was for multi-family housing and construction of 6 & 8 unit apartment complexes for rental or lease. A buffer of duplexes was requested and



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discussed at that time. The applicant withdrew due to the inability to make a connection with the neighborhood. Mr. Aspenlieder said this applicant's intent is primarily a twin home development with duplexes and a scattering of traditional single family homes. He stated this builder has a great track record in the community. He stressed this proposal is not intended as a rental facility. The Neighborhood Commercial zoning is proposed as there are medical facilities interested in the northern 6 acres consisting of four lots. The neighborhood meeting for this application had 40-45 attendees, with several in support of the application. Mr. Aspenlieder stated the applicant has been transparent with the neighborhood and the West End Task Force through the process. This proposal does not detract from the neighborhood. The traffic studies will be completed and considered during the subdivision review and annexation process.

Commissioner Bush asked if the applicant attended the West End Task Force meeting prior to submitting this application to the City. Mr. Aspenlieder responded they were unable to attend 1st meeting but attended last month. Commissioner Bush asked why Residential Professional zoning was not considered for the commercial uses. Mr. Aspenlieder stated Neighborhood Commercial zoning allows for mixed-use residential along the arterial street. It does not allow on-premise alcohol service, casinos, or gaming. Consideration was given to the fact the previous proposal did not go through. This applicant has had conversations with the property owner directly to the south to extend the R-7000 zoning on the property in the future should this development experience buildout.

Public Hearing: Chairman Wittman opened the public hearing and asked for anyone wishing to speak in favor or against County Zone Change #690.

Steve Wells, 4832 Audubon Way, Billings, Montana

Mr. Wells is speaking on behalf of his father, Dan Wells. He testified that applicant Dan Wells has a concern for the west end of Billings and is not interested in a "quick turn and burn". He is a 3rd generation west end resident and has developed several west end subdivisions including Day Break, Ironwood, and Oakridge. Steve Wells expressed their desire to have an investment in the family name and the type of homes they built. They are requesting this zone change to continue this tradition forward to the future. Mr. Wells stated he plans to continue in his father's footsteps.

Robert Deines, 4915 Grand Avenue, Billings, Montana

Mr. Deines is the Co-chairman of Billings West end Task Force. Mr. Deines voiced his respect for the Wells family. He stated he is in disagreement with the proposal for a Neighborhood Commercial zoning. He referenced the Growth Policy and the West Billings Plan, which suggests the entrance to a commercial facility should be no further than 1000-feet from the intersection of an arterial street and commercial nodes no closer than 1-mile from each other. Mr. Deines feels this parcel would be located too close to the existing Community Commercial zoned nodes. He voiced concern with the potential for the lack of ties to sidewalks affecting pedestrian and non-motorized traffic, especially with the existing Montessori School and Ben Steele Middle School. He pointed out there is no public transportation available for this area. He asked why a commercial buffer is needed as this parcel is located in the middle of a section of property?



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Donna Deines, 4917 Grand Avenue, Billings, Montana

Ms. Deines stated *Deines Land & Livestock LLC* owns the farm and feed lot across from this parcel. They are supportive of the proposal for R-7000 zoning but opposed to the commercial zoning. She concurred with Mr. Deines and stated the placement of commercial buildings on this lot is not in accordance with the 2008 Growth Policy which intends to deter development of commercial strip malls.

Ms. Deines feels the proposal for a commercial strip on this parcel violates the policy as the character of the neighborhood is residential and not commercial. She feels most of the residents have moved there to get away from the noise and traffic from the business district. She stated, "Just because something is legal doesn't mean it should be done". She said their family will live in the shadow of this development as they intend to continue farming and are not able to move their farm. She pointed out the proposed entrances for this development are directly across from their driveways. Ms. Deines suggested building twin homes instead of 2-story commercial buildings as the view shed will be compromised. She voiced concern with potentially opening the door to future commercial development if businesses are approved at this location. She said the Deines family plans to actively farm their ground for at least two more generations. She said there are several other families who are unable to attend this meeting due to harvest season.

Connie Wardell, 514 64th Street West, Billings, Montana

Ms. Wardell stated she attended all of the meetings related to this parcel. She said the West end Task Force knows Dan Wells to be a reputable developer. Ms. Wardell was a member of the 2008 Growth Policy Steering Committee which attempted to address the strip development on Grand Avenue.

Ms. Wardell said her personal feeling is this is perfect place for Residential Professional zoning and she encourages the developer to change the proposal from Neighborhood Commercial zoning. Ms. Wardell stated this application will set the tone as to whether Grand Avenue will be an arterial with lots of commercial development. Ms. Wardell said she appreciated Dan Wells' attendance to the pre-application meeting at Montessori School and the West End Task Force meeting.

Ann Soulshy, 1501 Granite Peak Trail, Billings, Montana

Ms. Soulshy stated she lives in a twin home and has no problem with Mr. Wells' plan to utilize the R-7000 property for twin homes. She said Mr. Wells has stated his intent is financially motivated for a return on his investments and has said assurance via declarations could restrict any kind of alcohol, casinos, or in house drinking. Ms. Soulshy voiced concern with the potential for litter and noise from businesses similar to Wendy's or McDonalds' restaurant drive-throughs. She said there is a lack of sidewalks for the school children. She suggested using Neighborhood Professional zoning instead of Neighborhood Commercial to allow for a good return on investment and promote less traffic than a "7-11" store, fast food outlet, or tanning salon. She stressed there are serious traffic needs to be addressed. Ms. Soulshy said the Neighborhood Professional zoning would not ruin the aesthetics of the area.



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William Kreske, 120 52nd Street West, Billings, Montana

Mr. Kreske is a long term resident in the area and considers it as a retirement community. He said he is hoping for a gated community similar to Vintage Estates subdivision or the Grand Peaks subdivision. He is in agreement with Residential Professional zoning as a better choice. Mr. Kreske would like to see single family housing or duplexes at best.

Jerry Moore, 406 52nd Street West, Billings, Montana

Mr. Moore said this is a good area. He is worried the Neighborhood Commercial zoning will be extended down Grand Avenue and he asked if there is another option.

Sharon Sharosch, 1503 Granite Peak Trail, Billings, Montana

Mr. Sharosch said she lives in a twin home she purchased due to the investment and country location. She stated she is happy with Dan Wells and quality of construction. Ms. Sharosch is in concurrence with the Deines family. She stated commercial development is not needed and suggested using green space along Grand Avenue.

Rebuttal Chairman Wittman called for rebuttal.

Scott Aspenlieder, Performance Engineering, 7100 Commercial Ave. Suite 4, Billings, Montana

Mr. Aspenlieder said he understands and appreciates the comments. He explained the commercial zoning is necessary as it will provide services and add value to the community. He stressed this proposal is for four 1-acre lots and not strip zoning. He said the flexibility in the zoning is necessary to make the development economics work and meet the needs of the community. Mr. Aspenlieder pointed out the lack of dissenting attendees in comparison to the previous project. He said the issues of traffic and safety will be addressed through the subdivision review process. In response to question by Commissioner Ray, Mr. Aspenlieder clarified the allowable uses for Neighborhood Commercial zoning and said Community Commercial zoning would be needed to allow an on-premise alcohol service.

Chairman Wittman closed the public hearing at 5:24 p.m. and called for discussion from the Commissioners.

Discussion

Commissioner Bush commented there was some confusion with the previous application being withdrawn and there may be an invalid perception of support due to the number of attendees at this meeting. He asked staff regarding the notification process for the adjacent neighborhoods. Ms. Cromwell stated this application used a 600-foot notification radius which is twice the minimum requirement; it was legally advertised; and the property was posted. Commissioner Bush said the residents in Oakridge Subdivision didn't receive notification. He said he stated he doesn't feel this application meets zoning determinations for criterion #1, #3, #6, and #9.

Criterion #1-The application is not consistent with the Yellowstone County 2008 Growth Policy.



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Criterion #3 and Criterion #6-The response in the report for Criterion 3, Facilitation of transportation, water, sewerage, schools, parks and other public requirements, Transportation: “Any new development will increase traffic on the adjacent city and county roads” is not consistent with Criterion 6, effects on motorized and non-motorized transportation, which states “The proposed zoning itself will not generate more traffic on any of the adjacent city or county roads.”

Criterion #9: “Will the new zoning conserve the value of buildings: “There are no existing buildings on the property” does not answer for the adjacent properties.

Zoning Coordinator Cromwell stated Criterion #3 is an unknown due to level of the traffic increase. Criterion #3 and #6 use standard language for a zone change. The increased traffic will trigger requirement of a Traffic Impact Study prior to construction.

Commissioner Boucher asked for clarification on the maximum allowable distance to an arterial intersection. Ms. Cromwell stated the 2001 West Billings Plan denotes a preferred maximum distance of 1,500 feet from an arterial intersection for commercial uses and this zone change is slightly beyond this distance. The proposed zoning of Neighborhood Commercial does not allow “intense” commercial uses such as retail uses over 10,000 square feet. Additional neighborhood services from this zone change could include restaurants, specialty shops, medical & dental offices, day care, schools and assisted living. She pointed out the Growth Policy is not regulatory and the recommendations are *preferred* but not *mandated*.

Motion

Commissioner Bush made a motion and it was seconded by Commissioner Hewett to recommend denial of Yellowstone County Zone Change #689 on the basis of Criterion #1, #3, #6, and #9.

Name	Favor	Against	Abstain	Absent
Chairman Wittman	X			
Commissioner Boucher		X		
Commissioner Ray		X		
Commissioner Bush	X			
Commissioner Hewett	X			

Motion carries, 3-2, with Commissioner Boucher and Commissioner Ray voting against the motion. YC Zone Change #689 is recommended for denial.

Other Business/Announcements

Announcement: The September 10, 2018 meeting is canceled due to a lack of applications.

Adjournment: The meeting adjourned at 5:45 p.m.



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Monday, August 13, 2018**

Draft. To be approved by a motion October 8, 2018.

DRAFT



City-County Planning Division
Tuesday, August 13, 2018
Yellowstone County Zoning Commission

<i>Printed Name</i>	<i>Address / email</i>
Michelle Sparks JAM PARKS	2225 S 54 th ST W anne@johnvincentlaw.com
Ann Davley	621 E. 4 th Ave N., Columbus MT 59019
Scott Apentischer	Performance Engineering
Dave Malkuch	2233 S 54 th ST W
Jerry Moore	1206 52 nd ST W
WILLIAM KRASKE	1120-52 ND ST W
Blaine Poppler	5403 King Ave W. wjhbira@yahoo.com
Sheila Hancock McKay	2753 S. 56 th Street West 59106
DEBRA JUBIEN	2460 C H WAGNER DR BILLINGS 59106
Barbara Mulvaney	5842 Foothill Ln Billings, MT 59106
LAWRENCE BARKER	2812 50 th ST ^W Billings, MT 59106
ROBERT DEINES	4915 GRAND AVE.
Sharon Scharosch	1503 Granite Peak Trail 59106
Hnn Soulsky	1501 Granite Peak Trail 59106

Planning and Community Services Department



City-County Planning Division
Tuesday, August 13, 2018
Yellowstone County Zoning Commission

<i>Printed Name</i>	<i>Address/email</i>
Ernan Cortés	ernancortese@hotmail.com
Donna Deerin	DFarm46@gmail.com
William Deines	D Farm 46 @ gmail . com
Steve Wells	Steve @ wbl-mt.com
Chuck Platt	chuck @ chuck-platt.com
Karen Freeman	Kfreeman@billingshomes.net
ERNIE PAWLIN	1501 GRANITE PK TRL
Connie Wardell	cwardell@ajministorage.com

Raymond & Sharon Kramer

5126 King Ave. W. • Billings, MT 59106
Phone: (406) 656-3083

Date: July 30, 2018

Planning Division
Planning & Community Services Department
2825 3rd Avenue North, 4th Floor
Billings, MT, 59101

Dear Planning Division:

I am writing to you today regarding the proposal for Country Zone Change 690, Project Number PZ-18-00114. Unfortunately, I am unable to attend the public hearing that will be held Monday, August 13, 2018. As a property owner of surrounding land, I would like to propose my opinion regarding this issue.

I greatly support Regal Land Development and their plan to develop. Not only will the new zoning conserve and increase the value of surrounding land, I feel this would benefit the community in this area as well. With the vast majority of Grand Avenue being commercial, I believe this would be a great use of space for new structures to be built. Regal Land Development does amazing work and I know they would build structures that many within the area would enjoy. I greatly believe that the new zoning is compatible with urban growth in the vicinity and an appropriate use of land in Yellowstone County.

Thank you for your time and effort to review my proposal regarding the county zone change. I am hopeful that this proposal will be accepted. I look forward to hearing the executive decision made by the Board of County Commissioners.

Sincerely,



Raymond & Sharon Kramer

5842 Fottail Ln.
Billings, MT 59106
8.8.18

Performance Engineering LLC,
As a member of Task Force 4
and a home owner in Fottail Village
at 58th and Grand, I am always
interested whenever a new
development is purposed.

It is my understanding the
builder Dan Wells is purchasing
property at 50th and Grand. That
is reassuring as Mr. Wells has
a fine reputation as a business-
man & builder. My hope is
he will strongly be considerate
of the existing neighborhoods

#1 Our existing subdivisions
have a fence, wall or burned
area between Grand and our homes.

#2 We are all well aware of the
congested traffic on Grand Ave.
It is my hope, the entrance
to his subdivision will have
the entrance/exit on 48th not
Grand Ave.

#3 As for the commercial area

p.2

along Grand Ave., it would be more conducive to our area to have only "residential professional buildings. Those structures would then comply to the West End Plan of 7/10/11.

Your careful consideration of our residential areas will be greatly appreciated.

Sincerely,
Barbara Mulcahey

Cromwell, Nicole

From: William Deines <dfarm46@gmail.com>
Sent: Saturday, August 11, 2018 3:43 PM
To: Cromwell, Nicole
Subject: Regarding county zone change 690; Project # PZ-18-00114; Kramer property

To the planning division:

Regarding county zone change 690; Project # PZ-18-00114; Kramer property.
Grand Ave. & 50th street.

We are the Deines family aka Deines Land & Livestock and once again we are protesting the proposed zone change. We own and actively farm 80 acres of agricultural property along with a feedlot directly across the road on the north side of Grand Ave. Our family has been on the farm for 5 generations and plan to actively farm this ground for at least 2 more generations and hopefully more. There are 19 members of our family who either live or work on this land. We are all against the neighborhood-commercial zone. 6.2 acres that borders Grand Ave. We are 100% in favor of the residential 7000 zone change. For the past 4 years we have asked that this be developed as residential, the same as the surrounding developments have done. We have requested that the buildings be single story. The commercial strip will be directly in front of our two homes, completely blocking any

view we have to the south. The people from Oakridge subdivision have been promised that their view to the north will not be obstructed. We would like the same consideration!

If you read the West Billings growth plan from 2001 you will see that there are restrictions on where commercial development can be located. This commercial strip violates several of these regulations.

We have gone to nearly every neighborhood in the area and find that almost everyone is opposed to any commercial development in this area. Most people are outraged at the Den and the Albertsons going in. People chose this area to get away from the business districts. We all love the beautiful neighborhoods. Please don't let it be ruined by strips of businesses. There are already so many empty buildings within the business district. Lets work on filling them instead of building more.

We ask that you zone the entire 17 acres of property as Residential 7000. That way it would complement the area and there would be no protests from those of us who live and work here. We will live in the shadow of this development for the rest of our lives. We beg you to listen to the people of the area.

Unfortunately the time of your meeting makes it imposable for those of us who work to attend. We as farmers are in the middle of harvest and unable to take off from our work.

We are totally against the two story four-plexes and the Business strip. Please vote NO!

Thank you for your time,

Deines Land & Livestock

~~FEB. 20, 2018~~
AUG. 13, 2018

AS OUR FAMILY'S BEEN LIVING HERE FOR 4 GENERATIONS WE APPRECIATE THAT WE LIVE IN MONTANA. WE HAVE SEEN MANY CHANGES BUT WE ARE OPTIMISTIC THAT THEY WILL BE RIGHT AND CORRECT! HAVING BEEN ON THIS LOCATION FOR 20 YEARS WE STILL THINK OF GRAND AVE BEING A GRAND PLACE TO LIVE. THIS AREA HAS ALWAYS BEEN A SINGLE FAMILY OR DUPLEX ACROSS THE STREET ALL STRIVING TO COMPLY TO CURRENT ZONING RULES.

I UNDERSTOOD THAT KRAMERS PROPERTY WOULD BE ZONED FOR A GATED COMMUNITY OR LUXURY HOUSES THAT WOULD SATISFY EVERYONE, CREATE MANY JOBS, BRING IN BIG DIVIDENDS FOR PRESENT OWNERS AND SATISFY THE AREA ZONING WITHOUT CAUSING MULTIPLE PROBLEMS WITH MULTIPLE OVERBUILT PROBLEM APARTMENTS. ~~HAPPY HOMES HAS A REPUTATION OF POOR MANAGEMENT MEANS POOR RESULTS.~~ LET THE DEVELOPER TAKE THE CORPORATION PROMISES AND DELIVER IN EAST BILLINGS-CITY THEN THE CITY CAN PROFIT AND CITY COUNCIL CAN MAKE A CORRECT DECISION. PLEASE DON'T RUIN THIS ESTABLISHED AND SAFE NEIGHBORHOOD AND PEOPLES LIVES. BECAUSE OF GREED, WE ALSO HAVE TOO MUCH TRAFFIC THAT SPEEDS BY THE SCHOOLS - SAY NO!

William Kuske

