

Husman, Karen

Subject: FW: Oct. 1 Zoning Commission Public Hearing

From: Husman, Karen
Sent: Tuesday, October 1, 2019 2:23 PM
To: 'Ronda Carlson' <rondac@ctagroup.com>; Deines, Tammy <DeinesT@billingsmt.gov>
Cc: Cromwell, Nicole <CromwellN@billingsmt.gov>
Subject: RE: Oct. 1 Zoning Commission Public Hearing

Ronda,

I hear your concerns and I understand, however this application is for a change in zoning to a district that would allow a car wash, with the approval of a special review. If the zoning change is approved, the applicant will have to apply for a special review to allow a car wash on the property. If or when the applicant applies for a special review, and if staff makes findings to recommend approval of the special review, we then have the ability to place conditions on that approval, such as noise reduction, buffering from residential properties, hours of operation, traffic study, ingress and egress or any other that would apply in this case. We don't have the ability to restrict a specific use with a zone change. If you have any other questions you may call me.

Sincerely,

Karen Husman
Planner I
City of Billings & Yellowstone County
Planning Division
2825 3rd Avenue North, 4th Floor
Billings, MT 59101
(406) 247-8684

husmank@billingsmt.gov

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From: Ronda Carlson [<mailto:rondac@ctagroup.com>]
Sent: Tuesday, October 1, 2019 2:08 PM
To: Husman, Karen <husmank@billingsmt.gov>; Deines, Tammy <DeinesT@billingsmt.gov>
Cc: Cromwell, Nicole <CromwellN@billingsmt.gov>
Subject: [EXTERNAL] RE: Oct. 1 Zoning Commission Public Hearing

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Karen,



From: Ronda Carlson [<mailto:rondac@ctagroup.com>]
Sent: Tuesday, October 1, 2019 2:08 PM
To: Husman, Karen <husmank@billingsmt.gov>; Deines, Tammy <DeinesT@billingsmt.gov>
Cc: Cromwell, Nicole <CromwellN@billingsmt.gov>
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Karen,

Yes, I am aware of the Noise Ordinance within the City Code. And regardless of the Zoning, the Applicant's business must still comply with the City's Noise Ordinance.

Since the application is for a Car Wash that would seem to raise serious questions about whether the business could comply with the Noise Ordinance. I find it quite odd that documentation about noise levels are not part of the considerations when reviewing this application, given the very close proximity to Residential housing zones.

As I see it, unless the Applicant/Car Wash Co. can provide evidence that their operations will comply with the Noise Ordinance restrictions, the zone change cannot be approved.

Ronda Carlson

From: Husman, Karen <husmank@billingsmt.gov>
Sent: Tuesday, October 1, 2019 1:15 PM
To: Ronda Carlson <rondac@ctagroup.com>; Deines, Tammy <DeinesT@billingsmt.gov>
Cc: Cromwell, Nicole <CromwellN@billingsmt.gov>
Subject: RE: Oct. 1 Zoning Commission Public Hearing

Ronda,

There are restrictions on noise within the City Code. The applicant did not provide specific information regarding noise.

Karen Husman
Planner I
City of Billings & Yellowstone County
Planning Division
2825 3rd Avenue North, 4th Floor
Billings, MT 59101
(406) 247-8684
husmank@billingsmt.gov

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From: Ronda Carlson [<mailto:rondac@ctagroup.com>]
Sent: Tuesday, October 1, 2019 12:58 PM
To: Deines, Tammy <DeinesT@billingsmt.gov>; Husman, Karen <husmank@billingsmt.gov>
Subject: [EXTERNAL] RE: Oct. 1 Zoning Commission Public Hearing

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Karen,

Regarding Zone Change Request #973, has the applicant provided any information about the noise level of their operations?

Ronda Carlson

From: Deines, Tammy <DeinesT@billingsmt.gov>
Sent: Tuesday, October 1, 2019 9:18 AM
To: Ronda Carlson <rondac@ctagroup.com>
Cc: Husman, Karen <husmank@billingsmt.gov>
Subject: RE: Oct. 1 Zoning Commission Public Hearing

Hello Ronda,

Please see the attached agenda packet for tonight's City Zoning Commission meeting at 4:30 pm in the Miller Building 1st floor conference room.

Tammy Deines, Planning Clerk
City of Billings Planning Division
2825 3rd Ave N 4th Floor
Billings, MT 59101
247-8610
[City of Billings](#)



From: Ronda Carlson [<mailto:rondac@ctagroup.com>]
Sent: Monday, September 30, 2019 4:56 PM
To: Deines, Tammy <DeinesT@billingsmt.gov>
Subject: [EXTERNAL] FW: Oct. 1 Zoning Commission Public Hearing

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Hello,

Can you please send me the agenda and support documents for the Oct. 1 Zoning Commission Public Hearing. I could not access the documents using the link online.

Thank you,

Ronda Carlson, AIA, LEED-AP BD+C

Project Architect

Office 406.248.7455 | direct 406.896.6217 | cell 406.690.6439



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Husman, Karen

From: kale <habby68@hotmail.com>
Sent: Thursday, October 3, 2019 9:03 AM
To: Husman, Karen
Subject: [EXTERNAL] 24th & lewis zone change

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Hi my name is kale hablutzel, I live at 2304 Lewis Avenue and I don't approve the zoning change for the car wash that is proposed as it will be noisy and a lot more traffic than we already have so hopefully it won't get changed/ built. Thanks

Sent from my android device.