

From: Dawn James <[djames26@hotmail.com](mailto:djames26@hotmail.com)>  
Sent: Tuesday, October 6, 2020 8:23 AM  
To: Bartley, Robbin <[bartleyr@billingsmt.gov](mailto:bartleyr@billingsmt.gov)>  
Subject: [EXTERNAL] Zone change 985 3121-3125 Boulder Ave

To whom it may concern:

I am writing regarding the zone change. We do not support this zone change. This change will increase motorized traffic on an already busy street that does not have sidewalks and sees many kids walking to an from school and the park. Currently kids and families have to walk in the street to get to the school or park which is a major safety concern. Many single family homes already exist on this street and we don't want to have them overtaken by multi family buildings. We are not opposed to renters as long as it stays single family and due diligence is done by the landlord to have good tenets that will be good neighbors. We want to keep the neighborhood feel of our area and adding 12 units to a small street and neighborhood is not in the best interest of the community.

Sincerely,

Dawn & Ryan Morris

Sent from my iPhone

**From:** Baylee Eisenman <[baylee.eisenman@gmail.com](mailto:baylee.eisenman@gmail.com)>  
**Sent:** Monday, October 5, 2020 7:24 PM  
**To:** Bartley, Robbin <[bartleyr@billingsmt.gov](mailto:bartleyr@billingsmt.gov)>; Council <[council@billingsmt.gov](mailto:council@billingsmt.gov)>  
**Subject:** [EXTERNAL] Zone Change 985 at 3121-3125 Boulder Ave.

To Whom It Concern,

I'm reaching out to help protect the character of Boulder Avenue neighborhood from the increased development and housing density proposed in Zone Change 985 at 3121-3125 Boulder Avenue.

I've already signed the physical petition so please keep me informed of any additional steps needed to deny this request.

Best,

Baylee Eisenman

3110 Boulder Ave, Apt.1, Billings MT 59102

**From:** Beth S. [<mailto:bethany.schatzke@gmail.com>]  
**Sent:** Monday, October 5, 2020 2:17 PM  
**To:** Bartley, Robbin <[bartleyr@billingsmt.gov](mailto:bartleyr@billingsmt.gov)>; Cromwell, Nicole <[CromwellN@billingsmt.gov](mailto:CromwellN@billingsmt.gov)>

**Cc:** matt.schatzke@gmail.com <[matt.schatzke@gmail.com](mailto:matt.schatzke@gmail.com)>

**Subject:** [EXTERNAL] Comment on Zone Change 985-3121/3125 Boulder

To the Staff of the City/County Planning Division,

We are homeowners and residents on Boulder Ave and we are opposed to Zone Change 985 at 3121/3125 Boulder Ave.

The section of Boulder Ave in question is half single-family house (on the west end of the block) and a variety of multi-family units (on the east end of the block). We live in the collection of houses on the west end of the block and fear this pocket of houses will be effectively destroyed by the proposed zone change, allowing multi-family to take precedence over the entire block. We enjoy living in a mixed neighborhood, but have serious concerns about the steadily increasing density of our street. With increasing density comes more noise, more garbage, more water run-off, and much, much more and most automotive traffic. We believe this stretch of Boulder Ave is at its current capacity. We hope that you will consider our request and protect the bubble of single-family homes and the quiet, neighborliness, and community we love here.

Since we have owned our home on Boulder we have seen two lots developed with multi-family housing. We have also seen a related increase in automobile traffic on our street. It is a fairly narrow street which is heavily used for parking and by pedestrians. Increasing density is dangerous in this regard. We have no sidewalks and the street is heavily used by families because of our close proximity to Boulder Elementary. We commute to work daily by bicycle and have personally experienced an increase in safety concerns following the development of those two lots. This is a potentially dangerous situation for the residents of our street, especially if the density of our neighborhood continues to increase. We also have no gutters on Boulder Ave. This raises concerns about water run-off from paved parking lot features for the proposed new multi-family dwellings. This is a very real concern for us and our neighbors. We already experience flooding run-off from the apartments north of our property—dirty, oily parking lot water flooding our garden and lawn multiple times a year.

We have gone door to door to speak with our neighbors about this and collect signatures in protest of this proposed zone change. Not a single person who we have spoken with is in favor of this zone change. On the flipside, there are many neighbors who are concerned that this development will lead to an SID being levied on us for the installation of sidewalks and street lights that we wouldn't otherwise need. They also share our concerns about traffic, noise, and other negative impacts.

At the neighborhood meeting hosted by Mr. Pasquarello it was equally unanimous among the dozen in attendance that we want to see the current houses improved and maintained, not knocked down to make way for fourplexes. Single-family houses are an essential part of the neighborhood that we live in and value so highly.

Thank you for your time and service,

Matt and Bethany Schatzke  
3133 Boulder Ave  
Billings, MT 59102

**From:** Rob Pasquarello [<mailto:robp@rknrentals.com>]

**Sent:** Saturday, October 3, 2020 2:37 PM

**To:** Cromwell, Nicole <[CromwellN@billingsmt.gov](mailto:CromwellN@billingsmt.gov)>

Nicole,

See the e-mail in the chain below from Bruce Nelson on the 3121 and 3125 Boulder Ave houses.

Thanks,

Rob Pasquarello

Moccasin Trail Properties, 38th St. West Properties, RKN

406-591-1399

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**From:** Brem Fellman <[brem@bresnan.net](mailto:brem@bresnan.net)>

**Sent:** Friday, October 2, 2020 3:23 PM

**To:** Rob Pasquarello <[robp@rknrentals.com](mailto:robp@rknrentals.com)>

**Subject:** Fwd: [EXTERNAL] Zoning Change 985 at 3121-3125 Boulder Avenue

Hello Rob,

Bruce Nelson wrote the email below to share his support for the zone change. He's Edith's son and I'm not sure if his email would help us but he has a point regarding the other development in the neighborhood. Thanks & hope you have a great weekend! -Brem

Begin forwarded message:

**From:** "Bruce Nelson"

**Subject:** RE: [EXTERNAL] Zoning Change 985 at 3121-3125 Boulder Avenue

**Date:** October 1, 2020 at 7:14:27 AM MDT

**To:** "'Brem Fellman'"

Thanks Brem!

After reading the letter from Mr. Klepperich to the Zoning Commission it brings to thought that with the acknowledgement of so much development in the area related to multi-family dwellings, how can the Zoning Commission in good conscious, professionalism and an unbiased eye, turn down a request to use additional lands for purposes widely approved in the immediate vicinity. Examining the neighborhood on Google Earth coupled with on-the-ground knowledge of the area, it is quite obvious that the area bounded by 32<sup>nd</sup> street, Colton Blvd, Viola Ave, and Rehberg Lane is predominately multi-family dwellings. It is also true that 3121 and 3125 have apartment buildings and facilities at least partially adjoining the collective property on three sides. Therefore

To the argument of young families desiring access to close schools and open space, with a quite nice park and a school within ½ block of the properties, the development of this housing provides access for more families to such facilities. It may be understandable that the complainant wishes for the neighborhood to not change. It seems to me that opportunity to halt change in the neighborhood was lost long ago.

Best Regards,

Bruce

**From:** [bpcpaint@bresnan.net](mailto:bpcpaint@bresnan.net) [mailto:[bpcpaint@bresnan.net](mailto:bpcpaint@bresnan.net)]

**Sent:** Friday, October 2, 2020 2:44 PM

**To:** Bartley, Robbin <[bartleyr@billingsmt.gov](mailto:bartleyr@billingsmt.gov)>

**Subject:** [EXTERNAL] City Zone Change 985/PZ-20-00203

**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.

City Zoning Commission Members,

We are providing our concerns in regard to the request for a zone change to the Wolf Subdivision.

We feel there are serious issues to be considered with this potential change.

1. These two blocks of Boulder were neglected (by the city road division) for the past 27 years that we've lived on it. There is huge traffic congestion during school and spring Park activity. Add the traffic from the apartments and homes-the roadway (street) is not adequate to service what we have now! Often times the road is one lane access, due to traffic, and it isn't safe for the children who walk to school.

2. The street isn't wide enough for 2 side walks, so another mark against safety for the children.

3. Place 2 vehicles per apartment add that to the road cluster- another safety issue!

4. We feel the current population of apartments to single family dwellings is balanced for the size of the roadway.

5. We are concerned that more apartments will de-value our properties!

Please consider the issues before giving in to additional multifamily apartment expansion of this area.

We feel that we currently have a manageable balance between single family & multifamily homes in the area given street, school, and park activity that is now serviced.

Thank you,

Jack (406-692-9260) & Pam Kuntz

3139 Boulder Ave

[ppkpk50@hotmail.com](mailto:ppkpk50@hotmail.com)

**From:** Michael Klepperich [<mailto:mklepperich@gmail.com>]  
**Sent:** Friday, September 25, 2020 8:04 AM  
**To:** Bartley, Robbin <[bartleyr@billingsmt.gov](mailto:bartleyr@billingsmt.gov)>  
**Subject:** [EXTERNAL] Zoning Change 985 at 3121-3125 Boulder Avenue

**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.

To the Billings Zoning Commission:

I currently own the property located at 3111 Boulder Avenue. It is my understanding that a request has been made to change the zoning to my immediate west. I am writing to inform you that I oppose the zoning change.

As it stands now, there are townhouses/condos located to my direct south and apartments to the immediate east of those townhouses/condos. Additionally a parcel three properties to my east are apartments. This property line is shaped as an "L" and runs directly north of my property, behind the fence in my backyard. Moreover, there are additional apartments located four properties to my east.

I do not believe an additional apartment complex to my immediate west is necessary, advisable, or desirable in the community.

First, authorizing apartments in this location would effectively isolate myself and my two neighbors to the east as the sole single-family residences completely surrounded by apartments and/or condos. This is not a desirable position for myself or my neighbors.

Second, I drive past the apartments currently in existence every day and see "for rent" signs out front. It appears there is not a need for additional apartments in the immediate area because the apartments in existence are adequate to support the demand for residences.

Third, Boulder Elementary school is less than 100 yards from the proposed rezoning. I believe constructing additional apartments would increase traffic near the elementary school and could create a safety hazard to the children attending school. The traffic is also not desirable on Boulder Avenue which is a small, unmarked road. Increasing traffic may require a widening of the road which could only be accomplished through eminent domain.

I firmly believe that these houses should remain single-family residences and are desirable as such. With the homes so close to an elementary school, they are perfect starter homes for first-time home buyers with young children. After living in apartments the previous several years, I am fully aware of the desire for a larger space and a lawn. I am also acutely aware of the demand for these homes. My home buying process was difficult because properties in the price range supported by the neighborhood are in such high demand. I would hate to see these opportunities diminish even more-so than they already have. I respectfully request that you strongly consider my opposition and ultimately deny the zoning change request.

Most sincerely,

Michael J. Klepperich  
3111 Boulder Avenue  
Billings, MT 59102