

Dear Billings City Council,

I am writing as the new homeowner at 290 Wind Cave Circle. My wife researched purchasing this home, she asked about any development happening in the immediate area. We were assured there was no new developments and no upcoming special assessments. That was in November 2020. In February, the former owner and my current tenant received a certified letter stating this was coming up in a Yellowstone County Planning Commission Meeting.

My concern regarding this development is: Infrastructure - is there enough to support another 16 homes in this immediate area. Will there be special assessments added to my property as a result of this development? What about emergency services? There is a new development south of this planned development that is adding to the emergency services and infrastructure demands. Where is the greenspace in this plan? Has there been a traffic study done for this area? With an additional 16 homes, I am very concerned about the flow of traffic and people just cutting through a residential neighborhood just to avoid the traffic on Monad.

Used to own 290 Wind Cave Circle and when we purchased it back in I think 2004 we were told then there was no building around our homes and it was all park land. What has happened and how allowed this to change?

I am asking that you deny this development.

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