

## Bartley, Robbin

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**From:** Husman, Karen  
**Sent:** Monday, August 29, 2022 5:09 PM  
**To:** blaine poplar (blaine@cbcmontana.com); Melissa Gentry; Todd Hewett (toddzilla16@gmail.com); tyler bush (tylerb@mckinstry.com)  
**Cc:** Cromwell, Nicole; Bartley, Robbin; Taylor Kasperick  
**Subject:** Zone Change 1017. Fw: Blue Creek Storage Car Wash

Attached is a letter received after the staff report was submitted for review (see below) in opposition of zone change 1017.



**Karen Husman**  
Planner I  
[husmank@billingsmt.gov](mailto:husmank@billingsmt.gov)

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**From:** Heather Haynes <racemama@yahoo.com>  
**Sent:** Monday, August 29, 2022 4:55 PM  
**To:** Husman, Karen <husmank@billingsmt.gov>  
**Subject:** [EXTERNAL] Fw: Blue Creek Storage Car Wash

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Tuesday, August 16, 2022, 1:27 PM, Heather Haynes <racemama@yahoo.com> wrote:

My name is Heather Haynes. I am a homeowner and resident in Cedar Parks Subdivision.

It has come to my attention that Blue Creek Storage is requesting a zone change to Heavy Commercial, and to place a car wash off Santiago.

With the growing number of homes south of Santiago already, Blue Creek Road is already becoming increasingly difficult to get on and off to Santiago. Adding more traffic to Santiago by creating the

entrance and exit on Santiago would make this even more difficult for us homeowners to access, increasing the danger of being on that road. We have already seen significant growth in the area, this will increase the dangers associated with adding traffic.

Currently, with the water-fill station, we are already experiencing a backup of vehicles to access Blue Creek Road from Santiago. If a vehicle is turning left onto Blue Creek Road, you can expect to sit behind them for several minutes, or longer depending on the time of day, regardless of which way you are wanting to exit Santiago onto Blue Creek Road. Adding a left-turn lane would be a potential solution.

Cedar Park Subdivision only has one access road – Santiago. There is no other option. Adding traffic to that one road could also pose a potential for safety issues for emergency responses if the road is congested with traffic for a car wash.

Have you seen car wash lines backed up around town on a nice day? Imagine that on Santiago, where traffic would be lined up on Blue Creek Road in the turning lane, just waiting for a car wash, and no one that lives up there can get home.

Further, there is already a HUGE backup of traffic each morning and afternoon due to the school bus stopping on the highway in each direction for children. Several children from the Cedar Park Subdivision walk down to the bus and back home in the afternoon. By adding traffic to Santiago – we are putting those children in more danger.

I am begging for this zoning request to be denied for the safety of the residents of Cedar Park Subdivision.

Respectfully Submitted,  
Heather Haynes