



CITY ZONING COMMISSION
AGENDA-Tuesday, September 6, 2022, 4:30 p.m.
Miller Building, 1st Floor Conference Room
2825 3rd Avenue North, Billings, Montana

NOTICE TO THE PUBLIC

****ATTENTION****

In the event a quorum of the Council is present, no City-related decisions will be made during this meeting or event. Citizens are invited to:

- Review the Agenda Packet on the City's website at: <https://ci.billings.mt.us/117/Agendas-Minutes>
- View the meeting live online at Facebook: <https://www.facebook.com/Billings-Planning-Community-Services-Department-1738982159659260>

Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to Board via email before 10:00 AM on the meeting date. All emails received prior to this time will be read into the record for the public hearing. Comments may be submitted by:

- Mail: City/County Planning Division, 2825 3rd Ave N 4th Floor, Billings, MT 59101
 - Email: bartleyr@billingsmt.gov
- Call in during the Public Comment periods as indicated on the agenda:
 - Citizens may call in during specific Public Comment periods at **406.237.6165**.
All callers will be placed in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be limited to 3 minutes of testimony as is customary.
Future delivery methods may be explored as best practice is learned.
 - Please direct questions to Administrative Secretary Robbin Bartley at bartleyr@billingsmt.gov or 406-247-8676

Call the meeting to order.

Introduction of City Zoning Commission Members and Planning Department Staff.

Public Comment

Approval of Minutes:

The minutes of the Board meeting of August 2, 2022.

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff
a. The Exparte Communication Binder is available at the Sign-In and Agenda Station.

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

- a. **Item 1. City Zone Change 1017-- Intersection of Santiago Blvd/Blue Creek Rd**

Other Business/Announcements

Adjournment

The City Council has designated Monday, September 26, 2022, at 5:30 p.m. as the date and time to receive the Zoning Commission recommendation for the zone changes and hold their public hearings. The Council will **conduct a public hearing for the first reading of the ordinance on September 26, 2022**. If approved on first reading, a **second reading will occur on Monday, October 10, 2022 at 5:30 pm**.

Before taking any action on an application for a **zone change**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a zone change other than the one advertised. The City Council shall

take one of the following actions on the zone change requests: 1) approve the application; 2) deny the application; 3) allow withdrawal of the application; or 4) delay the application for a period not to exceed thirty (30) days.

As provided in Montana Code Annotated, Section 76-2-305(2), in the event of a protest petition against such **zone change** signed by the owners of twenty-five (25) percent or more of: (1) the area of the lots included in any proposed change; or (2) those lots or units, as defined in MCA 70-23-102, **one hundred fifty (150) feet from a lot included in a proposed change**, such proposed amendment shall not become effective except by the favorable vote of two-thirds (2/3) of the present and voting members of the city council. For purposes of this protest provision interest in the common elements of the condominium, as expressed in the declaration, included in the calculation of the protest. If the property, as defined in 70-23-102, spans more than one lot, the percentage of the unit owner's undivided interest in the common elements must be multiplied by the total number of lots upon which the property is located. The percentage of the unit owner's undivided interest must be certified as correct by the unit owner seeking to protest a change or by the presiding officer of the association of unit owners. The protest petition must be received in the Planning Division office **by 5:00 p.m. on the Friday preceding the first reading of the ordinance by the City Council.**

Testimony regarding the above-mentioned item may also be submitted in writing to the Planning Division, 2825 3rd Avenue North, 4th Floor, Miller Building, Billings, MT 59101 (247-8676) or to the Mayor and City Council, P.O. Box 1178, Billings, MT 59103.

Additional information on any of these items is available in the Planning and Community Services Office. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Robbin Bartley, Administrative Assistant, at 247-8676 or e-mail to bartleyr@billingsmt.gov

City Zoning Commission
Meeting Date: 09/06/2022

Information

Subject

The minutes of the Board meeting of August 2, 2022.

Attachments

BZC_2022_0802



**City of Billings Zoning Commission
Meeting Minutes August 2, 2022**

The City of Billings Zoning Commission met on Tuesday, August 2, 2022 at 4:30 p.m., 510 North Broadway, Billings Public Library Community Room. The public may attend in person or watch the meeting live on Facebook (see below). The Public may call in during specific Public Comment periods at **(406) 237-6165**. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order they are received. Callers will be restricted to 3 minutes of testimony as is customary. Comments may be sent to **Board via email before 1:00 PM on Tuesday, August 2, 2022**. All e-mails received prior to this time will become part of the record for the public hearing. Live coverage can be viewed on the City of Billings Facebook page here; <https://www.facebook.com/Billings-Planning-Community-Services-Department-1738982159659260/?ref=bookmarks>

The City Council has designated Monday, August 22, 2022, at 5:30 p.m. as the date and time to receive the Zoning Commission recommendation for the zone changes and hold their public hearings. The Council will conduct a public hearing for the first reading of the ordinance on May 23, 2022. If approved on first reading, a second reading public hearing will occur on Monday, September 12, 2022 at 5:30 pm.

Commission and Staff		01/04/2022	02/01/2022	03/01/2022	04/05/2022	05/03/2022	06/07/2022	07/05/2022	08/02/2022	09/06/2022	10/04/2022	11/01/2022	12/06/2022
Mike Larson	Chairman	1	1	E	1	1	-	-	1				
Daniel J. Brooks	Commissioner	E	E	1	1	1	-	-	1				
Greg McCall	Vice Chairman	1	1	1	1	1	-	-	1				
Trina White	Commissioner	1	E	1	1	E	-	-	1				
David Goss	Commissioner	1	1	1	1	1	-	-	1				
Wyeth Friday	Director, PCSD	-	-	-	-	-	-	-	-				
Monica Plecker	Division Planning Manager	-	-	-	-	-	-	-	-				
Nicole Cromwell	Zoning Coordinator	1	1	1	1	1	-	-	1				
Tammy Deines	Planning Clerk	-	1	1	-	-	-	-	-				
Dave Green	Planner II	-	-	-	-	-	-	-	-				
Karen Husman	Planner I	-	1	1	1	1	-	-	-				
Robbin Bartley	Administrative Support	1	1	1	1	1	-	-	1				

Total Number of 2022 Applications	01/04/2022	02/01/2022	03/01/2022	04/05/2022	05/03/2022	06/07/2022	07/05/2022	08/02/2022	09/06/2022	10/04/2022	11/01/2022	12/06/2022	TOTAL
Zone Change	1	4	2	2	3			1					13
Special Review	-	-	1										1

Chair Larson introduced the Planning Division Staff and Commission: Attending Staff were Nicole Cromwell, Zoning Coordinator and Robbin Bartley, Administrative Assistant (Virtually).

Attending: Jamie Griffin

Chair Larson called the meeting to order a 4:30pm.

Public Comment

Chair Larson called for public comments. There were no public comments. Chair Larson closed the public comment portion of the meeting.

Approval of Minutes: May 3, 2022

Commissioner Goss made a motion and Commissioner Brooks seconded the motion to approve the May 3, 2022 meeting minutes with corrections. The motion carried with a 5-0 voice vote.

Disclosure of Conflict of Interest

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Mike Larson		x		
Daniel J. Brooks		x		
David Goss		x		
Greg McCall		x		
Trina White		x		

Disclosure of Outside Communication

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Mike Larson		x		
Daniel J. Brooks		x		
David Goss		x		
Greg McCall		x		
Trina White		x		

Commissioner McCall visited the site.

Public Hearings:

City Zone Change 1016 – 1400 South 24th Street – from I1 to CX - A zone change request from Light Industrial (L1) to Mixed use commercial (CX), on CENEX PARK SUB, BLOCK 5, Lot 10B1, Lot 10A, Lot 10C1, and Lot 11 and C/S 738 Parcel 1B1, a 12.967 acre parcel of land. A pre-application neighborhood meeting was held on June 27, 2022, at 1400 S 24th Street. Tax ID: D00558C, D00559A, A26170, and D00559

Staff Recommendation:

Planning staff recommends approval and adoption of the proposed findings of the 10 review criteria for Zone Change 1016.

- Meets the Growth Policy for Prosperity:
 - Predictable reasonable city taxes and assessments
 - Diversity of available jobs
 - Successful businesses that provide local employment
 - Retaining and supporting existing businesses
- Adjacent uses compatible with proposed zoning
- Existing uses compatible with adjacent CMU2 uses (east) and I1 uses (west)

The City Council shall consider the Zoning Commission recommended findings of the review criteria:

- (1) Whether the new zoning is designed in accordance with the growth policy;
- (2) Whether the new zoning is designed to secure from fire and other dangers;
- (3) Whether the new zoning will promote public health, public safety and general welfare;
- (4) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;

- (5) Whether the new zoning will provide adequate light and air;
- (6) Whether the new zoning will affect motorized and non-motorized transportation;
- (7) Whether the new zoning will promote compatible urban growth;
- (8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
- (9) Whether the new zoning will conserve the value of buildings; and
- (10) Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

The City Zoning Commission may:

Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1013; or,
Recommend denial and adopt different findings of the ten review criteria for Zone Change 1013; or,
Delay action on the zone change request for up to 30 days; or,
Allow the applicant to withdraw the zone change request.

Proposed zoning allows:

- Offices, medical or professional
- Wide-range of commercial businesses, service providers and retail uses

Current zoning does not allow many of these uses including personal services, lodging, financial or medical services

Questions for staff: NONE

Applicant: Jamie Griffin

Is available to take questions.

Questions for applicant: NONE

Public Hearing: 4:42PM

Chair Larson opened the public hearing and called for anyone wishing to speak in favor or against City Zone Change 1016.

In Favor: None

Opposed: None

Public Hearing closed at 4:43PM

Discussion:

Commissioner Goss stated he is not in favor of changing to industrial zoning in general, however it seems applicable here.

Chair Larson stated it is nice to see something moving in at this location.

Commissioner McCall wants abide from his location to this area.

Motion

Commissioner McCall made a motion and Commissioner Brooks seconded the motion to approve City Zone Change 1016.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Mike Larson	x			
Daniel J. Brooks	x			
David Goss	x			
Greg McCall	x			
Trina White	x			

The Motion passed to Approve City Zone Change 1016 with a 5-0 vote.

Other Business:

Presentation. Commission Discussion. Zoning Atlas. Kendall Colton Frontier Institute of Montana. <https://frontierinstitute.org/reports/the-montana-zoning-atlas/>

The Frontier Institute, based in Helena, Montana, is a non-profit organization that believes in solving problems with more freedom not more government. The organization was founded in 2020 and Kendall Cotton is the President and CEO. The Board of Directors includes: Dr. Kathleen Brown, Joe Coco (Chairman), Rick Hill, Scot Miller, Lawrence Reed, and Daniel Zolnikov.

Adjournment: The meeting adjourned at 5:44 PM.

ATTEST: To be Approved by a motion September 6, 2022.

--Robbin Bartley, Administrative Assistant

Zoning Commission

Date: 09/06/2022
Title: City Zone Change 1017- Blue Creek Road /Santiago-CMU1 to CX
Presented by: Karen Husman
Department: Planning & Community Services
Presentation: Yes

Information

RECOMMENDATION

Zone Change 1017 - Planning Staff recommends approval of Zone Change 1017 and adoption of the findings of the 10 review criteria.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

City Zone Change 1017-- Intersection of Santiago Blvd/Blue Creek Rd. -- From CMU1 to CX - A zone change request from Corridor Mixed Use (CMU1) to Heavy Commercial (CX), on, Lot 1 of Blue Creek Storage Subdivision an 39,934 square foot parcel of land. A pre-application neighborhood meeting was held on Monday, July 25, 2022, via Zoom virtual meeting. Tax ID: D01954

The property owners are requesting a zone change to CX in order to develop on this odd shaped parcel. The application is for a zone change from Corridor Mixed Use 1 (CMU1) to Heavy Commercial (CX). The proposed zoning allows a site design for a car wash that does not meet the requirements of the existing CMU1 zoning. The applicants would like to develop the parcel as a car wash with a design that would be difficult to meet the lot area restrictions and building siting standards in the CMU1 zone. The CX zone allows their proposed site design to meet the zoning requirements.

The CMU1 zone district allowed a car wash with a special review approval, however, the lot size and dimension would not allow certain building placement to function easily with the CMU1 "build to" zone requirements. A Special Review approval in the CMU1 district would allow a car wash, but would also require a variance from the build to zone for a different site development. There are similar types of uses allowed in both districts, included in the attachments is a list of uses that differ in each district.

APPLICATION DATA

OWNER: Blue Creek Storage, LLC
AGENT: Taylor Kasperick, Performance Eng.
LEGAL DESCRIPTION: Lot 1, Blue Creek Storage Sub.
ADDRESS: Generally located at the intersection of Santiago Blvd. & Blue Creek Road
CURRENT ZONING: CMU1
EXISTING LAND USE: Vacant
PROPOSED USE: Commercial as a self-service Carwash
SIZE OF PARCEL: 39,934 SF

SURROUNDING LAND USE & ZONING

NORTH: Zoning: CMU2
Use: Water Facility
SOUTH: Zoning:
USE; self-service storage facility
EAST: Zoning: CX, N3 & P2
USE: (City Public Utilities)
WEST: Zoning: N4 (County)
USE: Residential

ZONING HISTORY

See Attachments

STAKEHOLDERS

The applicant conducted a pre-application neighborhood meeting on July 25, 2022, via Zoom virtual meeting. At the time this report was submitted, the Planning Division has received three letters against the development of the property as a car wash, and against the zone change (in attachments).

ALTERNATIVES

The City Zoning Commission may:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1017; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1017; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request.

FISCAL EFFECTS

Approval or denial of the proposed zone change will not have an effect on the Planning Division budget.

SUMMARY

Before making a recommendation to the City Council, the City Zoning Commission will consider the findings of the following:

1. Is the new zoning designed in accordance with the Growth Policy?

The proposed zone change is consistent with the following guidelines of the 2016 Growth Policy:

Essential Investments:

- Infill development and development near existing City infrastructure may be the most cost-effective

Community Fabric:

- Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors

Prosperity: (promoting equal opportunity and economic advancement)

- A diversity of available jobs can ensure a strong Billings' economy
- Successful businesses that provide local jobs benefit the community
- Community investments that attract and retain a strong, skilled and diverse workforce also attracts businesses
- Retaining and supporting existing businesses helps sustain a healthy economy

Generally, new development on a previously vacant and underutilized site will meet several aspects of the Growth Policy, specifically the ones described above. The property is presently an underutilized site with access to full city services. The general vicinity has existing commercial businesses like a gas station nearby which is compatible for the proposed use. The site is accessed from a principle arterial street which is designed to carry larger volumes of traffic. Principle arterials are suited well for uses within the CX district. Development of the site will require curb gutter and sidewalk improvements as well as landscaping. The proposed business will create employment opportunities. Further, this is a local business seeking to expand their ventures within the community with additional services. The owners also own the storage facility to the south of the subject property and believe the addition of a new car wash at this under utilized parcel would provide a new service to the area.

2. Is the new zoning designed to secure from fire and other dangers?

The Heavy Commercial (CX) Zone requires adequate building separations and density limits which creates security from fire and other dangers. Specifically the CX zone regulates setbacks, lot coverage, height and other site characteristics which preserve the ability to protect from fire and other dangers.

3. Whether the new zoning will promote public health, public safety and general welfare?

Public health and public safety are promoted by the proposed zoning. This is not a unique to the CX zone, but instead is promoted by all adopted zoning districts within the City of Billings. The site and structure regulations found in 27-400-6 in the CX district promote the minimum standards to ensure public healthy and safety and promote general welfare.

4. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirement?

Transportation: The proposed zoning will not have a direct impact on the transportation system. The parcel will not have direct access to Blue Creek Road an arterial street which is designed to carry high volumes of traffic. The site itself will be accessed

Santiago. Most commercial zone districts have immediate or nearby access to arterial streets as it is necessary to accommodate the volume of trips per day associated with commercial development. These streets are designated to accommodate truck traffic as well as high volumes of daily traffic. The City Engineering Division stated if the proposed development has 500 Vehicle Trips Per Day per ITE Trip Generation then they would be required to submit a Traffic Impact Study. The development of the parcel will determine if the ITE or a TIS is triggered. Independent of and in addition to the TIS, if they have a drive through they would always have to submit a queuing analysis to demonstrate that the drive through

would have enough storage to not back up and impact Santiago Blvd nor Blue Creek Rd. Blue Creek Road is maintained by MDT and it is their jurisdiction to grant approaches. On arterials MDT discourages and often times will not approve accesses when there is an alternative. This is intentional as the more curb cuts and approaches on arterials the more safety concerns increase. This does not mean commercial uses are not appropriate along arterials, it means accesses need to be thoughtful and shared to the greatest extent possible. MDT may require a traffic study (TIS) because it would determine if intersection improvements are warranted as a result of the development.

Water and Sewer: the City is able to serve the property with utilities like water and sewer

Schools and Parks: As a commercial use schools and parks are not negatively impacted from the proposed zone change. The property presently allows for commercial uses as does the proposed district therefore there is no change in the existing or future impact to these facilities.

Fire and Police: The subject property is presently served by city public safety services. The Police and Fire Departments had no concerns with the zone change. Both Police and Fire will continue to serve the property regardless of the zone district.

5. Will the new zoning provide adequate light and air?

Similar to criteria 2 and 3, the proposed CX zone, like all zones, requires minimum setbacks to allow for adequate separation between structures and adequate light and air. This parcel is presently vacant therefore any new structure will be required to meet the standards required by Section 27-400-6.

6. Will the new zoning effect motorized and non-motorized transportation?

The property is undeveloped, so any improvements must consider the impact of traffic on the adjacent streets, and development would require curb and sidewalk to accommodate non motorized traffic. A self-service car wash could potentially generate up to 5.54 trips per stall while an automated car wash generates 14.12 trips per 1,000 square feet during peak afternoon hours. Based on the ITE Trip Generation Manual, 7th Edition, land uses such as a car wash can expect a reduction in trips based on "pass-by" trip reduction. This is often utilized as land uses such as a car wash are utilized by those citizens that live in or around the facility, therefore reducing the traffic that is generated solely by the facility. With this, it is not anticipated the proposed change would have a significant impact on public improvements. The existing street is designed to handle any increase in traffic volume that may come as a result of new uses constructed on the property because of the zone change. The City has no resources, plans, studies, or otherwise that have identified capacity issues to suggest a use associated with the new zoning would create impacts that cannot be absorbed through the existing infrastructure. The new zoning designation itself should not have any measurable effect on the transportation system.

7. Will the new zoning promote compatible urban growth?

The proposed zoning is compatible with the adjacent zoning and existing urban growth in the vicinity. The area has some vacant properties but the general vicinity is developed with a wide variety of uses that are compatible across multiple districts including CX and CMU1. The Property north of the subject parcel is zoned CMU2, and south is CX. Zoning to the west is N4, a residential district, and is outside the City Limits of Billings. The CX district does promote compatible urban growth considering the uses immediate to the subject property. It is typical to see commercial corridors that provide highway and driver oriented services. With the gas station, water facility, storage units and the proposed use it would not be out of character for the existing uses even with the proximity to residential uses in the general vicinity.

8. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?

The proposed zoning does consider the character of the district and the suitability of the property for the proposed use. The proposed zoning is identical to the zoning south of the subject property and is an appropriate zone with the adjacent businesses and arterial street. The property to the north is a water distribution site, and north of that is a gas station on Blue Creek Road. The closest residential property to the east is N3 and located about 122 feet from the eastern property line, and the N4 zone district about 170 feet to the west across Blue Creek Road. Criteria 7 may be cross-referenced.

9. Will the new zoning conserve the value of buildings?

There are currently no buildings on the property, therefore the new zoning does not propose a risk of creating a non conformity or other value associated issues. Any new development must be in conformance with the zoning regulations. There has been no evidence to support the zone change will negatively affect the surrounding property existing buildings. The new zoning is not expected to alter the value of any buildings in the area.

10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

As collectively mentioned above, the proposed zoning will encourage an appropriate commercial use and building form on this property.

Attachments

Zoning Map & Site Photos

Application & Applicant Letter

History

Neighborhood Meeting information

Site Plan
Engineering comments
Opposition letters
Use Comparison
Heather Haynes



Looking South on Blue Creek



South



East on Santiago



North Across Santiago



Looking North along Blue Creek Rd.



West Across Blue Creek Rd.

APPLICATION FORM

CITY ZONE CHANGE

Billings Zone Change # 1017 - Project # PZX-22-00193

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning CMU1

Proposed Zoning: CX

TAX ID# D01954A CITY ELECTION WARD 3

Legal Description of Property: Lot 1 of Blue Creek Storage Subdivision

Address or General Location (If unknown, contact City Engineering): Intersection Santiago Blvd/Blue Creek Rd

Size of Parcel (Area & Dimensions): 0.917 Acres (39,934 SF)

Present Land-Use: Undeveloped

Proposed Land-Use: Commercial (Car Wash)

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Blue Creek Storage, LLC

(Recorded Owner) 2222 Virginia Lane, Billings, MT 59102

(Address) 406-697-1791 phillrx@hotmail.com

(Phone Number) (email)

Agent(s): Taylor J. Kasperick

(Name) 608 N 29th Street, Billings, MT 59101

(Address) 406-384-0080 taylor@performance-ec.com

(Phone Number) (email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 7/27/22

(Recorded Owner)



Zone Change Criteria Synopsis – Zone Change Application

Property: Lot 1 of Blue Creek Storage Subdivision

Criteria:

- 1. Is the new zoning designed in accordance with the growth policy?**
 - a. The proposed zoning falls in line with the planned growth in the 1-5 year timeframe. The existing zoning of the property is CMU-1 which already falls under the commercial use category, with the proposed zoning of CX allowing for site setbacks versus build-to requirements of the existing zoning.
- 2. Is the new zoning designed to secure from fire and other dangers?**
 - a. The proposed development is less than 200' from the nearest fire hydrant and structures will be located outside the adjacent floodplain.
- 3. Will the new zoning promote public health, public safety, and general welfare?**
 - a. The new zoning promotes the public health, public safety, and general welfare. The adjacent property to the south is zoned as CX, which is the proposed zoning for the subject property. There are no immediately adjacent properties that are zoned residential.
- 4. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools parks, and other public improvements?**
 - a. The proposed development will be serviced by the City of Billings municipal systems and will minimally impact transportation and public improvements in the area. Based on the ITE Trip Generation Manual, 7th Edition, a self-service car wash generates 5.54 trips per stall while an automated car wash generates 14.12 trips per 1,000 square feet during the afternoon peak hour. The manual also states that land uses such as a car wash can expect a reduction in trips based on "pass-by" trip reduction. This is often utilized as land uses such as a car wash are utilized by those citizens that live in or around the facility, therefore reducing the traffic that is generated solely by the facility. With this, it is not anticipated the proposed zone change would have significant impact on public improvements.
- 5. Will the new zoning provide adequate light and air?**
 - a. The proposed zoning will have minimal to no impact on adequate light and air. Improvements on the subject property will need to meet the zoning requirements laid out in the City's Zoning Code in relation to site lighting.
- 6. How will the new zoning effect motorized and non-motorized transportation?**
 - a. The proposed zoning and development will minimally impact traffic in the area as the majority of car wash users will likely be residents in the area, as discussed previously under Item 4.
- 7. Will the new zoning be compatible with urban growth in the vicinity of cities or towns?**
 - a. The proposed zoning is compatible with urban growth.
- 8. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?**

- a. The new zoning is similar to surrounding developments and is suitable for the property per the growth policy. Adjacent property to the south is zoned as CX (the proposed zoning for the subject property) and is immediately across from properties zoned as CMU-1 or Public. Residential districts are surround this commercial corridor along Blue Creek Road.

9. Will the new zoning conserve the value of buildings?

- a. The new zoning is of the same district of those adjacent developments and will conserve the value of such buildings based on market comparisons.

10. Does the new zoning encourage the most appropriate use of land throughout Yellowstone County?

- a. The new zoning encourages appropriate use of land and falls in line with the growth policy. The subject property is adjacent to other commercial use properties, and is immediately next to a state highway.

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
None					
SURROUNDING PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
Essman Sub. Lot 1	Var. 1331	5/5/2021	Set back	Y	To Accommodate floodplain boundary
2015 Blue Creek Rd.	ZC 970	11/8/2018	From NC to CC	Y	New Zone 2021-CMU1
CS 566 Tr. 1C (Essman Sub)	SR 804	2/27/2006	Car Wash	Y	To allow car wash in a NC Zone
CS 566 Tr. 2 (Essman Sub)	SE 90	11/9/1997	Gas Station	Y	New Zone 2021-CMU1
CS 1686 Tr.1	County ZC 455	9/23/1994	AO to CI	Y	New Zone 2021-CX
CS 990 Tr. 4 & 6	County ZC 160	3/1/1975	AO to CI	Y	New Zone 2021-CX
CS 990 Tr. 3B & 3A	County ZC 546	3/15/2002	AG-O to CI A1 to As	Y	New Zone C3 & RR1
CS 1788 Tr. 1	County ZC 307	6/23/1981	A1 to CI	Y	New Zone 2021-CX

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** Corridor Mixed Use 1 (CMU1)

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
To change Lot 1, Blue Creek Storage Subdivision currently zoned as CMU1 to CX

3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:**
Lot 1 of Blue Creek Storage Subdivision

5. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force and mailing address of Chairperson:

6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
7. **A copy of the meeting notice.** please attach to this form
8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form
9. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 25, day of July, 2022
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Blue Creek Storage, LLC Telephone: 406-697-1791
Address: 2222 Virginia Lane Email: phillrx@hotmail.com
Billings, MT 59102

Agent (s): Performance Engineering - Taylor Kasperick Telephone: 406-384-0080
Address: 608 N 29th Street Billings, MT 59101 Email: taylor@performance-ec.com

July 15, 2022

Dear Interested Neighbor,

On behalf of Blue Creek Storage, LLC (Owner), *Performance Engineering, LLC* is writing to inform you of a zone change pre-application neighborhood meeting being held on **Monday, July 25th**, at **5:30 p.m.** Due to the space necessitated for the number of interested parties, **the pre-application neighborhood meeting will be held online via Zoom.**

Please see the following information below for access the Zoom meeting:

Go to the following Website: **zoom.us/join**
Meeting ID: **859-8178-4563**
Password (Case Sensitive): **346922**

The owner is requesting that the property described below be granted a zone change from Corridor Mixed-Use (CMU1) to Heavy Commercial (CX). The subject property is described as:

Lot 1 of the Blue Creek Storage Subdivision, located in the City of Billings, Yellowstone County, Montana. The parcel is a total of .917 acres, generally located on the southeast corner of Blue Creek Road and Santiago Boulevard.

The intent of the meeting is to make neighboring property owners aware of the proposed zone change for the subject property, discuss any concerns with the proposed use, and to answer questions about the project.

Representatives for *Performance Engineering, LLC* will be on the Zoom meeting to answer questions from those who attend. For those unable to attend the Zoom meeting, written letters can be directed to Performance Engineering at **608 North 29th Street, Billings, MT 59101**, attention Taylor Kasperick, PE, or emails may be sent to taylor@performance-ec.com. We look forward to discussing the proposed special review with you and hope to see you on **July 25th**.

Sincerely,



Taylor Kasperick, PE
Project Manager



Preapplication Neighborhood Meeting Minutes and Roster - Zone Change Application

Property: Lot 1 of Blue Creek Storage Subdivision, Section 20 Township 01S Range 26E

Attendees:

- Rhiannon Briggs: 4506 San Fernando Drive, Billings MT 59101
- Sherry & Jim Danielson: 2214 Sumac Drive, Billings MT 59101
- Wendy & Charles Stiff: 4507 Bowman Drive, Billings MT 59101
- Roxy & Tim Shilhaneck: 4431 Bowman Drive, Billings MT 59101
- John Raty: 4426 Sonora Lane, Billings MT 59101
- Susan Hendrickson: 2101 Santiago Boulevard, Billings, MT 59101

Meeting Notes:

- It was requested what size of vehicles would be able to be accommodated by the car wash facility.
 - It is assumed the majority of vehicles would be average sized trucks and cars like other similar car washes around Billings, with potential to fit RVs on site.
- It was indicated that several owners are not inclined to have access off of Santiago Boulevard due to traffic and safety concerns. Many attendees expressed discontent that site would not be accessed off Blue Creek Road or through adjacent property to south.
 - Access off of Blue Creek Road was denied by MDT due to the number of approaches in the area and access through Blue Creek Storage to the south is infeasible based on existing buildings on that property.
- It was noted that noise from traffic, vacuum islands, and wash bays, was a primary concern for quality of life to the surrounding residences.
- It was inquired whether a walking path would be constructed along with the project or in the future.
- Additional comments and discussion from the meeting are included in the video recording of the meeting submitted with this package. A link to this video is provided below.

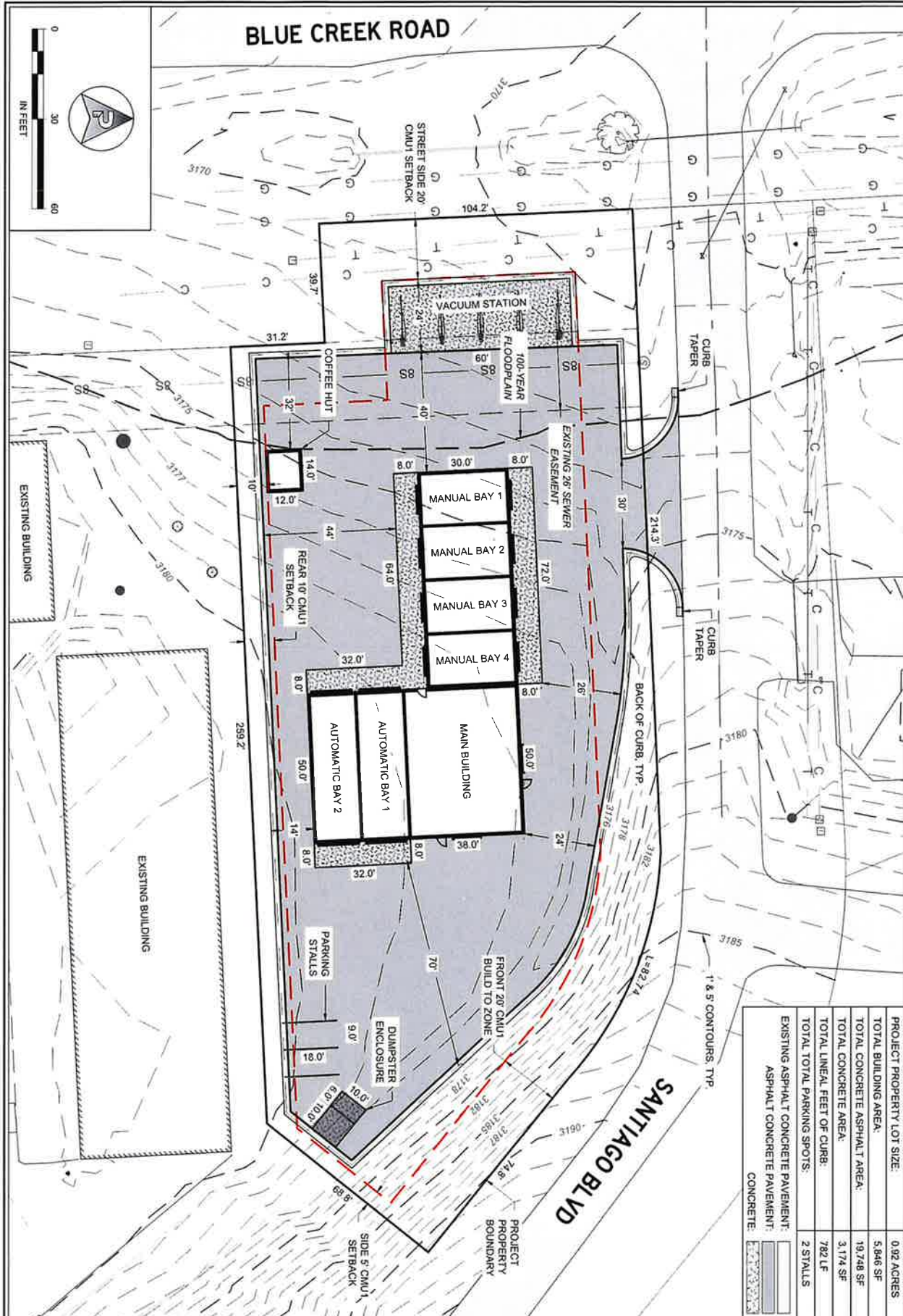
Pre-Application Neighborhood Meeting Recording:

<https://www.dropbox.com/t/ryoNYHv2VqRpGRUC>

Hyperlink to Web-File Transfer of Neighborhood Meeting Recording:

<https://www.dropbox.com/t/tSYovvzp8f6GzJqE>

Video can be downloaded by Planning staff from this link. The file size was too large to upload via Citizens Access.



PROJECT PROPERTY LOT SIZE:	0.92 ACRES
TOTAL BUILDING AREA:	5,846 SF
TOTAL CONCRETE ASPHALT AREA:	19,748 SF
TOTAL CONCRETE AREA:	3,174 SF
TOTAL LINEAL FEET OF CURB:	782 LF
TOTAL TOTAL PARKING SPOTS:	2 STALLS
EXISTING ASPHALT CONCRETE PAVEMENT:	
ASPHALT CONCRETE PAVEMENT:	
CONCRETE:	

SHEET TITLE PROPOSED SCHEMATIC LAYOUT	PROJECT NUMBER 2019.010	SHEET NUMBER 1 OF 1	DRAWING NUMBER EXA	COPYRIGHT 2022 ©	BLUE CREEK CAR WASH 2135 BLUE CREEK ROAD BILLINGS, MT 59106	

Husman, Karen

From: Friday, Wyeth
Sent: Tuesday, August 9, 2022 3:01 PM
To: Husman, Karen; Cromwell, Nicole
Subject: FW: Car wash in Blue Creek

Just some background from Engineering on this application regarding TIS and traffic. Nothing to do with it just an FYI ...

 <p>BILLINGS - YELLOWSTONE COUNTY</p>  <p>MPO METROPOLITAN PLANNING ORGANIZATION</p>	<p>Wyeth Friday Planning & Community Services Director fridayw@billingsmt.gov</p>
<p>billingsmt.gov</p>	<p>2825 3rd Ave. N Billings, MT 59101 P 406.247.8676</p>

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: Zisch, John <ZischJ@billingsmt.gov>
Sent: Monday, August 8, 2022 7:24 AM
To: Friday, Wyeth <FridayW@billingsmt.gov>; Green, Dave <greend@billingsmt.gov>; Fenton, Travis <fentont@billingsmt.gov>
Cc: Fogelsong, Mac <FogelsongM@billingsmt.gov>
Subject: RE: Car wash in Blue Creek

Wyeth,

The property in question is Tax Parcel D01951A I think.

If the proposed development has 500 Vehicle Trips Per Day per ITE Trip Generation then they would be required to submit a Traffic Impact Study. I don't know the size of the proposed development so I can't say if they trigger that requirement.

Independent of and in addition to the TIS, if they have a drive through they would always have to submit a queuing analysis to demonstrate that the drive through would have enough storage to not back up and impact Santiago Blvd nor Blue Creek Rd.

Blue Creek Rd is an MDT maintained road and we would point the applicant to MDT see if MDT needed a traffic study.
Traffic studies would determine if intersection improvements are warranted as a result of the development.

Regards,

John Zisch
City of Billings Public Works Department
Engineering
2224 Montana Avenue
Billings, MT 59101
406-657-8234

From: Friday, Wyeth <FridayW@billingsmt.gov>
Sent: Friday, August 5, 2022 2:04 PM
To: Green, Dave <greenend@billingsmt.gov>; Fenton, Travis <fentont@billingsmt.gov>; Zisch, John <ZischJ@billingsmt.gov>
Subject: FW: Car wash in Blue Creek

All,

Can you help me with this inquiry?

I am not aware of a car wash out there and any traffic control plans for it.

Thank you.



BILLINGS - YELLOWSTONE COUNTY



billingsmt.gov

Wyeth Friday
Planning & Community Services Director
fridayw@billingsmt.gov

2825 3rd Ave. N
Billings, MT 59101
P 406.247.8676

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: Neese, Roy <neeser@billingsmt.gov>

Sent: Friday, August 5, 2022 1:25 PM

To: Friday, Wyeth <FridayW@billingsmt.gov>

Cc: Kukulski, Chris <kukulskic@billingsmt.gov>; Council <council@billingsmt.gov>; Dahl, Gina <dahlg@billingsmt.gov>

Subject: Car wash in Blue Creek

Wyeth,

I received a message from this resident in Blue Creek regarding a car wash development. Can you provide me with any information you have on this or address what he has stated in his message?

I did look up the area. It appears to be CMU1. I know the noise ordinance may apply. More specifically to address the caller, how would the entrance and exit be address with a property so close to the intersection. Will a light need to be installed? I think we have several busy business on corners through out the city. I have one in my neighborhood. As we leave our neighborhood the congestion is often an issue. Traffic comes to a stop while people wait for traffic to clear and turn in or exit. While I don't expect we can fix the current spots, If the traffic flow of a new development will create congestion at a busy intersection, is there anything in our code that mitigate or prevent a development from creating traffic congestion points like this (similar to what the state code must have done to indicate and entrance/exit cannot be on the state road)?

Thank you,

Roy Neese | Billings City Councilman Ward 2 |
Office: 406-794-3318 | Email: Neeser@billingsmt.gov |

The information in this message is proprietary and/or confidential, and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any discussion, dissemination, distribution, archiving or copying of this communication or attachments with anyone other than yourself or your legal agent is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to this message and deleting it from your electronic records. Please know that emails sent to and received from this email address can be public information.

James and Sherry Danielson
Denise A. Tripp
2214 Sumac Drive
Billings, Montana 59101

County Zoning Commission
2825 3rd ave N
Billings, Montana 59101

August 13th, 2022

re: zoning change 1017 from CMU1 to CX-lot 1, Blue Creek Storage sub

To all concerned:

Taylor Kasperich, Performance Eng. has requested a zone change that is not acceptable to our area.

Many believe that this chance for a "car wash" will not be the only business opened on that corridor.

But giving Performance Eng. the benefit of doubt, a car wash is not a neighborhood friendly business! There are usually loud blowers, increased traffic, heavy traffic delivering soaps and waxes, diesel powered vehicles hauling large campers, boats, horse trailers and equipment associated with car washes. There is extra lighting and extended hours of operation at such places as well.

There are two car washes with 2 to 3 miles of this location. Both located in Holiday Service Stations. So the NEED for such a service is unwarranted.

They are not permitted to access entry off Blue Cree Road do to safety issues which would mean more people trying to enter the highway. So they are preposing entering and exiting off Santiago. While this would stop yet another outlet onto Blue Creek Road, the traffic factor still needs to be considered. No matter where they come from, it will still be an issue for entering the highway.

We own three properties in Quanta Subdivision. This car wash would be FEET away from our back doors. This is not a neighborhood friendly business! While we look forward to new development in our area, again, a carwash is NOT NEIGHBORHOOD FRIENDLY!

We oppose this zone change and feel it would be detrimental to the neighborhood and impose a traffic issue that is safety related. We do have school buses on the highway picking up and letting children off at various times.

We did not oppose the storage units as they were thought to be neighborhood friendly and have been. A carwash is a whole other thing!

I worry that by allowing the carwash, with the amount of land left over, we will be setting ourselves up for other businesses that are not a plus to our neighborhood and could end up devaluing our properties.

We oppose this change wholeheartedly! Three votes NO!

Thank you,

Sherry Daniels
James Smith
Dewitt Kist

Husman, Karen

From: Cromwell, Nicole
Sent: Tuesday, August 16, 2022 7:47 AM
To: Husman, Karen
Subject: FW: City Council Zoning Comity for Cedar Park on 9/6/2022

Please share with the applicant and agent.

And reply to Shirley that you received the comment 🙄

From: Meyers, Shirley <SMeyers1@billingsclinic.org>
Sent: Monday, August 15, 2022 6:37 PM
To: Cromwell, Nicole <CromwellN@billingsmt.gov>
Subject: [EXTERNAL] City Council Zoning Comity for Cedar Park on 9/6/2022

I am writing in reference to the Zoning Meeting for the car wash that is scheduled for 9/6/2022. I am very concerned about the safety of having the entrance and exit to this car wash on Santiago Blvd. We already have the traffic flow from the people that live in Cedar Park and the water fill station that is located right at the beginning of Santiago Blvd. Then on Blue Creek Road we have the entrance for the Blue Creek Boat Ramp, 2 entrances to the Quanta Subdivision, Casey's Corner, Blue Creek Storage, the garbage trucks that pass by many times during the day, Hillcrest, and the church. Blue Creek Road already backs up traffic on Santiago and it makes it tough to get out safely. In the winter, the roads can be very slippery from the water that spills out of the trucks and then to add more moisture it will be like an ice skating pond coming off of the hill. We also have children loading and unload off the school buses that are already in danger. This car wash will cause even more dangerous traffic for the children walking around this area.

Please, please don't allow this car wash to have an entrances and exit onto Santiago Blvd as this community will have undesirable consequences to this action.

Regards,

Shirley Meyers
4440 Bowman Dr.
Billings, MT 59101
406-671-5562

Husman, Karen

From: Cromwell, Nicole
Sent: Tuesday, August 16, 2022 1:47 PM
To: Husman, Karen
Subject: FW: [EXTERNAL] Blue Creek Storage Car Wash

More ----

From: Heather Haynes <racemama@yahoo.com>
Sent: Tuesday, August 16, 2022 1:28 PM
To: Cromwell, Nicole <CromwellN@billingsmt.gov>
Subject: [EXTERNAL] Blue Creek Storage Car Wash

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

Table 27-1000.1: Permitted Primary Uses

Use Table	Residential										Mixed-Use and Commercial							Indust.		EBURC					Public			Additional Standards	
	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	DX	CBD	CX	H	I2	RSV MS	RSV	CW	I3	I5	P1	P2	P3Civ	P3 Ed	P3 Med			
RESIDENTIAL																													
Households Living (du/structure)																													
1 du	P	P	P	P	P	P	P	PL	PL	PL	PL	PL	PL	PL				PL	P	P	PL		PR	PR	PR	PR	PR	27-10C3	
2 dus		P	P	P	P		P	PL	PL	PL	PL	PL	PL					PL	P	P	PL		PR	PR	PR	PR	PR	27-10C3	
3-4 dus			P	P			P	PL	PL	PL	P	P						PL	P	P	PL		PR	PR	PR	PR	PR	27-10C3	
5-8 dus				P	P			PL	PL	PL	P	P						PL	P	P	PL		PR	PR	PR	PR	PR	27-10C3	
9+ dus						P		PL	PL	PL	P	P						PL	P	P	PL		PR	PR	PR	PR	PR	27-10C3	
Groups Recognized by Montana Statute																													
Comm. Res. Facility, Large (> 8 res.)	SR	SR	SR	SR	SR	P	SR	PL	PL	PL	P	PL	PL					PL	P	P	PL		P				P	27-1003	
Comm. Res. Facility, Small (8 or fewer res.)	P	P	P	P	P	P	P	PL	PL	PL	P	PL	PL					PL	P	P	PL		P				P	27-1003	
Independent Groups																													
Fraternity/ Sorority House						P		P	P	P	P	P	P														P	27-1003	
Long-Term Care Facility								P	P	P	P	P	P					P	P								P	27-1003	
Retirement Home or Village	SR	SR	SR	SR	SR	P	SR	PL	PL	PL	P	PL	PL					PL	P	P	PL		P				P	27-1003	
PUBLIC, CIVIC, AND INSTITUTIONAL																													
Assembly																													
Civic Assembly	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	P	P		P	P	P	P	P	P	P	PR	P	PR	PR	PR	PR	27-1004	
Religious Assembly	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	P	SR	SR	SR	SR	SR	P	P	P	P	P	P	P	PR	PR	PR	PR	27-1004
Educational																													
School, Trade, Business, Voc/Tec							P	PL	PL	PL	P	P	P		P	P	P	PL	P	P	PL		P			P	PR	27-1004	
Government and Public Safety																													
Government Facilities, Yards, and Storage													P	P	P	P						PR	P	P					
Amusement & Recreation, Indoor																													
Large (50,000 sq GFA or more)								P	P	P	P	P	P									P	P	P	P	P	P	27-1005	
Amusement & Recreation, Outdoor																													
Large (1 acre or more)								P	P	P	P	P	P									P	P	P	P	P	P	27-1005	

Key: P = Permitted, PL = Location Limits in Zone District, PR = Applicable Use Restrictions, SR = Special Review

Table 27-1000.1: Permitted Primary Uses	Residential			Mixed-Use and Commercial							Indust.			EBURD					Public			Additional Standards									
	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	DX	CBD	CX	TH	IR	RSV MS	RSV	CW	13	IS		P1	P2	P3Civ	P3 Ed	P3 Med				
Animal Sales and Services																															
Shelter, Animal									P	P	P		P	P	P								P						27-1005		
Small Animal Veterinary							P	P	P	P	P		P	P	P														27-1005		
With boarding							P	P	P	P	P		P	P	P														27-1005		
Large Animal Veterinary (with or w/o boarding)									P				P	P	P														27-1005		
Assembly, Entertainment and Trade																															
Large (125,000 or more sq ft of exhibit space)									P	P	P	P	P	P	P	P	PL	P	P	P	P	PL	SR	P	P	P	P		27-1005		
Eating and Drinking Establishment																															
No Alcohol																															
Restaurant								P	P	P	P	P	P	P	P															27-1005	
with drive-thru							SR	P	P	P	SR		P	P	P															27-1009	
Beer and Wine License, On-Premises Consumption																															
Bar or Tavern								SR	SR	PR	P	P	SR	SR	P															27-1005	
Craft Alcohol								P	P	P	P	P	PR	P	P															27-1005	
Restaurant								P	P	P	P	P	P	P	P															27-1005	
All-Beverage License, On-Premises Consumption																															
Bar or Tavern								SR	SR	PR	P	P	SR	SR	P															27-1005	
Craft Alcohol								P	P	P	P	P	PR	P	P															27-1005	
Restaurant								P	P	P	P	P	P	P	P															27-1005	
Lodging																															
Bed and Breakfast Inn	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	P	P	P	P															27-1005	
Campground/RV Park														P								SR	SR							27-1005	
Office																															
Research and Testing Laboratories									SR	P	P	P	P	P	P																
Perking, Commercial																															
Surface Parking, primary use							SR	SR	SR	SR	SR	SR	SR	P	P	P	P	P	P	P	P										

Key: P = Permitted, PL = Location Limits in Zone District, PR = Applicable Use Restrictions, SR = Special Review

Table 27-1000.1: Permitted Primary Uses	Residential			Mixed-Use and Commercial					Indust.		EBURD					Public			Additional Standards									
	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	DX	CBD	CX	H	I2	RSV MS	RSV		CW	13	15	P1	P2	P3Civ	P3 Ed	P3 Med	
Use Table																												
Natural Resource Extraction																												
Construction Sand and Gravel Mining														SR		P	P											
Warehouse and Storage Services																												
Outdoor Storage																											27-1006	
Personal Self-Service Storage																											27-1006	
Trucking and Transportation Service																												
Warehouse																											27-1006	
Wholesale and Distribution (general)																												
Agricultural Products																												
TRANSPORTATION, UTILITIES, AND COMMUNICATIONS																												
Transportation																												
Bus or Tax Maintenance and Parking Shed																												
Utilities and Public Facilities																												
Offices, Buildings, Yards, and Land																												
AGRICULTURE																												
Agriculture																												
Auction Yard, Livestock																												

Key: P = Permitted, PL = Location Limits in Zone District, PR = Applicable Use Restrictions, SR = Special Review

Bartley, Robbin

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

billingsmt.gov

2825 3rd Ave N, 4th Floor
Billings, MT 59101
P 406.247.8684

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

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