

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
Devin King

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

Husman, Karen

From: drykow <drykow@gmail.com>
Sent: Tuesday, September 6, 2022 10:49 AM
To: Husman, Karen
Subject: [EXTERNAL] Car wash



My husband and I have lived in cedar park subdivision since 1987. We have had very little crime incidents in our subdivision. We feel that this will bring crime into our neighborhood with new people coming to our subdivision. When they put the water filling station in it started to destroy our entrance with all the heavy loads. We feel this would make it worse. Also the kids walking down to the bus at Casey's corner and home after school would be in more danger. As you know our subdivision has dead end entrances to all our neighborhoods, and we feel it would bring more unwanted traffic to them. The city isn't very good at maintaining our roads as it is and this would destroy Santiago worse plus all the mud and junk. There are rumors that the owner might put up a Dispensory also in that area which we strongly disagree about.

Why can't they make a road from the storage entrance? There is room between the units and the highway. We will not be able to go to the meeting tonight and am sending this with our opinions.

Doug and Donna Rykowski
406-672-2735
4447 Bowman Drive
Billings MT 59101

Sent from my Verizon, Samsung Galaxy smartphone

Jacquie Kittson
2105 Santiago Blvd
Billings, MT 59101
406-861-2653
jacquiepk@yahoo.com



September 5, 2022

Billings Planning & Community Services
Planning Division
2825 3rd Ave. N, 4th Floor
Billings, MT 59101

RE: City Zone Change 1017 –From CMU1 to CX – Lot 1, Blue Creek Storage Sub - Cedar Park Subdivision

Dear Billings Planning Division, Zone Commissioners & County Commissioners,

I am expressing my concern over the Zone Request for Heavy Commercial on the corner of Santiago Blvd and South Billings Blvd. I am the third house upon entering the subdivision. The front windows of my house face down the hill on Santiago Blvd. Currently I can hear trucks and refrigeration cars when they are idling. I enjoy having my windows open at night for the fresh air and don't want to listen to a car wash going off 24/7. I couldn't attend the first Zoom meeting due to my work schedule but have requested time off for the Zone meeting on Tuesday, September 6th and the Hearing on September 26th.

I'm requesting a traffic study; the current speed limit is 50 MPH on South Billings Blvd where Santiago Blvd intersects with it. There are approximately 67 houses in Cedar Park Subdivision with only one way in/out. That entrance/exit is shared with the water station as well and the traffic it brings just off South Billings Blvd exiting onto Santiago Blvd. Depending on the day there may be three water trucks in front of you turning left. For the residents we have to allow extra time to get to work, school, etc. because of the traffic volume as well as the speed limit. It's not a safe area to turn in front of heavy sanitation trucks picking up speed and trying to get their job done in a safe manner.

In the winter time when the road is icy, drivers need to safely build momentum in order to prevent getting stuck on Santiago just past the entrance to the Billings City Water Pump Station. With additional traffic entering and exiting on Santiago Blvd this will compound the problem as well as adding more water onto the road besides what leaks from the water trucks.

We have no sidewalks in our subdivision and the children of our neighborhood have to walk on the road to and from the school bus stop which is at Casey's Corner. I'm concerned for their safety with additional traffic from not only the car wash but the future business to go into the other location between the Storage Units and Casey's Corner. Side note: As a tax payer and a concerned citizen I don't want to see a pot shop opening up in that small location so close to the bus stop endangering the students and residents with the possibility of increasing the crime rate in our neighborhood and dropping our home values.

To summarize I am not in support of a zone change that is currently being proposed. The small entrance and exit to a residential neighborhood doesn't allow for additional traffic. Proceed with a traffic study and see if engineers would allow an increase in traffic with the current road configuration.

Thank you for your time.

Sincerely,

Jacquie Kittson

Eileen Pritting
2105 Santiago Blvd
Billings, MT 59101
smilesfromtheheart@juno.com



September 5, 2022

Billings Planning & Community Services
Planning Division
2825 3rd Ave. N, 4th Floor
Billings, MT 59101

RE: City Zone Change 1017 –From CMU1 to CX – Lot 1, Blue Creek Storage Sub - Cedar Park Subdivision

Billings Planning Division, Zoning Commissioners and County Commissioners:

There is a zoning change request in my neighborhood. It is a residential neighborhood with only one way in and one way out. The road is asphalt with unfinished edges. No sidewalks. When I take my daily walk to the convenience store to mail a letter or get a cup of coffee I walk along the uneven edges. As a senior I have to watch each step I take for uneven ground. My fear is more traffic will be entering our subdivision and the pedestrians will be in more danger. I no longer drive and to walk is my only means to get to the store.

The noise from the additional traffic and business will rise up the hill and disturb our peace. Additional traffic puts the neighborhood children, pets, wild turkey and deer at risk of injury or death.

Please think about this zoning change. The disadvantages outweigh the advantages in this situation.

Sincerely,

Eileen Pritting