

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.