

From: Scott Aspenlieder <scott@performance-ec.com>

Sent: Tuesday, January 3, 2023 1:10 PM

To: Cromwell, Nicole <CromwellN@billingsmt.gov>; Taylor Kasperick <taylor@performance-ec.com>; phillrx@hotmail.com

Subject: [EXTERNAL] RE: Public Comment on City Special Review 995 - Blue Creek Rd & Santiago Blvd - Request for Car Wash

Nicole

I appreciate Mr. Vanica's review of the site plan and commentary. I'd point out a couple of items that I believe we'd disagree with or were design decisions made based on neighborhood comments that Mr. Vanica may not have been privy to.

1. The site and building was oriented with the manual wash bays on the north and auto bay on the east, with cars entering the auto-bay from the east and exiting west, to assure that there were no driers pointed or directed towards the neighboring subdivision but that those were directed at Blue Creek Road. That was done to minimize impact to the neighborhood and was a specific request of the neighbors during the meeting. Should the building be re-configured it would mean that the driers would not be shielded from the neighborhood by the building.
2. Mr. Vanica is correct in that there is some crossing of traffic in the traffic flow within the site. That is specifically within site and not on Santiago Blvd. The queueing analysis performed on the site shows that we will not be backing up traffic onto Santiago or interfering with the approach to Santiago Blvd. The Developer has agreed to install signage indicating who yields and put striping on the asphalt to assist in minimizing potential conflicts in traffic within the site itself. Again, this is something that was sacrificed to a certain level to ensure that the driers and mechanical equipment was shielded from the existing neighborhood to minimize noise. Adding some signage and traffic striping is something that the Developer is open to adding at this point.
3. Lastly, Mr. Vanica's reference to backing out of the vacuum stalls across traffic not be preferred is noted but it is not realistic to be achieved on this site or on most. Nearly every parking lot in the City requires parked vehicles to back into potential travel lanes and is standard in design. The vacuum bays are similar to every other large car wash constructed in the City of Billings in the last decade (Wave, Buggy Bath, Mint, Glacier Express). This is done in an effort to maximize space on the lot.

I hope that answers some of the concerns raised in Mr. Vanica's review of the site from a traffic flow standpoint. Let me know if you have any questions.

Scott Aspenlieder, PE

Principal

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Mobile: 406.461.8392



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From: Don Vanica <vanica2225@gmail.com>

Sent: Tuesday, January 3, 2023 9:44 AM

To: Cromwell, Nicole <CromwellN@billingsmt.gov>

Subject: [EXTERNAL] Public Comment on City Special Review 995 - Blue Creek Rd & Santiago Blvd - Request for Car Wash

Dear Nicole,

I reviewed the application materials for the proposed car wash facility at Blue Creek Road and Santiago Blvd and I saw some troubling issues with the traffic flow that no one has addressed.

Looking at the site plan as shown on Drawing Number C1.1 (Proposed Layout) and Exhibit A (Queing Analysis Map), I see that vehicles entering the property will either go left towards the southeast to use the automatic bays or go straight if they're using the manual bays. The exit route isn't shown but I'm assuming the two automatic car wash bays will exit straight west, then turn north parallel to Blue Creek Road before exiting onto Santiago Blvd. Similarly, the vehicles exiting the manual bays will make a right turn to head west and then north to Santiago.

This traffic flow has potential conflict points at the Santiago approach since traffic entering the property crosses in front of exiting traffic and the exiting traffic has to cross in front of entering vehicles. In addition, it appears there are vacuum stations along the exit route adjacent to the Blue Creek Road right-of-way. When drivers are finished using the vacuums, they will be backing up into the line of exiting traffic.

Please share my email with the Zoning Commission as it seems the safe flow of traffic should be looked at when they consider recommending approval or denial of Special Review 995 at their meeting later today. Perhaps the Commission can suggest changes be made to the site layout to prevent the criss-crossing traffic pattern.

Don Vanica
2225 North Echo Drive
Billings

Sent from [Mail](#) for Windows

From: [normagoose](#)
To: [Cromwell, Nicole](#)
Cc: [Gary Buchanan](#); [Michele Johnson](#); [norma buchanan](#)
Subject: [EXTERNAL] Fw: re: the proposed car wash on Blue Creek Road
Date: Sunday, January 1, 2023 2:47:02 PM

1.

To the City and County zoning authorities: My name is Norma Buchanan and my husband and I have lived in Blue Creek for nearly 40 years. We chose to raise our family here because of its beauty, location, and multi cultural opportunities in our neighborhoods and schools. We have witnessed exponential growth in both home building and commercial development since we moved here in 1984. It does not surprise us that this area is growing. We chose to live here because we love it. Why would many people not want to live here! It is beautiful.

In the long term I am not opposed to the car wash. However, I am opposed to future commercial and housing development without evidence of effort for some long term planning for this developing area.

As the Blue Creek area continues to develop, we desperately need a long term vision for housing and commercial development to meet the needs of the people as we continue to grow. Otherwise we will just have a great big mess.

What is most challenging is that both the city and the county have jurisdiction crisscrossing throughout the entire Blue creek area.

I, for example live in the County, but my neighbors to the south in Briarwood and north in Cedar Park Estates live in the City.

How can we work together as County and City to address these very serious concerns. Growth is happening in Blue Creek!

2.

As per my immediate concerns, I ask you to consider not making hasty decisions in regards to the proposed car wash and please take into consideration the following. :

*The car wash will be located on Blue Creek Road, (city) which a 2 lane road that is heavily trafficked. This is the road to the landfill, Pryor, Chief Plenty Coup State Park, multiple dense neighborhoods (Briarwood, the dense high housing on the plateau above the landfill, ranches, farms, Cedar

Park Estates, Quanta subdivision directly across from Casey's Corner. It is also the road to the new fishing and boating access directly south east after crossing the Yellowstone River Bridge, and also is the route to the Motorcycle Hillclimb recreation area. Riverfront Park is also on this road.

The traffic consists of heavy truck traffic (city garbage trucks, delivery trucks, water delivery trucks, stock trucks, farm harvest trucks, recreational vehicles, motorcycles, and automobiles).

Between the Yellowstone River Bridge and the bridge over Blue Creek to the south, which is approximately 1/4 of a mile in distance, I count on the east side of Blue Creek road, the following entrances and exits from north to south:

~On the east side:

The fishing boat access

A driveway to a private home

The wide entryway to Caseys Corner

Immediately adjacent to Caseys corner parking lot, is Old Blue Creek Road used by those who belong to the Motorcycle Hill Climb Club.

The entry road to the water filling station

the road access to Cedar Park estates

Two entrances to the large RV storage multiplex

~On the west side:

1 private driveway to a home

A neighborhood along Blue Creek Road with 2 or 3 access entrances between the Yellowstone Bridge and the turn to the landfill and the trailer park.

*The speed limit on this stretch of road is 50 mph!

*Another most notable concern is that this stretch of the road is also is where the SCHOOL BUS stops to pick up children in the morning on the east side and drops them off in the afternoon on the west side.

*Having been previously engaged with a group of concerned Blue Creek residents with the City's proposed expansion of the landfill (now approved) over the past few years, we have met numerous times with DEQ officials, County Commissioners, and City officials, and law enforcement officials concerning these road traffic matters. We have been advised that the landfill would begin enforcing legally required "tie down legal restrictions for vehicles carrying garbage to the landfill". This is not happening.

*The thoroughfare of this road itself is under restrictions by the

following agencies;

The City of Billings, Yellowstone County, and the State of Montana, but who actually enforces a cohesive traffic plan?

Again, neighborhoods along Blue Creek Road overlap as City Residential/commercial and, County Residential/commercial.

I also have witnessed far too many high speed chases along this road between Billings and the Pryor Road to see the dangers involved with so much residential and commercial traffic.

*These are legitimate concerns for all of us in Billings, and until the City and the County can join hands and work together, and the respective law enforcement agencies can figure out how to attend to their respective legal obligations of their respective jurisdictions, I feel we cannot possibly add one more entrance and exit access until the traffic issue itself is addressed with good planning.

Again, I have lived here since 1984, and have witnessed an exponential growth in housing and commercial endeavors along Blue Creek Road, with zero traffic planning, and zero building planning to adapt to this growth.

Again, I welcome growth and understand why people wish to live here and understand that commercial services are required with our growth.

I implore you to take time to think ahead with planning for our future of Billings and especially with the present and rapid growth in the Blue Creek area.

Please, rather than making a hasty decision that has been driven by one permit request, consider taking some time to plan for the future and not just for today.

Respectfully,

Norma Buchanan

December 21, 2022

Montana Highway Department, City of Billings, Yellowstone County,

For over 30 yr.'s I have lived on Bowman Dr in Billings MT. I Love this area we call Blue Creek. My children went through Blue Creek Elementary School and on to Riverside and then Senior High. I had a serious accident on Blue Creek Highway years ago, most people would have left so that they did not have to pass that spot over and over. Not me, I embraced it along with the embrace of how this community is a wonderful place to live.

Back in 2002 Briarwood and Cedar Park were annexed into the city. At that point the city took over Cedar Parks water tanks and built a pump house on Santiago. Soon the No Cash Water followed so Santiago suddenly had business entrances. Then came the expansion of The Hill Climbs, The Audubon Center, Norms Island, and Riverfront Park, Storage Units, Bike Park, Blue Creek Boat dock, businesses along Jellison Road, the dump expanding to accommodate the growing city and hundreds more houses out here.

With all this growth and development there has been no improvements around the store where the kids go to the bus. We have never had a bus stop sign on the highway, briarwood or by the store where the bus stops to pick up the kids. Not sure why but now that we have grown, we really need them.

I am angry with you the Montana State Highway Department, the City of Billings, Yellowstone County. You put all these things out here. What did you do to protect us? You did not even give us a BUS STOP SIGN. What is your plan to make the area so many of us live in and love safe?

Thank you,

Roxy Shilhanek

Yellowstone County



COMMISSIONERS
(406) 256-2701
(406) 256-2777 (FAX)

P.O. Box 35000
Billings, MT 59107-5000
commission@co.yellowstone.mt.gov

December 13th, 2022

Mr. Stan Brelin, P.E.
Traffic Engineer
Montana Department of Transportation
2701 Prospect Ave.
Helena, MT 59620

Re: Safety Study Request – Yellowstone County – HWY 416 (Blue Cr Rd)

Dear Mr. Brelin,

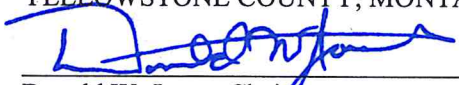
The Board of Yellowstone County Commissioners requests that the Montana Department of Transportation conduct a safety study on Highway 416. The specific areas of concern would be from the intersections of Midland Rd. and Highway 416 to the intersection of Aqui Esta Dr. and Highway 416. It is our understanding that Department personnel will present the findings of the investigation and the Department's recommendations to the Board of Yellowstone County Commissioners. Yellowstone County has received comments from the public regarding concerns about safety along this section of Highway 416.

It is also our understanding that Yellowstone County officials will have 60 days after receiving the recommendations and findings to transmit comments to you. The comments by Yellowstone County, as well as the Montana Department of Transportation's recommendations, will be presented to the Montana Transportation Commission for action.

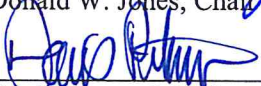
All safety changes as approved by the Montana Transportation Commission will be implemented as soon as possible after receiving notification of approval and may be limited to available funding or other fiscal regulations.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA



Donald W. Jones, Chair



Denis Pitman, Member



John Ostlund, Member

BOCC/

cc: Mike Taylor, MDT District Administrator, PO Box 20437, Billings, MT 59104
Tim Miller, Road and Bridge Director, Yellowstone County

From: **Keith Adams** <adamske@billingschools.org>
Date: Mon, Sep 26, 2022 at 10:53 AM
Subject: Students that walk to Casey's Corner
To: arcticm7@gmail.com <arcticm7@gmail.com>

Wendy and Charles,

As I mentioned on the phone, Billings Public Schools does not transport elementary kids from this area because they attend Blue Creek School, which is a separate district than us so we are not involved. As for Middle School (Riverside), we have 7 total students that are registered to use Casey's Corner as a bus stop. Of those 7, 0 of them this year are walking down Santiago from your subdivision. As for High School (Senior) we have 15 students that are registered to use Casey's Corner as a bus stop. Of those 15, 4 are walking down Santiago from your subdivision.

My routing coordinator tells me that we have, in the past, asked First Student to evaluate the possibility of going up Santiago into that subdivision to pick up a SPED student and they denied that due to there being no exit and no safe place to turn around. As such, Casey's Corner is the only spot that can be used for a bus stop and we rely on the traffic to be as such that the students can get down Santiago and to their bus stop in a safe manner.

Thank you,

Keith Adams
Transportation Director
Billings Public Schools
(406) 281-5596
adamske@billingschools.org
[Click here to book a meeting!](#)

Husman, Karen

From: Rick Cortez <Bluecreekfire@hotmail.com>
Sent: Sunday, September 25, 2022 4:28 PM
To: Husman, Karen; Cromwell, Nicole
Subject: [EXTERNAL] zone change request number 1017

To whom it may concern, I am writing to express opposition to zone change 1017 Santiago blvd./ Blue Creek Rd. Additional zone changes on this property in question will most certainly have adverse effects on the subdivisions around it. The traffic congestion at the intersection of Santiago Blvd. and Blue Creek Rd is already of major concern due to traffic bottlenecks here currently. This will only make this area worse for first responders in the case of an emergency. This intersection is not designed for this type of additional commercial traffic. With the MDT already denying an additional approach off of Blue Creek Rd for access to this proposed commercial site is evident of the traffic impact it will have in this area. Thank you for your time on this matter, Chief Cortez.

Rick Cortez III
Blue Creek VFD, Fire Chief
(406)208-0524
Bluecreekfire@hotmail.com