

Husman, Karen

From: Taylor Kasperick <taylor@performance-ec.com>
Sent: Sunday, October 12, 2025 2:34 PM
To: Husman, Karen
Subject: [EXTERNAL] FW: Barber Property zoning application

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Karen,

Included below is an email received for the proposed Barber Zone Change that we missed getting in the submittal. Please let me know if I need it add it Citizens Access.

Thank you,

Taylor

Taylor Kasperick, PE
Project Manager
taylor@performance-ec.com
Mobile: 801.657.0372



3412 COLTON BLVD, SUITE 202
BILLINGS, MT 59102
406.384.0080
PERFORMANCE-EC.COM



From: LISA STICKA <googeandlisa@msn.com>
Sent: Tuesday, September 30, 2025 9:28 AM
To: Taylor Kasperick <taylor@performance-ec.com>
Subject: Barber Property zoning application

Good morning,

We are writing in regard to the proposed zoning change for the Barber property, located at Central Ave & 44th Street West. We received the letter Performance Engineering dated 9/15/25.

We were told this development would include over 400 dwelling units. The current infrastructure in the area is insufficient to handle the current volume of traffic, much less the additional traffic that this development would cause. We live off of 46th St West and Grand Ave. Grand Ave is the only route available in our area to leave our subdivision.

Currently, Grand Ave only has two lanes for traffic. Since Grand Ave does not have a turning lane, traffic is backed up and stopped multiple times each day, especially around school time schedules, morning & evening

commute times. There are 3 schools (Billings Christian, Montessori & Ben Steele) in this section of Grand Avenue. As parents try to enter school parking lots, they are unable to turn due to traffic flow and back up the lane they are in. It is difficult for the current property owners in the area to access Grand Ave. at various times during the day.

As part of the planned development, traffic would be able to enter Blue Grass Drive from the north end of the development as a route to Grand Ave. This would add to the current bottleneck traffic situation. For these reasons, we are opposed to this zoning change.

Please send us the information on the upcoming public hearing for this zoning request.

Thank you,
Marvin & Lisa Sticka

Sent from [Outlook](#)

Husman, Karen

From: Berns Brenda
Sent: Friday, October 24, 2025 4:35 PM
To: Husman, Karen; Johnson, Tate; Kelly, Hunter
Subject: FW: [EXTERNAL] Comments Barber Farms Zoning Request #1074

From: ckile@bresnan.net <ckile@bresnan.net>
Sent: Friday, October 24, 2025 3:53 PM
To: Berns Brenda <bernsb@billingsmt.gov>
Cc: dskile@bresnan.net
Subject: [EXTERNAL] Comments Barber Farms Zoning Request #1074

RE: Barber Farms Zoning Request #1074

Dear Zoning Board Commission Members:

We are Dean and Carmen Kile, residents of the Sundance Subdivision adjacent to the proposed Barber Farms Zoning Request #1074. We have been informed that the City Zoning Commission will hold a public hearing on November 4th, and we would like to formally express our opposition to the plan as currently submitted for the following reasons:

1. **The new zoning does not support compatible urban growth.** Three sides of the proposed subdivision are presently zoned as N3 and N4, which are low-density residential. The only medium-density residential area is the developing 44 West subdivision, separated by Central Avenue, which has historically served as a boundary between zoning districts. Neighborhoods on the same side of Central Avenue as this property consist of low-density housing.
2. **The new zoning appears inconsistent with the character of the surrounding district.** The proposed zoning does not match nearby subdivisions, which primarily feature low-density housing. Developments relevant to district character are located north of Central Avenue and contiguous to the proposed subdivision; Central Avenue serves as a natural boundary, and 44 West should **not** be considered when evaluating this zoning change request.
3. **The proposed green space (i.e., parks) seems insufficient for the planned number of housing units.** The rezoning plan for Barber Farms seems to lack trails and offers limited green space. With roughly 8.15 homes per acre and approximately one acre dedicated to parks, it is unclear if this area will meet the needs of an additional 350-450 housing units. The developer proposes allocating 2% of land to green space, which is at the minimum requirement. Residents of the Sundance subdivision pay HOA fees for park maintenance, and it is uncertain if insufficient park space in the new subdivision may lead to increased use and higher fees for existing residents.

4. **The new zoning could require additional transportation infrastructure investments from the city.** Traffic during peak hours on the west end of Billings is already challenging, and further development, such as the 44 West Subdivision, may increase congestion on Central Avenue. Clarification is sought on whether the city plans to expand Central Avenue beyond Shiloh to four lanes to accommodate this growth.
5. **We have concerns regarding the project's aesthetics.** Previous subdivisions developed by the same developer present certain design characteristics. We have viewed some of these developments and we do question whether the result will adequately display the beauty we would like to see consistently throughout our city.

Thank you for considering these points as part of your decision-making process. **Possibly** a compromise, such as including homes like those in Sundance along the outer perimeter, with denser housing inside the development could be made.

Sincerely,

Dean and Carmen Kile

4627 Sunburst Ln

Billings MT 59106

Husman, Karen

From: Katharine Eberly <katharine.eberly@gmail.com>
Sent: Saturday, October 25, 2025 7:51 AM
To: Berns Brenda; Husman, Karen
Subject: [EXTERNAL] Barber Farms

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Dear Zoning Board Commission Members:

My name is Katharine Eberly , and I am a resident of the Sundance Subdivision. Which directly borders the proposed Barber Farms subdivision. I strongly oppose the current plan for zoning changes, for the following reasons:

It is not compatible with the current neighborhoods. Also concern for increased traffic on central. In the mornings it is very difficult to get onto central in a timely manner. Broadwater will not be open soon enough to allow for increased traffic.

I am very concerned about what this intended project will do to my property value. Currently this is a very nice neighborhood that is a safe place to live and raise a family.

I am very concerned about how this property will change the look and feel of our current neighborhood. I love the open views of the rims and I do not want them blocked by horrendous apartments that are popping up all over town. This is a quiet, beautiful neighborhood and I am hoping you can help us keep it that way.

I am not opposed to a zoning change that would allow a similar neighborhood to the surrounding neighborhoods. I STRONGLY oppose any changes that will allow for commercial use or multifamily large units.

Thank you for your time.

Katharine Eberly

Husman, Karen

From: James Lorenz <jlorenz16@yahoo.com>
Sent: Saturday, October 25, 2025 11:22 AM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms zoning request #1074

Jim & Judy Lorenz are 100% AGAINST Barber Farms zoning request. We live in the Sundance subdivision at 4627 Leading Light Lane and Do NOT WANT the Barber Farms zoning request. Thank you Jim and Judy Lorenz Sent from my iPad

Husman, Karen

From: BRIAN Thompson <blt5311@msn.com>
Sent: Saturday, October 25, 2025 2:26 PM
To: Husman, Karen; Berns Brenda
Subject: [EXTERNAL] Barber farms Proposed zoning change #1074

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My name is Brian Thompson and I am a homeowner in the Sundance Subdivision and I am writing this to oppose the proposed zoning variance for the Barber Farms property east of the Sundance Subdivision. My opposition is based on the proposed development of multi-family units for this property. The Sundance Subdivision has approximately 125 homesites and the new Barber Farms zoning request of 350 plus units will compound many issues that the Central Avenue corridor already is having.

The traffic situation on central avenue from Shiloh road to 48th street west is already dangerous and adding another 350 plus units will make this even a bigger problem. The traffic amount currently is dangerous when trying to merge onto Central Avenue and in the morning hours it is scary to say the least. The new McCalls Subdivision on the south side of Central Avenue is going to compound this situation and they are already developing this property for new home units.

This zoning request is in the middle of several single-family home subdivisions and makes no sense to throw in a subdivision with multifamily rental units. I understand the community needs more affordable housing and I am in favor of this, however, to develop a proposed subdivision of this nature in the middle of several single-family developments will only cause major issues aesthetically and from a valuation standpoint of the current homeowners in these areas.


I believe the Barber Farms acreage is more suited for single family development such as the Sundance Subdivision and will be better for all of the areas that currently surround this property.

Thank you for reading this email because I know there are many other homeowners that surround this property with the same concerns of mine.

Brian Thompson

Husman, Karen

From: Laura Lee Zito <llzito19@gmail.com>
Sent: Saturday, October 25, 2025 5:38 PM
To: Husman, Karen; Berns Brenda
Subject: [EXTERNAL] Barber Farms Subdivision - I oppose!

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Dear Zoning Board Commission Members

My name is Laura Lee Zito and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision.

I oppose the current plan because of how much it will increase traffic along central Ave. especially now that the West subdivision on the South side of central is being built. I also do not think the character of the new subdivision is compatible with the current subdivisions surrounding it.

Please do not approve this current plan.

Thank you,

Laura Lee Zito

406-672-9564

Husman, Karen

From: Curtis Leibrand <roubaixmt@gmail.com>
Sent: Sunday, October 26, 2025 8:49 AM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms #1074
Attachments: Zoning change Curtis.docx

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Curtis Leibrand

4613 Leading Light Lane
 Billings, MT
roubaixmt@gmail.com
 October 26, 2025

Subject: Proposed High-Density Subdivision, Barber Farms Zoning Change #1074

Dear Members of the City Zoning Commission,

I am writing to express my strong opposition to the proposed Barber Farms high-density subdivision currently under review. While I understand the need for responsible growth and housing development within our community, this particular project raises significant concerns regarding traffic congestion, property values, and compatibility with existing neighborhoods.

1. Increased Traffic and Safety Risks

The proposed subdivision will add a substantial number of new vehicles to an already burdened Central Avenue. As you know, with the recent addition of a new subdivision directly south of this proposal it will only add more traffic to an already congested road during peak hours. Central Avenue already lacks foot paths/bike path which significantly decreases safety for drivers, cyclists, and pedestrians, this will only add to the existing problem.

2. Negative Impact on Property Values

Introducing a high-density development in close proximity to established single-family neighborhoods will diminish property values. This shift in density, housing type, and lot size is inconsistent with the character of existing homes and may make the area less desirable to current and prospective homeowners.

3. Lack of Compatibility with Existing Neighborhoods

The proposed subdivision is out of scale and character with surrounding developments. Nearby subdivisions are composed primarily of single-family homes on larger lots, which promote a cohesive and visually harmonious community. Allowing a high-density project in this location would disrupt the established neighborhood pattern and set a concerning precedent for future zoning decisions.

In light of these issues, I respectfully urge the Commission to deny the rezoning or permit request for this development or to require significant revisions to ensure it aligns with existing neighborhood density, traffic capacity, and community character.


Thank you for your attention to this matter and your service to our community.

Sincerely,

Curtis Leibrand

Husman, Karen

From: Robin Minton <mintonfamily4@gmail.com>
Sent: Sunday, October 26, 2025 11:27 AM
To: Husman, Karen; Berns Brenda
Subject: [EXTERNAL] Barber Farms Zoning Request #1074

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Dear Zoning Board Commissioners,

I am writing to express my strong opposition to the proposed rezoning of the agricultural property located on Barber Farms for higher-density housing. I am a resident of the Sundance Subdivision and live at 4635 Leading Light Lane and I am deeply concerned about the negative impacts this change would have on our community.

The proposed rezoning and subsequent development would directly undermine several key principles of responsible and sustainable community planning. My specific concerns include incompatibility with the character of surrounding residential subdivisions, lack of parks, trails, and green space, increased traffic along Central Avenue especially now that the 44 West Subdivision on the south side of Central is being built, as well as strains on the local schools already at capacity.

Thank you for your thoughtful consideration.

Sincerely,

Michael Minton

Husman, Karen

From: Michael Minton <robineminton@gmail.com>
Sent: Sunday, October 26, 2025 11:40 AM
To: Husman, Karen; berns@billingsmt.gov
Subject: [EXTERNAL] Barber Farms - Opposition to Proposed Rezoning Request 1074

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Dear Zoning Commision,

I write as a resident of Billings and as a property owner/neighbor in the Sundance Subdivision to respectfully oppose the proposed rezoning of farmland on the land adjacent to our neighborhood to one allowing higher-density residential development.

My concerns are as follows:

- Converting farmland and open space west of billings to higher density housing would permanently remove the open-space buffer between urban development and the rural character of our region.
- Higher-density housing will increase traffic, demand on schools, and emergency services.
- Once open space is rezoned it is difficult to reverse, encouraging further encroachment into farmland and subdivision areas gradually eroding the remaining agricultural land around Billings.

I respectfully request that the Board either deny the rezoning request, or require the applicant significantly reduce the proposed density. Thank you for your consideration.

Sincerely,
Robin Minton

Husman, Karen

From: J. Leibrand <baba2xx2xy@gmail.com>
Sent: Sunday, October 26, 2025 5:00 PM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms Proposed Zoning
Attachments: Zoning changeJulie.docx



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Julie Leibrand

4613 Leading Light Lane
 Billings, MT
babba2xx2xy@gmail.com
 October 26, 2025

Subject: Opposition to Proposed High-Density Subdivision, Barber Farms Zoning Change #1074

Dear Members of the City Zoning Commission,

I am writing to express my strong opposition to the proposed high-density subdivision currently under review. I appreciate the need for responsible growth and housing development within the city of Billings, this particular project raises significant concerns regarding traffic congestion, property values, and neighborhood compatibility.

1. Lack of Compatibility with Existing Neighborhoods

The proposed subdivision is out of scale and character with surrounding developments. Nearby subdivisions are comprised primarily of single-family homes on larger lots, with consistent architectural styles and well-maintained landscaping. These characteristics not only create a cohesive and visually appealing community, but also provide residents with ample outdoor space for recreation and privacy. **Allowing a high-density project in this location with as many as 350 housing units will disrupt the established neighborhood patterns.**

2. Negative Impact on Property Values

Introducing a high-density development in close proximity to established single-family neighborhoods may diminish property values. The shift in density, housing type, and lot size is inconsistent with the character of existing homes and may make the area less desirable to current and prospective homeowners.

3. Increased Traffic and Safety Risks

The proposed subdivision will add a substantial number of new vehicles to an already burdened, narrow, two-lane Central Avenue and nearby streets. With the addition of a new subdivision directly south of this

proposal more traffic will be added to an already congested Central Avenue. Increased traffic not only reduces safety for drivers, cyclists, and pedestrians but also increases emergency response times.

In light of these issues, I respectfully urge the Commission to deny the rezoning or permit request for this development or to require significant revisions to ensure alignment with existing neighborhood density, traffic capacity, and neighborhood character.

Thank you for your attention to this matter and your service to our community.

Sincerely,

Julie A. Leibrand

Husman, Karen

From: Casey Buechler <cbuechler78@gmail.com>
Sent: Sunday, October 26, 2025 5:07 PM
To: Husman, Karen; Berns Brenda
Subject: [EXTERNAL] Barber Farms Subdivision

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Dear Zoning Board Commission Members:

My name is Casey Buechler, and I am a member of the Sundance Subdivision. Sundance directly borders the proposed Barber Farms subdivision. I have concerns about the current plan for the following reasons:

It is not consistent with any of the surrounding residential subdivisions.

There is not enough parks, trails, and green space allocated to the plan, which makes me nervous as those residents will seek our park for entertainment.

Concerned about the aesthetics of the plan as once again not consistent with any surrounding subdivisions.

The increase in traffic along both Central and 48th will increase greatly, also because of the new 44 West subdivision.

The increase in traffic on Broadwater as the Barber Farm subdivision needs a secondary access.

Being inconsistent with the surrounding subdivisions will greatly affect the property values.

I greatly appreciate you taking the time to read my email. I hope that the developer of the Barber Farms subdivision is willing to work with all of us from the surrounding subdivisions, in creating a plan with similar properties on it with also meeting the needs of greens spaces and the original high-density housing.

Thank you,

Casey Buechler

4644 Shining Light Ln

Husman, Karen

From: cdmch4@gmail.com
Sent: Saturday, October 25, 2025 3:16 PM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms proposed zoning change #1074

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Good day,

My name is Clay Hardy. I am a resident and home owner in the Sundance subdivision, which directly borders the proposed Barber Farms subdivision.


I oppose the current plan for the following reasons.

1. The proposed Barber Farm zoning is inconsistent with the current zoning of the adjoining properties. To the west, are single family homes on large lots. To the north, are also single family homes on large lots. To the east, are 5 acre lots.
This is not compatible with the character of the surrounding neighborhoods.
2. I am concerned with the potential negative impact on the property values in the surrounding subdivisions. It has been said that the proposed development will be all rental properties. This is inconsistent with the surrounding properties being owned by the residents.
3. Central Avenue, between Shilo and 48th, is already exhibiting increased traffic volumes, yet upgrading the capacity of the road has not been addressed to the best of my knowledge. Once the 44th West subdivision on the south side of Central is completed and inhabited, the volume of traffic will increase dramatically. If the proposed Barber Farms is developed as a high density location, the traffic will become unbearable and unsafe as the road exists today.

Thank you for your consideration,
Clay B. Hardy & Deonne M. Hardy
4626 Sunbeam Circle, Billings

Husman, Karen

From: John Rittenhouse <indmt99@hotmail.com>
Sent: Monday, October 27, 2025 7:42 AM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms Zoning Request # 1074

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Zoning Board Commission Members:

My Name is Mrs. Lisa Rittenhouse, and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision. We oppose the current plan for the following reasons.

- Higher-density housing, adding a **minimum** of 350 rental units is not compatible with the character of the surrounding residential subdivisions.
- Huge Concern with the increased traffic along Central Ave., especially now that 44 West subdivision on the south side of central is being built currently.

I sincerely appreciate you all taking the time to read this email. I hope we can come to a compromise with the developer, where they agree to include homes similar to those in Sundance to cut down on the increased traffic issue that is coming.


Thank You,

Lisa and John Rittenhouse

13

Husman, Karen

From: Richard Repucci <rrepucci@outlook.com>
Sent: Monday, October 27, 2025 9:32 AM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms Proposed Zoning Change #1074

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Dear Zoning Board Commission Members:

I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision. I oppose the current plan as proposed, for the following reasons:

- Not compatible with the character of the surrounding residential subdivision. The proposed zoning represents a significant change to density with no buffer or transition.
- Not enough parks, trails, and green space – nervous about the park and amenities within our subdivision, that I pay for monthly, being used by the residents
- Concerned about the increased traffic along Central Avenue, especially now that the 44 West Subdivision on the south side of Central is being built.
- Concern about additional traffic on Broadwater, just to go around the block to get to Central or Grand.

I sincerely appreciate you taking the time to read my email. I do not want to be forgotten in your decision. I hope we can come to a compromise with the developer, where they agree to include homes similar to those in Sundance on the outside of the development, and then have duplexes and denser housing on the inside.

Thank you,

Richard Repucci

Husman, Karen

From: j brand <pam_catcher@hotmail.com>
Sent: Monday, October 27, 2025 12:05 PM
To: Husman, Karen; Berns Brenda
Subject: [EXTERNAL] Billings city zoning change #1074 proposal

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Hi,

I wanted to write to express my opposition to the proposed zoning change that will be addressed at the City Zoning Commission meeting 11/4/2025 (CITY Zone Change 1074).

We currently live in the Cloverleaf Subdivision directly north of the proposed project. I have several concerns with the current proposal with respect to the "Criteria to be Used for Review of Zone Changes."

Criteria #8 deals with "whether the new zoning considers the character of the district." In section (h), they admit that the Medium density is different than the current developed neighborhoods of low density. In section (g) they discuss how this will bring a "new housing variety and density to this area of Billings West end...". Clearly this development will be different in character than the immediately surrounding neighborhoods.

Criteria #4 deals with "transportation" and "parks". Although several times in the application, they discuss a Traffic Impact Study, I am not aware that this has been completed. If it has, could you please send out a copy of the study for interested parties to review. I am certainly not an expert, but I do know how hard it is to turn east from our neighborhood onto Grand during the morning commute. Crossing traffic and turning left onto Central from the proposed project would be even more difficult. I don't believe a single "traffic signal at 48th and Central" will solve this problem. I don't believe we should be recommending the project before all studies have been completed. With regard to parks, they state that "it is anticipated more than this <2%> will be utilized as park abed...". If they truly intend on using more than 2% for parks, then I believe it should be specified in the application so that amount will actually be provided. Without written requirement, I have my doubts that a significant amount over the 2% will actually be utilized. I'm also not sure the location of the 2% greenspace on their proposal at the south east corner of the development will foster the most usage. There needs to be a more detailed layout of their currently plans/proposal.

I certainly understand the need for affordable housing in today's current climate. According to their application, it sounds like there has already been approval for a medium density development south of Central near this proposed development. I would suggest that the Commission recommend this neighborhood as a low density, single family development in accordance with the immediately adjacent neighborhoods. Perhaps the arterial road of Central can act as a transition point in the overall city plan from low density to medium

density housing further transitioning to high density apartment buildings as the City extends south towards Monad. I hope this would fit with the overall vision of the Planning Commission.

I will be working the night of 11/4 and will be unable to make the meeting, but I appreciate you taking the time to allow me to express my opinions.

Regards,
John Brandon
865 Bluegrass Dr. W 59106

Husman, Karen

From: Daniel Beierwaltes <danielbeierwaltes1@gmail.com>
Sent: Tuesday, October 28, 2025 10:54 AM
To: Husman, Karen; Berns Brenda
Subject: [EXTERNAL] Proposed Zoning Change 1074 -- Comments on Proposal



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Members of the Zoning Board Commission:

My name is Daniel Beierwaltes, and I am a homeowner and resident of Sundance Subdivision, the neighborhood immediately to the west of this proposed subdivision. I, along with the vast majority of homeowners in our subdivision, strongly oppose Happy Homes' current proposal, for several reasons which I will outline in this email. However, I am confident that a middle ground is possible, one which will alleviate the neighborhoods' concerns, while still providing for medium density housing within the proposed subdivision.

Brief Objections to the Current Plan:

- **Character of the Surrounding Neighborhoods:** The proposed subdivision is surrounded on 3 three sides by low density, N3/N4 zoned properties. Unlike the development currently under construction on the south of Central, and the developments surrounding 48th/King, the Barber Farms subdivision would be thrust into the middle of established neighborhoods, rather than empty fields awaiting development. Happy Homes acknowledges as much in its application. What cannot be forgotten, however, is that this development stands in sharp contrast to the surrounding neighborhoods - it is entirely contradictory to the current character of the area.
- **Traffic Impacts:** Happy Homes acknowledges that traffic is expected to increase along Central Avenue, considering the 350/400 homes projected in this development, along with the homes built on the southern side of Central. Traffic is already heavy on Central and Grand, between Shiloh and 48th, and I have concerns that this will only increase. Happy Homes also states that it has yet to complete a traffic impact study, and one will be "submitted with the subdivision." At the very least, this proposal is untimely.

Other Factors: Other neighbors have submitted a detailed factor-by-factor rebuttal to Happy Homes' current proposal. In the interest of efficiency, I will not state all here. However, I do believe that the majority of the ten factors (specifically, 9), are either neutral to the proposal, or weigh in favor of denial.

Middle Ground Proposal: N3 zoned properties on the perimeter of the Barber Farms subdivision, accompanied by N2 zoned properties in the middle. This plan would provide a gentle transition between


N3 (Sundance) and N4 (Cloverleaf), while still providing 'higher-density' homes, which I do acknowledge meets a need and is what the city prefers to be developed.

I sincerely hope my (and the neighbors) concerns are considered. For these reasons, and those sent in other emails, I respectfully request you vote to deny this zoning change, as currently proposed.

Best Regards,
Daniel Beierwaltes

Husman, Karen

From: Candy Alberi <candyalberi@gmail.com>
Sent: Tuesday, October 28, 2025 3:31 PM
To: Husman, Karen
Subject: [EXTERNAL] Barber Farms Proposed Zoning Change # 1074

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Dear Zoning Board Commission Members,

My husband and I, Dave and Candy Alberi, live in the Sundance Subdivision. We both strongly oppose the proposed Barber Farms Subdivision. We enjoy our quiet, open, single home neighborhood. We are not opposed to single family homes but to higher-density housing and all the concerns/worries that come with it.


We hope a compromise can be met between the two parties.

Thank you for your time and consideration.

Dave and Candy Alberi

Husman, Karen

From: Lisa HARRELL <lrharrell@msn.com>
Sent: Wednesday, October 29, 2025 9:46 AM
To: Husman, Karen; Berns Brenda
Cc: Taylor Kasperick <taylor@performance-ec.com>
Subject: [EXTERNAL] Re: Barber Farms Proposed Zoning Change #1074
Attachments: Zoning Letter (1).pdf

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Karen, thank you so much for letting me know there was a problem opening the letter! Hopefully I correctly changed the file & you can open it now. Have a good day. 😊

Lisa Harrell

From: Husman, Karen <husmank@billingsmt.gov>
Sent: Wednesday, October 29, 2025 7:52 AM
To: Lisa HARRELL <lrharrell@msn.com>; Berns Brenda <bernsb@billingsmt.gov>
Cc: Taylor Kasperick <taylor@performance-ec.com> <taylor@performance-ec.com>
Subject: RE: Barber Farms Proposed Zoning Change #1074

We are unable to open your letter in a link, please submit in the email or attach as a PDF.

Thank you,



billingsmt.gov

Karen Husman
Zoning Coordinator
husmank@billingsmt.gov
406-247-8684

MAIL TO:
PO Box 1178
Billings, MT 59103
NEW PHYSICAL ADDRESS:
316 N. 26th Street
5th Floor
Billings, MT 59101

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Have you taken our community survey?

Help shape the future of Billings: [Billings2045.com](https://www.billings2045.com)

From: Lisa HARRELL <lrharrell@msn.com>

Sent: Tuesday, October 28, 2025 5:25 PM

To: Husman, Karen <husmank@billingsmt.gov>; Berns Brenda <bernsb@billingsmt.gov>

Subject: [EXTERNAL] Re: Barber Farms Proposed Zoning Change #1074

Dear Zoning Board Commission Members,

Attached is my letter to you regarding the Barber Farms Proposed Zoning Change #1074. Thank you in advance for taking my thoughts into account when making your final decision on this rezone request.

Lisa Harrell

Letter to the Zoning Board Commission Members

Lisa Harrell

4602 Sunburst Lane
Billings, MT 59106
Lrharrell@msn.com

28th October 2025

Dear Billings Zoning Board,

My name is Lisa Harrell, and I am a resident of the Sundance Subdivision. I understand that a request has been made to rezone 55.46 acres east of the Sundance Subdivision in Billings, referred to as the Barber Farms Proposed Zoning Change #1074. I am opposed to this current plan for many reasons!

First, the current plan for the Barber Farms Subdivision will impact surrounding homes in a negative way. This mixed planned residential development with multi-family units and business developments does not maintain the aesthetics of the surrounding area and is not compatible with the current character of this area.

Second, this zoning change was not in the original plans of intended land use when I made the decision to purchase my home in Sundance Subdivision. I chose this location to purchase a home because of the overall rural feel of the area and surrounding lands. I anticipated further growth and development, but of a very similar nature to preserve the feel of this part of Billings.

Next, there are concerns about the volume of anticipated increased traffic along Central Avenue and potentially Broadwater Avenue in the near future. The current rate of growth in this part of town is already being felt on the streets in the immediate area but, high-density housing will exacerbate this issue and jeopardize the safety of our streets at a much faster rate.

Finally, I am opposed to this zoning change because of the inevitable noise and overcrowding of the immediate area as well as the strain on our local infrastructure and schools.

I want to see single family homes similar to those in Sundance Subdivision built on this land as originally intended, instead of multidwelling units. I want to preserve the current character of our immediate surrounding area.

In general, I am not opposed to growth and development, I simply hope the zoning commission agrees that there are more suitable locations in Billings to build additional high-density housing.

Sincerely,

Lisa Harrell

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Husman, Karen

From: Tony Gaffke <tonygrealtymt@gmail.com>
Sent: Wednesday, October 29, 2025 3:18 PM
To: Husman, Karen; Berns Brenda
Cc: Joy Gaffke; Tony Gaffke
Subject: [EXTERNAL] Barber Farms Proposed Zoning Change 1074
Attachments: Information Packet Presented to Zoning Board Re Zone Change Request 1074.pdf; Zone Change Request 1074- Zoning Definitions for CC.pdf

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Dear City Zoning Commission,

Please find attached an **information packet containing supporting subdivision definitions, photos, and related documentation** that **Sundance Subdivision** respectfully submits for your review prior to the public hearing on **City Zone Change 1074**, scheduled for **November 4, 2025, at 4:30 p.m.** This packet provides detailed context and evidence we believe are important for the Commission to consider regarding the Barber Farms Subdivision/Performance Engineering zone change request.

We respectfully request that you give this information thorough review and consideration. Our research has been conducted carefully, presented concisely, and reflects the perspectives and concerns of our neighborhood. We appreciate your attention to the details included, as they are critical in evaluating the potential impact on the surrounding community.

Please acknowledge receipt of this email.

Respectfully,

Tony Gaffke
Tony G Realty
Tony & Joy Gaffke
TonyGaffke.com
tony.gaffke@century21.com
joy.gaffke@century21.com

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INFORMATIONAL PACKET

Presented by

Sundance Subdivision Residence

Regarding

City Zone Change 1074

Barber Farms Subd. /Performance Engineering-Cal Kunkel

The Barber Farms lot is currently proposed for development by Cal Kunkel and Happy Homes. Happy Homes has numerous developments around the City of Billings, most recently the duplex units to the west of Costco. Attached to this packet are photographs of various Happy Homes developments throughout Billings, as well as photographs of the neighborhoods which directly abut the property – Sundance Subdivision, Cloverleaf Meadows, and Shiloh Estates Subdivision. The distinctions between the three are glaring and clearly demonstrate how “unique” such a development would be, when compared to the surrounding neighborhoods.

In 2016, the City of Billings published its 10 “Growth Guidelines”, outlining the public policy objectives that must be considered prior to approving a zoning change. It is critical to note that the developer bears the burden of proving that these objectives weigh in favor of approval. If the developer cannot meet this burden, the proposed zoning plan **should** be denied. The residents of Sundance Subdivision (125 homes) are nearly united in our opposition to the current proposed zoning plan, no. 1074, as we believe it is currently violative of Billings public policy, as discussed below.

(1) Is the new zoning designed in accordance with the growth policy?

- a. The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans.**

Based upon our calculations, the proposed development plan will include a minimum of 350 units. We have concerns that this large increase in population may strain Fire Station 7, ambulance services, and police response.

- b. Public transit and commercial air service are critical to ensure access to and around the city.** We have no knowledge of this factor and are not aware of any plans to run bus lines to the proposed subdivision.

- c. Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community.** In contrast to the subdivision under construction on the south side of Central Road, the Barber

Farms proposed zoning plan does not include trails and provides minimal green space. Out of the total 55.46 acres of developed land, only 1.12 acres (a mere 2.1%) is earmarked for park system. Considering the number of units proposed, one acre of park seems insufficient. We can only presume that residents of the proposed subdivision would venture across Central to use the newly developed trail system within that subdivision, or use the Sundance Subdivision Park, the maintenance of which residents of Sundance Subdivision pay for monthly through HOA dues. Otherwise, this proposed subdivision seems to be a mass of housing, with no redeeming qualities from an aesthetic perspective.

- d. The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans.** Sundance Subdivision residents, and those in the surrounding neighborhoods, already experience heightened traffic, depending on the time of the day. This traffic will only increase once the subdivision on the southern side of Central is completed. For example, at the traffic light at Grand/48th, when parents are seeking to drop children off for school at the Billings Christian School, the line of vehicles has occasionally stretched from 48th to Shiloh. During normal evening rush hour, the line at the stoplight often starts near Cloverleaf Meadows. We can only assume traffic along Central will increase dramatically, and there is currently insufficient infrastructure to account for the current residents, let alone a dramatic increase. At a minimum, a traffic impact study should be completed prior to groundbreaking.
- e. Natural landscapes are important because they define the uniqueness of Billings and help protect the environment.** We are currently unaware of any natural landscapes that would be incorporated into the plan.
- f. Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e., energy efficient) are desirable.** Considering the relatively quick timeline for this development, neighbors in Sundance (as well as surrounding neighborhoods) are concerned about negative impacts on property values. A gentle transition from N4 to N3 to N2 housing (and eliminating NX1 from the proposal), with N3 zoned properties directly abutting the surrounding neighborhoods would greatly alleviate these concerns.
- g. A cost/benefit study is important to make cost effective land use decisions.** We are unaware of any study being conducted, let alone completed.

- (2) Is the new zoning designed to secure from fire or other dangers?** Our expectation is that the City would require the developer to adhere to all city regulations concerning fire and other hazards. We are unaware if the current plan meets that requirement. This factor is, at best, neutral.
- (3) Will the new zoning promote public health, public safety, and general welfare?** As highlighted above, neighbors in Sundance have great concerns about the impacts of increased traffic along Central, absent a substantial investment into necessary infrastructure. At a minimum, it is impossible to claim that this proposed zoning plan *increases* public safety, public health, and the general welfare of the surrounding residents, and is at best, neutral.
- (4) Will the new zoning facilitate the adequate provision of transportation, water, sewage, schools, parks, and other requirements?** The zoning proposal clearly does not properly account for adequate park systems and green space. As discussed previously, this project can easily be contrasted with the 44 West subdivision on the south side of Central. In that subdivision, there are trail systems and green space, sufficient for the residents to enjoy. Here, the developer has proposed the minimum allowable green space, 2%, instead seeking to pack more housing into a confined area, without accounting for the quality of living of the residents, and surrounding neighborhoods. Concerning water, sewage, and schools, we can only assume that city services will be extended, as the lot size does not accommodate septic systems. At best, this factor is neutral – however, considering the vastly insufficient park system, and that impact on surrounding neighborhoods, the objective likely leans in favor of denial.
- (5) Will the new zoning provide adequate light and air?** Our expectation is that the City would require the developer to adhere to all city regulations concerning light and air quality. Sundance residents have concerns about the potential for 4 story residential buildings in the NX1 zoning area, which could potentially impact this factor.
- (6) Will the new zoning affect motorized and non-motorized transportation?** As discussed previously, residents are already concerned about traffic and congestion, and this concern will only become more pronounced once the 44 West subdivision is complete. Without a substantial investment in infrastructure, traffic will only get worse. This factor must weigh in favor of denial, unless the developers are willing to make that dramatic investment.

(7) Will the new zoning promote compatible urban growth? Sundance residents, as well as those in Cloverleaf Meadows, Shiloh Estates, and other neighborhoods, have great concern about this proposed zoning plan. The Barber Farms lot is presently an island, surrounded on 3 sides by N3 and N4 residential homes. The application acknowledges as much – stating that the property is “nestled between low density residential on the north, east, and west sides.” As a compromise, we propose a gentle transition between N3 zoned lots on the perimeter of the Barber Farms subdivision, transitioning into denser, N2 lots in the middle. This proposal balances the per lot cost-basis for the developer, while ensuring that the neighborhood matches the communities it borders, along with furthering the goals of a high-quality life for new and existing new residences, reducing potential conflicts between neighbors, and improving the appearance of land use. Further, having such a transition into denser housing will foster a sense of community with surrounding subdivisions, rather than the proverbial “stick out like a sore thumb.” Quoting from the 2008 Growth Policy, adopted in 2023, a proposal such as this would foster a predictable land use policy, consistent with neighborhood character and preferred land use patterns identified in surrounding neighborhood plans, such as Sundance and Cloverleaf. As presently proposed, the subdivision would be radically different from the surrounding neighborhoods, and accordingly, must weigh in favor of denial. If, however, a gentle transition plan is considered, it would be supported by the community and would weigh in favor of approval.

(8) Does the new zoning consider the character of the district and the peculiar suitability of the property for the particular uses? We incorporate our comments to the previous. However, with the addition that Billings Zoning Regulations consider arterial streets to be lines of demarcation between zoning plans. The 44 West subdivision on the south side of Central should not be considered when determining the character of the district. Rather, the well-established neighborhoods such as Cloverleaf Meadows and Sundance should be considered. This factor must weigh in favor of denial, assuming the current zoning plan.

(9) Will the new zoning conserve the value of buildings? At best, this factor is neutral. It is impossible to accurately predict the impact on the value of the surrounding homes, without years of data. Neighbors in Sundance (and Cloverleaf) certainly have worries about a decrease in value, but those worries are nothing more than suspicions. Similarly, any assertions by the developer that this project would have a neutral impact, or a positive impact, are just the same – suspicions.

(10) Will the new zoning encourage the most appropriate use of land throughout the City of Billings? This is best left for the City of Billings to determine. We recognize that current Billings public policy favors denser residential communities. We are aware that the Barber Farms lot will not remain a field and are not naïve enough to believe that the lot will be filled with N4 lots. We recognize that the lot will be developed into a neighborhood with higher density housing than both Cloverleaf of Sundance. However, we simply request that the City and developer consider our concerns and engage in good-faith discussions concerning proposals to meet us half-way. We have proposed a gentle transition from N4 (Cloverleaf) and N3 (Sundance) to the higher density homes, with a buffer zone of N3 homes on the perimeter, with N2 homes in the center. We are completely supportive of such a plan. We simply don't want to be forgotten in this decision.

Conclusion. To conclude, considering the zoning plans as presently constructed, objective no. 5 weighs in favor of approval, nos. 4, 6, 7, and 8 weigh in favor of denial, and nos. 1, 2, 3, 9, and 10 are objectively neutral.



N2 Neighborhood

Exhibit 1a: Bitterroot (Billings Heights)

N2: Mid-century neighborhood residential. The N2 district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes developed during the middle of the twentieth century. This district may also be used for new neighborhoods designed with similar characteristics of the mid-century neighborhoods. These characteristics include homes wide on the lot, proportionate garages located in the front façade, low pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.



N2 Neighborhood

Exhibit 1b: Wheatbaker Development

NW Grand/Shiloh

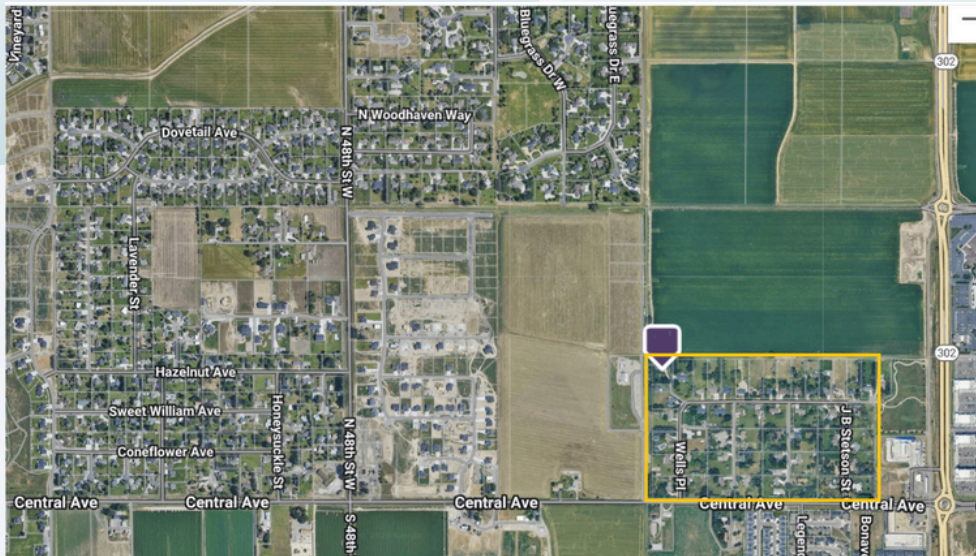
N2: Mid-century neighborhood residential. The N2 district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes developed during the middle of the twentieth century. This district may also be used for new neighborhoods designed with similar characteristics of the mid-century neighborhoods. These characteristics include homes wide on the lot, proportionate garages located in the front façade, low pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.



N2 Neighborhood

Exhibit 1c: Billings South Shiloh Development (North West of Costco)

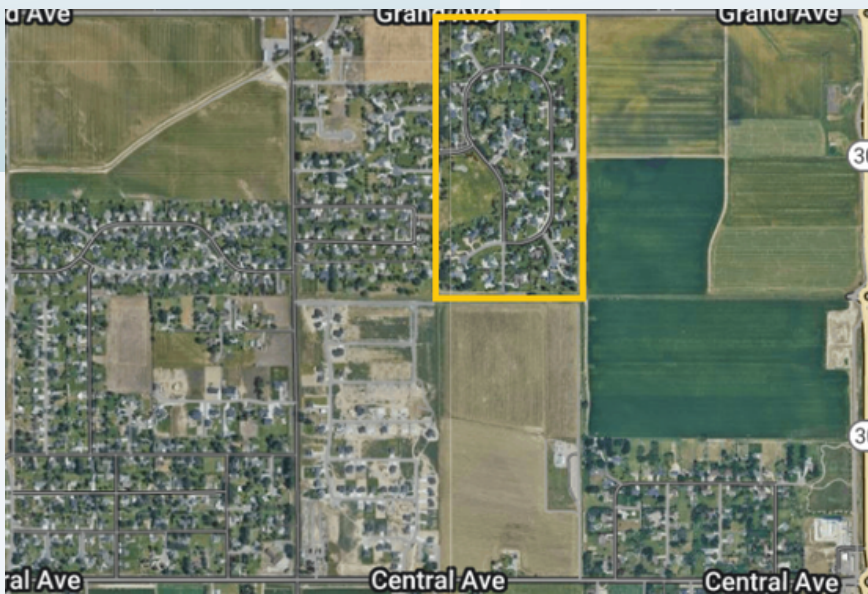
N2: Mid-century neighborhood residential. The N2 district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes developed during the middle of the twentieth century. This district may also be used for new neighborhoods designed with similar characteristics of the mid-century neighborhoods. These characteristics include homes wide on the lot, proportionate garages located in the front façade, low pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.



Suburban neighborhood residential. The N3 district is intended for residential neighborhoods primarily with single-family homes. Characteristics include wide lots and attached garages typically located on the front building façade, often greater than thirty-five (35) percent of the façade. Basic setback and height parameters apply.

N3/N4 Neighborhood

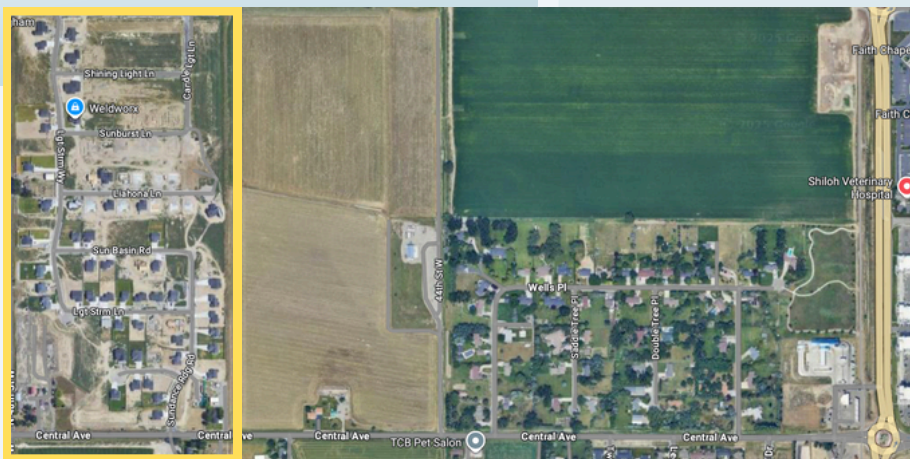
Exhibit 2a: Shiloh Estates Borders South East Corner of Barber Farms



The same districts shall face each other across streets, including existing districts.

This requirement excludes existing Yellowstone County zone districts RR, A, RMH, RMH-R, or **N4**. Similar districts within the same district category (e.g., NX1 and NX2 districts) may be located adjacent to or across the street from the new districts.

N3/N4 Neighborhood Exhibit 2b: Cloverleaf Subdivision Directly North of Barber Farms



Suburban neighborhood residential. The N3 district is intended for residential neighborhoods primarily with single-family homes. Characteristics include wide lots and attached garages typically located on the front building façade, often greater than thirty-five (35) percent of the façade. Basic setback and height parameters apply.

N3/N4 Neighborhood **Exhibit 2c: Sundance Subdivision** **Directly West of Barber Farms**

[EXTERNAL] Barber Farm Subdivision

From Vickers, Anna <VickersA@billingsmt.gov>

Date Thu 10/30/2025 7:14 PM

To Vickers, Anna <VickersA@billingsmt.gov>

From: Karen Ehresman-Oberly <kehresman@gmail.com>

Sent: Friday, September 26, 2025 12:22 PM

To: Berns Brenda <bernsb@billingsmt.gov>

Subject: [EXTERNAL] Barber Farm Subdivision

A Portion of Amended Tract 1 of COS 2007 located in the E1/2, SW1/4 of Section 3, TO1S, R25E, Yellowstone County, Montana, approximately 55.46 acres.

My name is Karen Ehresman, and I live in the Sundance subdivision. I attended the meeting on 9/22/25 regarding the proposed zoning change from agricultural use to high-density rental development. After reviewing the information presented, I would like to express my opposition to this change.

Traffic in our area is already congested, particularly along Central and 48th Street. We were informed during the meeting, the new housing development on the south side of Central will add more traffic. And with the proposal to build rentals on the northside of Central will add more traffic congestion. Additionally, opening access to Broadwater would create further congestion on the north end of the subdivision. I am concerned that the current infrastructure cannot support the increased traffic volume that such a development would bring.

Beyond traffic, I am also worried about the impact on our property values in Sundance and the surrounding neighborhoods. Large-scale rental development often reduces home values, and I fear it could also contribute to higher rates of crime, including burglaries and other safety concerns.

Thank you for taking the time to consider my perspective on this matter.

Sincerely,

Karen EhresmanM