

## Husman, Karen

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**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](mailto:taylor@performance-ec.com)  
Mobile: 801.657.0372



3412 COLTON BLVD, SUITE 202  
BILLINGS, MT 59102  
406.384.0080  
[PERFORMANCE-EC.COM](http://PERFORMANCE-EC.COM)



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**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 & 44<sup>th</sup> 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 46<sup>th</sup> 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

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**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**

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**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**

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**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**

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**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 48<sup>th</sup> 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**

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**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](mailto: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**

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**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**

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**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**

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**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](mailto: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**

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**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 48<sup>th</sup> 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**

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**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 48<sup>th</sup>, 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 44<sup>th</sup> 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**

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**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**

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**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 48<sup>th</sup> 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

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**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

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**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**

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**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*

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**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,



**Karen Husman**  
Zoning Coordinator  
[husmank@billingsmt.gov](mailto:husmank@billingsmt.gov)  
406-247-8684

[billingsmt.gov](http://billingsmt.gov)

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

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**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**

18

**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](http://TonyGaffke.com)  
[tony.gaffke@century21.com](mailto:tony.gaffke@century21.com)  
[joy.gaffke@century21.com](mailto:joy.gaffke@century21.com)

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*\*per MLS statistics, residential sales 2023*

## 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/48<sup>th</sup>, when parents are seeking to drop children off for school at the Billings Christian School, the line of vehicles has occasionally stretched from 48<sup>th</sup> 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

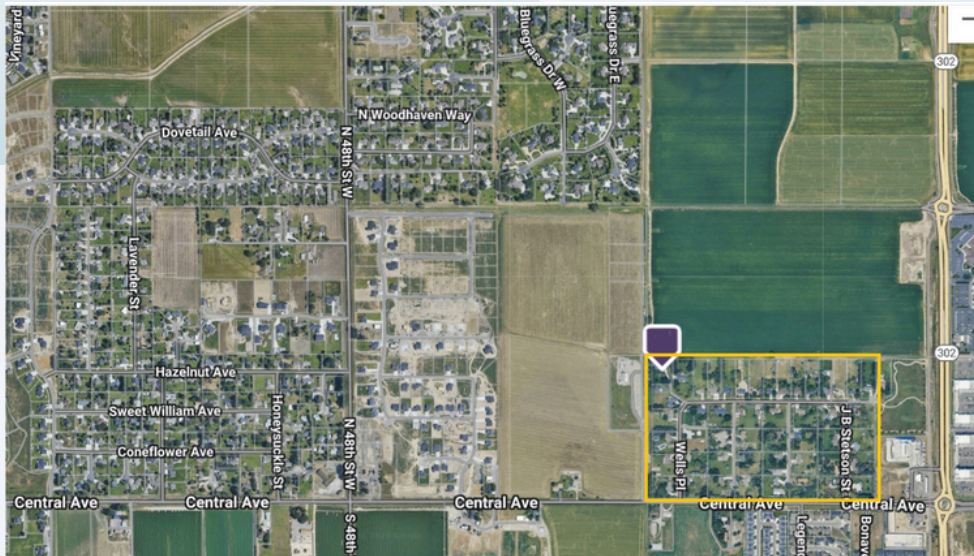
**N2: Mid-century neighborhood residential.** The N2 district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes developed during the middle of the twentieth century. This district may also be used for new neighborhoods designed with similar 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**

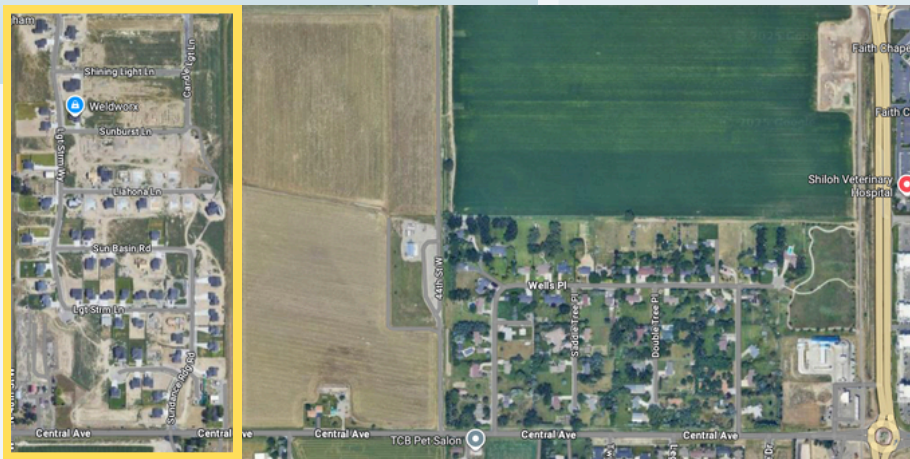
## **Exhibit 2a: Shiloh Estates Borders South East Corner of Barber Farms**



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**

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**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](mailto:kehresman@gmail.com)>

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

**To:** Berns Brenda <[bernsb@billingsmt.gov](mailto: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

18.1

Husman, Karen

**From:** Tony Gaffke <tonygrealtymt@gmail.com>  
**Sent:** Thursday, October 30, 2025 6:01 PM  
**To:** Husman, Karen; Berns Brenda  
**Cc:** Joy Gaffke  
**Subject:** [EXTERNAL] Zone Change Request 1074 Barber Farms Subdivision  
**Attachments:** Tony Gaffke Letter Zoning Request Change 1074.pdf

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Dear Zoning Board Commissioners,

My name is Tony Gaffke, and I am the homeowner at 4602 Liahona Ln, Billings MT 59106 of the **Sundance Subdivision**, which borders the proposed Barber Farms development and Zoning Change Request #1074 by Performance Engineering. I am submitting this letter to express my concerns and opposition regarding the current proposal and its impact on surrounding neighborhoods.

After reviewing the plan in the context of the City of Billings' 2016 **Growth Guidelines**, it is clear that this request does not align with critical planning objectives:

- **Objective 7:** Ensure new zoning promotes compatible urban growth.
- **Objective 8:** Consider the character of the district and the suitability of the property for the proposed uses.

The Barber Farms parcel is bordered on three sides by established suburban neighborhoods—**Cloverleaf Meadows, Sundance, and Shiloh Estates**—all zoned N3 or N4. Sundance, immediately west, contains 125 lots with a minimum size of approximately one-third acre. By comparison, the Barber Farms proposal would place a minimum of 350 units on a parcel of similar size. This density is significantly higher than surrounding areas, producing a development that is out of scale, incongruent, and incompatible with existing neighborhood character.

The current plan includes minimal parks, trails, or green space, resulting in a compact, stark island layout of duplex-style units. This not only fails to reflect the residential character of adjacent N3 and N4 neighborhoods but also raises practical concerns regarding traffic along Central Avenue, safety, long-term neighborhood stability, and potential reliance on amenities maintained by existing subdivisions.

A responsible development plan would respect neighborhood continuity while accommodating new growth. One feasible solution would place **lower-density N3 single-family homes along the perimeter**, transitioning to **higher-density N2 lots internally**, creating a natural gradient between Barber Farms and surrounding subdivisions. This approach aligns with the City's Growth Guidelines and promotes a development that is compatible, logical, and sustainable for the area.

We respectfully request that the developer, in collaboration with the Zoning Commission, City Planning, and neighboring subdivisions, work toward a **reasonable and mutually acceptable plan**. If such collaboration does not yield a suitable solution, the Barber Farms Zoning Request #1074, as currently proposed, should be denied.

Thank you for your time, service, and careful consideration of these points.

(See attached signed pdf for your reference.)

Please acknowledge receipt of the email.

Respectfully,

**Tony Gaffke**

**Tony G Realty**

Tony & Joy Gaffke

[TonyGaffke.com](http://TonyGaffke.com)

[tony.gaffke@century21.com](mailto:tony.gaffke@century21.com)

[joy.gaffke@century21.com](mailto:joy.gaffke@century21.com)

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*\*per MLS statistics, residential sales 2023*

Dear Zoning Board Commissioners,

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We respectfully request that the developer, in collaboration with the Zoning Commission, City Planning, and neighboring subdivisions, work toward a **reasonable and mutually acceptable plan**. If such collaboration does not yield a suitable solution, the Barber Farms Zoning Request #1074, as currently proposed, should be denied.

Thank you for your time, service, and careful consideration of these points.

Respectfully,

AuthentiSIGN

*Tony Gaffke*

10/30/25


**Tony Gaffke**

19

Husman, Karen

**From:** Bethany Crow <bethanycrow96@gmail.com>  
**Sent:** Thursday, October 30, 2025 1:57 PM  
**Subject:** [EXTERNAL] Opposition to Current Barber Farms Subdivision Plan

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Dear Zoning Board Commission Members,

My name is Bethany Crow, and my family and I are residents of the Sundance Subdivision, which directly borders the proposed Barber Farms Subdivision. I am writing to respectfully express my **opposition to the current development plan** and to outline a few key concerns shared by many of our neighbors.

**First**, Central Avenue already faces significant traffic congestion, particularly during morning and evening commute hours. Adding a **high-density housing development** would substantially increase daily traffic volume on a roadway that is already strained.

**Second**, the proposed high-density design is **incompatible with the surrounding residential character**. There are other areas within our community that would be far better suited for higher-density housing. The existing and developing neighborhoods near the proposed site are designed for lower-density, single-family homes, and maintaining that consistency is important to preserving the community's identity and quality of life.

**Lastly**, our subdivision maintains a shared **green space** for recreation and neighborhood gatherings, which we collectively fund and care for through our HOA. We are concerned that the addition of high-density housing nearby will place additional strain on this area, as residents from outside our neighborhood may use this space without contributing to its upkeep.

We appreciate the Board's time and consideration of these concerns. Our intention is not to halt progress, but rather to encourage a thoughtful, balanced approach to development that maintains the integrity and livability of our community. We would welcome the opportunity to work with the developer on a plan that aligns more closely with the existing neighborhoods.

Thank you for your attention and for your continued service to our community.

Sincerely,

Bethany

**Husman, Karen**

---

**From:** Krishell Gaffke <krishell.gaffke@gmail.com>  
**Sent:** Thursday, October 30, 2025 4:43 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Sundance Subdivision - Barber Farms Proposed Zoning Change #1074

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Zoning Board Commission Members,

My name is Krishell Gaffke and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms development. I want to express my opposition to the current plan and share the following concerns with the proposed change:

- Neighborhood compatibility: The proposed layout and housing density do not appear to align with the character and established design of the surrounding residential neighborhoods.
- Parks and green space: There seems to be limited inclusion of parks, trails, and open areas in the current proposal. I am also concerned that residents of the new subdivision may rely on the Sundance park and amenities, which are maintained through the dues paid by our homeowners.
- Traffic and safety: Increased traffic along Central Avenue is a major concern, particularly as the 44 West Subdivision on the south side of Central is also being developed. The added congestion could create safety issues and strain existing infrastructure.
- Property values: I worry that the pace of this development may outpace careful planning, potentially affecting property values in nearby neighborhoods.
- Aesthetic impact: The architectural design and overall appearance of the proposed homes should better reflect the surrounding community to maintain the visual appeal of the area.

I appreciate your time and consideration of these concerns. Residents like myself must have a voice in this process. I hope that a compromise can be reached with the developer—one that places homes similar in style and quality to those in Sundance along the outer edges of the development, with duplexes and higher-density housing positioned toward the interior.

Thank you for your attention to this matter.

Sincerely,

Krishell Gaffke

(21)



ALAN MOORE  
507 Candlelight Ln.  
Billings, mt. 59106

Dear Zoning Board Commission Members;

I Am A Sundance Subdivision resident with my backyard bordering the proposed #1074 request,

This request for change and other subdivisions will make traffic flow a major concern.

Prior to purchasing this home in June I lived at #33 Tiburon where large apartments were built close to my backyard fence. Living with the three story buildings made it feel like I was living in a tunnel.

I greatly dislike that I may have to relocate again.

Please consider our neighborhood when making your decision and vote NO ON #1074

Thank you  
Alan Moore

**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**

23

**Husman, Karen**

---

**From:** Bill Duke <bill.duke@icloud.com>  
**Sent:** Friday, October 31, 2025 11:04 AM  
**To:** Husman, Karen; Berns Brenda  
**Cc:** Boyett, Mike; Kennedy, Bill  
**Subject:** [EXTERNAL] Zone Change Request - Barber Farm

> Good Day Commission Members;

>

> My name is Bill Duke, my wife Sheryl and I live at the very south perimeter of Cloverleaf Meadows at 735 Bluegrass Drive West. We purchased this property through Jeff Junkert over twenty-five years ago and have the distinction of being the final home constructed in Cloverleaf Meadows. After carefully observing the development of Cloverleaf Meadows for several years we opted to make it our "Forever Home" which we designed with the help of Jeff Junkert and subsequently built.

>

> The concept of constructing 200+ duplexes and mixed residential/commercial neighborhood zoning which would mean a minimum of 400 new residences on fifty-five acres is a repulsive concept at a ratio of 8.4 : 1 compared to Cloverleaf Meadows. It is horrifically magnified when the City of Billings has indicated they will connect to Bluegrass Drive West. Please know, the streets in the Cloverleaf Meadows are not designed for high density traffic. The Home Owners maintain our streets and the Cloverleaf Meadows infrastructure cannot handle the volume of traffic this project will produce if allowed to be connected to our street(s). Currently, when a vehicle is parked on Bluegrass Drive West, the street becomes a "single lane" street! IF, this issue is forced and when the streets collapse and must be rebuilt; "WHO" picks up the tab for the road improvement expense when 400.... 600.... 800.... Vehicles are free to drive through Cloverleaf Meadows to join Grand Avenue or vice-versa? The roadways in Cloverleaf Meadows are specifically designed to accommodate water runoff and dispersal. Every home and our Park, which the Homeowners totally fund, to the amount of more than \$16,000.00 per year are designed to allow excess water to migrate to safe sump areas. If our roads are altered the danger is to violate this design and the potential to flood our homes is a clear and present danger! The area infrastructure is not capable of handling such a huge influx of people; Not Central Avenue, Not Grand Avenue, Not 48th Street West most emphatically NOT "Bluegrass Drive West!" Cloverleaf Meadows is an area of fifty-one acres with forty-nine lots containing residences. The "zone change" would accommodate two hundred structures which maybe duplexes or four plexes on approximately the same footprint; I am all for the Barber Ladies selling the farm but not at the expense of our "Forever Homes" values and drastically altered living conditions, as described.

>

> The over riding issue of the lack of "infrastructure" regarding streets, potential crowding of the area school facilities, law enforcement response time, etc.... Clearly illustrates the folly of the proposed design(s). This is further compounded by the McCall Project across Central Avenue to the South, "44 WEST" containing another 200 Residences! We have lived in Billings over seventy-five years and the thought of these two projects greatly distresses us!!

Most Sincerely,


Bill & Sheryl Duke  
735 Bluegrass Drive West  
Billings, MT 59106

## Husman, Karen

---

**From:** Lewis Crow <lecrow23@gmail.com>  
**Sent:** Wednesday, October 29, 2025 4:54 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074

**Follow Up Flag:** Follow up  
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Dear Zoning Board Commission Members,

My name is Lewis Crow and my wife and I are residents of the Sundance Subdivision. Our neighborhood directly borders the proposed Barber Farms Subdivision. I am emailing you to voice our opposition to the current plan for several reasons as follows.

First, Central Avenue already experiences a high volume of traffic, particularly during times common to commute to and from school/work. The addition of high-density housing as opposed to a Subdivision similarly structured to ours will greatly increase this daily volume of traffic that the Central Avenue infrastructure cannot currently support, especially given the construction of the 44 West Subdivision directly across Central Avenue.

Second, there are other areas with similar character where high-density housing would be more appropriately constructed. High-density housing is incompatible with the surrounding neighborhoods that currently exist and are currently being constructed.

Lastly, our neighborhood enjoys a nice green space for our residents to recreate and hold gatherings with fellow residents. We pay for the use and upkeep of this area and are concerned that residents of the high-density housing will make use of our HOA funded green space and not show it the same respect that we do.

I appreciate you taking the time to read my concerns, we do not want our concerns to go unaccounted for in your decision. We welcome the opportunity to compromise with the developer in hopes they will construct homes similar to that of our wonderful Subdivision.

Thank you for your time and have a great day!

Lewis Crow

## Husman, Karen

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**From:** Ryan Walker <641rjw@gmail.com>  
**Sent:** Saturday, November 1, 2025 12:42 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Proposed Rezoning Change #1074



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Dear Zoning Board Commission Members:

This email communication is from Ryan Walker. I reside at 4626 Shinning Light Ln, in the Sundance subdivision.

I want to register a concern about the potential rezoning. I am against the rezoning and have the following concerns at a minimum:

1. The high density housing does not fit into the very middle of an established housing district. It is just not compatible. Do not change the zoning.
2. The roads at Central and Grand have not been built for the traffic that will certainly pass on them. They are narrow and even now during rush hour and at other times the traffic is backed up 10-15 cars at intersections. It would be a disaster for traffic flow and for safety I feel.
3. High density housing is best suited to be built around a park or some recreation opportunities. There is not a possibility for this in the area proposed.
4. Please represent us for a NO on rezoning.

Ryan Walker  
Owner of 4626 Shining Light Ln property

**Husman, Karen**

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**From:** daniel gaffke <gaffked@hotmail.com>  
**Sent:** Sunday, November 2, 2025 7:52 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Opposition to Current Barber Farms Subdivision Plan



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Dear Zoning Board Commission Members,

My name is Daniel Gaffke and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms development. I am writing to express my opposition to the current plan for the following reasons:

- The proposed design is not compatible with the character and density of the surrounding residential neighborhoods.
- There are not enough parks, trails, or green spaces included, and I'm concerned that residents of the new subdivision may rely on Sundance amenities that our community maintains and pays for.
- I am concerned about increased traffic along Central Avenue, particularly with the ongoing development of the 44 West Subdivision just south of that area.
- The pace and scale of the project seem to be moving forward without sufficient time for thoughtful community input.
- I also have aesthetic concerns about how the layout and design will integrate with existing homes and landscapes.

I sincerely appreciate your time and consideration. I hope Sundance residents like myself will not be overlooked in your decision-making process. My hope is that a compromise can be reached with the developer, one that includes homes consistent with the Sundance Subdivision along the perimeter, with higher-density housing located toward the interior of the development.

Thank you for your attention to this matter.

Sincerely,


Daniel Gaffke

Sundance Subdivision Resident

## Husman, Karen

---

**From:** Brandon Mooer <brandonmooer100@gmail.com>  
**Sent:** Sunday, November 2, 2025 1:01 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Complaint project number pzx2500063.

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Good Day, I'm a city of Billings resident. We just moved my father into the Sundance community into a high-end home as his previous home on Tiburon Lane was overran on the property line by three-plus story rental apartments this year. That was very unfortunate and it is sad to hear of it occurring again. There's a potential for high-rise rentals behind his house again. I have concerns as he's in an \$800,000 house and don't want to relocate him again as he is elderly and needs peace and quiet. We are not in the way of progress, but it would be ideal if you could still utilize his backyard without rental-complexes casting a shadow down on him.

Please take this in consideration,

**Brandon Mooer** | General Manager / PIC #48289

P 406-896-3380

**C 406-939-1735** | F 888-914-7289

[brandon.mooer@omnicare.com](mailto:brandon.mooer@omnicare.com)

**Omnicare** | 2747 Enterprise Ave | Billings, MT 59102

## Husman, Karen

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**From:** L Z <chetandlisa492@gmail.com>  
**Sent:** Sunday, November 2, 2025 2:06 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074



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### Dear Zoning Board Commission Members,

My name is Lisa A. Hansen and I am a resident of the Sundance Subdivision, located next to the proposed Barber Farms development. As a homeowner in this community, I am writing to express my opposition to the current rezoning request for high-density housing on this parcel.

While I understand the need for additional housing in Billings, I am concerned that the Barber Farms proposal is not compatible with the surrounding neighborhoods and could negatively affect the character and livability of this area.

### Key Concerns:

- **Neighborhood Compatibility:** The proposed density does not fit with nearby subdivisions such as Sundance, where homes are on larger lots ranging from 0.3 to 2+ acres. The new development would introduce a level of density and visual scale that conflicts with the existing residential setting.
- **Limited Parks and Green Space:** The plan offers very little open or recreational space for future residents. Our community values outdoor areas, and there should be more consideration given to parks, walking trails, and green buffers between existing and new homes.
- **Traffic and Safety:** Central Avenue already experiences significant traffic, especially with the 44 West Subdivision now being built. Without a doubt, adding another high-density neighborhood without clear plans for traffic management will worsen congestion and raise safety concerns for families, pedestrians, and school buses.
- **Infrastructure and Public Services:** Rapid growth must be supported by strong infrastructure. The proposed increase in housing units could strain existing roads, water systems, and sewer capacity without careful planning.
- **Aesthetic Cohesion:** The layout and building styles in the plan do not appear consistent with the character of neighboring communities. A more thoughtful transition in design and density would help maintain the area's overall appearance.

**Suggested Compromise:**

I encourage the Commission and the developer to consider a transitional layout. Single-family homes similar to those in Sundance Ridge could be placed along the perimeter, with duplexes or townhomes in the interior. This would create a smoother transition between neighborhoods and preserve the look and feel of the area.

Thank you for considering the input of residents who will be directly affected by this decision. We support responsible, well-planned development and hope these concerns will be taken into account when reviewing the proposed rezoning.

Sincerely,  
Lisa A. Hansen

Resident, Sundance Subdivision

## Husman, Karen

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**From:** Caleb Eberly <ceeberly@gmail.com>  
**Sent:** Sunday, November 2, 2025 2:35 PM  
**To:** Berns Brenda; Husman, Karen  
**Subject:** [EXTERNAL] Barber farms zoning change



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Dear Billings Zoning commission,

I am writing as a resident of Sundance Neighborhood to express my deep concern over the proposed zoning changes for Barber farms on Central.

Our neighborhood is thriving as a quiet, family-oriented community with single-family homes. The proposed rezoning to Barber farms to allow for 200-400 new residences that will drastically change the look and feel of our quiet, nice neighborhood. Proposed changes would overwhelm our already strained infrastructure, endangering children, pedestrians, and cyclists. I am also very concerned about what this will do to my property value.

I would love to see another single family home neighborhood. I am strongly opposed to further commercial or multi family units.

Thank you

Caleb Eberly

## Husman, Karen

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**From:** kevles5@bresnan.net  
**Sent:** Sunday, November 2, 2025 4:34 PM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074



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Dear Zoning Board Members:

We are Kevin and Leslie Chambers. We are residents in the Sundance Subdivision on Liahona Lane. The proposed Barber Farms subdivision borders our neighborhood and is at the end of our cul-de-sac street. We oppose the current plan for the development.

We understand that continued growth and development on the West End is inevitable. We feel like the growth needs to be in moderation. Traffic on Central can be busy at times already. The 44 West Subdivision on the south side of Central is already under construction. Adding an additional subdivision with 350 housing units will increase the traffic flow to an unimaginable amount.

The Sundance Subdivision has lot sizes that are spacious and the number of homes is not overwhelming for the acreage. The end of Liahona will be directly in the line of sight of this new neighborhood. We are concerned that having that many homes next to Sundance will affect our property values.


We appreciate you taking the time to read our email. We do not want to be forgotten in your decision. We hope that the developer will consider compromising with the number of housing units while not placing duplexes and more dense housing units adjacent to Liahona Lane.

Thank You-  
Kevin and Leslie Chambers  
4625 Liahona Lane  
Billings, MT 59106

## Husman, Karen

---

**From:** amooer@midrivers.com  
**Sent:** Sunday, November 2, 2025 5:43 PM  
**To:** Berns Brenda; Husman, Karen  
**Subject:** [EXTERNAL] Reject Barber Farms Zoning Request #1074

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Dear Zoning Board Commission Members,

My name is Alan Mooer, and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision (Zoning Request #1074). I am writing to express my opposition to the current plan for the following reasons:

**Concerns about the aesthetics and density of the project.** Based on my previous experience living on Tiburon Lane on the west end of Billings, I've seen firsthand what can happen when large, multi-story buildings are constructed too close to existing homes. My former home backed up to what was once an open field—now the Village Cooperative of Billings apartments. Seeing a three-story structure only six feet from my backyard fence brought many unforeseen downfalls, from loss of privacy to reduced neighborhood appeal. I ultimately sold this home to move to the Sundance Subdivision and do now want to see the same happen to this community!

**Not compatible with the character of surrounding neighborhoods.** Sundance is a beautiful, established community with well-maintained homes and wonderful residents. The proposed development, as currently designed, does not reflect the same character or standards.

**Insufficient parks, trails, and green space.** I am concerned that residents of Barber Farms will rely on the park and amenities within Sundance, which our homeowners pay for and maintain monthly.

**Increased traffic concerns.** Central Avenue is already facing significant traffic issues, especially with the 44 West Subdivision currently under construction on the south side. The addition of Barber Farms will only worsen congestion and safety risks.

**Potential negative impact on property values.** Rapid development without careful planning can harm existing home values, especially if the new construction is denser or less aesthetically consistent with neighboring properties.

I truly appreciate the time and consideration you are giving to community members like myself. Please do not overlook the voices of those who will be directly impacted by this project. I sincerely hope the Board and the developer can reach a compromise that maintains the quality and character of Sundance—perhaps by including single-family homes similar to ours along the subdivision's outer border, with duplexes or denser housing positioned more internally.

Thank you for your attention to this important matter.

Sincerely,  
Alan Mooer  
507 Candle Light Ln, Billings, MT 59106

## Husman, Karen

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**From:** Scott Mooer <sjmooer@gmail.com>  
**Sent:** Sunday, November 2, 2025 6:52 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Opposition to Proposed Barber Farms Zoning Request #1074 – Concern for My Father and the Community



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Dear Zoning Board Commission Members,

My name is Scott Mooer, and I recently moved my 74-year-old father into a home in the Sundance Subdivision. A quiet, beautiful, and welcoming neighborhood that we hoped would be his final home. Unfortunately, I've just learned of the proposed Barber Farms subdivision and the plan to construct apartment buildings directly behind his property (Zoning Request #1074). I am writing to express my strong opposition to this proposal and to share why this issue deeply concerns me and my family.

Not long ago, my father lived in another part of Billings on Tiburon Lane. At that time, his home also backed up to an open field. That field was eventually developed into the Village Cooperative of Billings; a large, multi-story apartment complex built just a few feet from his backyard fence. What was once a peaceful environment quickly became noisy, crowded, and overwhelming for him. The privacy and tranquility he valued were lost overnight, and the constant activity from the complex made it difficult for him to enjoy his home.

Because of that experience, we decided to move him to Sundance. Community that seemed stable, quiet, and safe. It's heartbreaking to now face the same situation again, with another proposed development threatening to build directly behind his new home. For a 74-year-old man who has worked his entire life, retires, and simply now wants to live out his years in peace. This is incredibly disheartening.

Beyond the personal impact, I share the broader concerns of many Sundance residents. The proposed development is inconsistent with the established character of the surrounding residential neighborhoods. It raises concerns about the lack of adequate parks, trails, and green space, which could lead to overuse of the amenities that Sundance residents already fund and maintain. Additionally, the project would likely exacerbate existing traffic congestion along Central Avenue and negatively affect property values and the overall aesthetic quality of the community.

I urge the Commission to please consider the human side of this decision. My father and others like him chose Sundance for its calm, residential atmosphere. It would be devastating to see that quality of life diminished once again by an incompatible high-density development.

I sincerely appreciate your time and your willingness to listen to our concerns. I hope that a compromise can be reached with the developer. One that preserves the integrity of our community, protects existing homeowners, and ensures thoughtful planning for the future.

Thank you for your understanding and consideration.

Sincerely,  
Scott Mooer

406-989-0493

## Husman, Karen

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**From:** Resch, Dave <Dave.Resch@Kniferiver.com>  
**Sent:** Monday, November 3, 2025 9:01 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Zone Request Change #1074



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David and Rebecca Resch  
610 Light Stream Lane  
Billings Mt 59106

Sundance Subdivision

As residences in the Sundance Subdivision, we oppose the Zone Change # 1074 for the following reasons. We understand the area will be developed, we feel the development should compliment and be representative of the current subdivision that surround it.

- The proposed multi-family plan does not fit with the character of the surrounding neighborhood. The surrounding neighborhoods are large lot rural subdivisions and the proposed high-density house in a complete contradiction in the type of homes in the area.
- The proposed multi-family plan does not supply enough green space to accommodate the planned housing density. Th neighboring subdivisions currently pay a fee for the parks for the specific neighborhood that the park is located in.
- The high-density housing plan will overload the current traffic and streets ( estimated 450 homes with 2 cars per unit, 900 addition cars per day).
- The large lot subdivisions adjacent to the Barber Farms will have a negative financial impact on the property values.
- The type of units proposed for the Barber Farms do not fit with the larger single-family homes in the adjacent subdivisions.

For this reason, we are opposed to the Zone Change Request #1074


Respectfully  
David and Rebecca Resch

**Husman, Karen**

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**From:** Norman Tjeltveit <difernt1@yahoo.com>  
**Sent:** Monday, November 3, 2025 10:46 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Proposed zone change #1074 Barber Farms  
**Attachments:** LTR Barber Farms zone change 1074.doc

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Please see the attachment for my comments regarding tomorrow's Billings Zoning Commission public hearing.

Norman Tjeltveit  
4650 Sunbeam Circle  
Billings, MT 59106  
406-534-4881 H

Norman Tjeltveit  
4650 Sunbeam Circle  
Billings, MT 59106  
406-534-4881  
November 3, 2025

Billings City Zoning Commission  
P. O. Box 1178  
Billings, MT 59103

Re: Barber Farms proposed zoning change #1074

I am writing to you regarding the request for rezoning the Barber Farms property. I am a resident of the adjoining Sundance subdivision to the west of this area, and I want to share a couple of concerns with you.

While I understand and support the concept of promoting higher density development within Billings' city limits, I would ask you to suggest that the developer modify this proposal to encourage a more diversified mix of housing types on this property. My understanding of the uniformity of the construction of the proposed residences to be built here is very much out of character for the neighborhood as it is today. Even with the recently approved developments to the south of Central Ave., this use would be an anomaly and should not be allowed to proceed as proposed.

While my second concern is likely outside your authority to require or even influence, the cumulative impact on the transportation system from this proposal in addition to the Clearwater Estates developments is going to be substantial. It is difficult and probably dangerous to attempt to ride a bicycle or even walk along Central Ave. towards Shiloh Road with the current vehicle traffic loads, lack of shoulders, and the absence of pedestrian or bike paths. At certain times of the day, it is also challenging to safely enter Central Ave. in a vehicle – especially when necessary to cross oncoming traffic. Due to all of these things, until the City of Billings transportation plan and budgets allow full development of this arterial street, serious consideration should be given to lowering the speed limit from Shiloh to 48<sup>th</sup> Street West, installing stop signs or stop lights, or requiring development of center turn lanes for each of the subdivisions on this section of Central Ave.

## Husman, Karen

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**From:** Dana Short <lovie91688@gmail.com>  
**Sent:** Monday, November 3, 2025 1:46 PM  
**To:** Berns Brenda; Husman, Karen  
**Cc:** Sundance HoA  
**Subject:** [EXTERNAL] Barber Farm Zone Change Request #1074



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Dear Zoning Board Commission Members:

My name is Dana Short and my husband, Gary Short and I are residents of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision.

We are writing to advise you that we do not agree with the current proposed zoning plan for the following reasons:

1. Concern for the increased traffic along Central Avenue, especially now that the 44 West Subdivision on the south side of Central is being built. As well as, Broadwater Ave, when it is connected from 48th to Shilo, runs directly thru Sundance Subdivision.
2. Concern for impact on the property values, because the project is progressing too quickly.
3. Impact on the aesthetics and infrastructure, i.e. green space, parks etc., which we pay a monthly fee for.

4. Population density in an area that we specifically moved to because of the country feel and less housing and population. It is not compatible with the current character of surrounding subdivisions.

Sadly, I could list numerous other concerns. I hope that you are able to halt the direction that this zoning proposal is heading and hear our pleas.

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 Subdivision.

Thank you,  
Dana Short and  
Gary Short  
Sent from my iPhone

## Husman, Karen

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**From:** Catie Stanley <catiepstanley@gmail.com>  
**Sent:** Tuesday, November 4, 2025 12:39 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074



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Dear Zoning Board Commission Members:

My name is Cathaleah Stanley and I am a resident of the Cloverleaf Meadows Subdivision, which directly borders the proposed Barber Farms subdivision. I am very concerned about the current plan proposed for the zone change of this property and have outlined several issues below.

One of my first concerns is the proposed plan is not compatible with the character of the surrounding residential subdivisions. Surrounding neighborhoods to the North, West and East of the new subdivision are single family homes. Additionally I have a couple children attending Meadowlark Elementary which seems to already be operating at a rather high capacity. I am concerned about the strain a high density neighborhood such as the one proposed would place on the school, teachers, and staff, as well as how this might impact the education of the children.

Second, I am nervous there is inadequate park, trail, and green space planned for the new subdivision. My concern is also that the park within Cloverleaf Meadows will be overwhelmed as residents in such a high density neighborhood with lack of green space will likely utilize the Cloverleaf park. Certainly increased wear and tear will occur, which I as a homeowner in the Cloverleaf association will incur the cost of as we maintain the park.

Third, and perhaps what is causing my greatest apprehension is the increased traffic through Cloverleaf Meadows. We live on Bluegrass Dr W and my understanding is that this will connect through to broadwater and into the new subdivision. Certainly, residents accessing their homes coming from the North and East will utilize this byway to enter into their subdivision. I have 4 young children (ages 4 to 11) who often ride their bikes on Bluegrass Dr W (despite my direction to only do so when I am with them). I already worry for their safety and with potentially many new residents in a very dense neighborhood utilizing this path, I am so anxious about what this could mean for them when playing outside or even visiting the park and neighbors. Additionally the road is quite narrow. When cars are parked

on one side of the street in front of homes, there is only enough room for one vehicle to pass at a time. Moreover, the homeowners are again responsible for maintaining the roads within Cloverleaf and I have similar concerns regarding the upkeep of the road with increased use.

My hope is we can come to a compromise with the developer to reduce the density of the homes within the new subdivision to more closely match surrounding neighborhoods and reduce concerns of overfilled schools and increased traffic in neighboring subdivisions. I sincerely appreciate you taking the time to read my email. Please do not forget my family in your decision.

Thank you,

Cathaleah P. Stanley, PharmD

Nathan Stanley, DDS

Gemma, Zola, Ronan, and Archer Stanley

## Husman, Karen

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**From:** Jack W <digsrocks@hotmail.com>  
**Sent:** Tuesday, November 4, 2025 6:08 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Objection to proposed Zone Change 1074; Barber Farm Subdivision Tract

ATTN: City of Billings Zoning Commission

This email is to formally request the City of Billings Zoning Commission to deny the proposed Billings Zone Change 1074 of the tract known as the Barber Farm Subdivision (hereinafter "Barber Farm tract"). This tract is described as the E1/2SW1/4 of Section 3, T. 1 S., R. 25 E., Principal Meridian, Montana, and encompasses approximately 55.46 acres. A public hearing of Zone Change 1074 will be held by the Billings Zoning Commission on November 4, 2025, in the Billings City Hall, 5th Floor Council Room.

The proposed Billings Zone Change, if approved as submitted, will change the existing Agriculture zoning of the Barber Farm tract to a mixture of CMU1, NX1, N2, and P1 zoning. The proposed Zone Change of the Barber Farm tract is not in the public interest.

I own property and live in the Cloverleaf Meadows Subdivision located adjacent to and to the north of the Barber Farm tract. I and others will be adversely affected if the requested Zone Change is approved as proposed.

The reasons for my request to deny the proposed Barber Farm tract Zone Change include the following:

1) The proposed increased dwelling density re-zoning of the subject Barber Farm tract does not promote compatible urban growth. Furthermore, the proposed new zoning ignores the character of nearby homes and the district. The proposed N2 and NX1 rezoning of the Barber Farm tract is highly incompatible with the existing single-family dwellings on one-acre-plus size lots in the adjacent Cloverleaf Meadows subdivision (zoned Rural Residential). If approved as proposed, the rezoning of the Barber Farm tract will likely result in a significant decrease of property value for myself and for other property owners in the adjacent Cloverleaf Meadows Subdivision.

Although I object to the proposed Zone Change 1074 of the Barber Farm tract, I have no objection to a Zone Change of the Barber Farm tract to Rural Residential (RR1) (1.00 to 2.99 acres/lot) with a single dwelling on each RR1 lot. Such a zone change would be compatible with the character of existing nearby homes in the district and would be in the overall best public interest.

2) The proposed rezoning of the subject Barber Farm tract will not promote health, public safety, and general welfare if access to the subject tract is granted via a new road connection to Bluegrass Drive West located at the southern end of the Cloverleaf Meadows Subdivision. Bluegrass Drive West is not designed to handle an increased traffic load. Creation of direct road access to Bluegrass Drive West via a newly constructed extension of Broadwater Avenue or to the subject Barber Farm tract will increase traffic density and create potentially hazardous traffic situations for the many children and others who recreate in Yellowstone County's Cloverleaf Meadows Park located on Bluegrass Drive West. It will also create hazardous traffic situations for Cloverleaf Meadows Subdivision's residents, such as myself, who enjoy quiet and peaceful walks along the subdivision's existing road system.

I request this email objection is included in the record of public comments to the requested relief to rezone the subject Barber Farm tract.

Thank you for your consideration in this matter.

Respectfully submitted,

/s/ John (Jack) Wunder  
925 Bluegrass Drive West  
Billings, MT 59106

## Husman, Karen

---

**From:** Sherri Maxwell <sherrimaxwell52@gmail.com>  
**Sent:** Tuesday, November 4, 2025 7:43 AM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Proposed zoning change



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Dear Zoning Board Commission Members:

My name is Sherri Marty. I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision. My understanding is that the Barber Farms zoning request would allow for higher-density housing, adding a minimum of 350 housing units compared to my Subdivision's approximately 125 homes.

I am writing to express my opposition to the proposed rezoning that would permit higher-density housing within our established residential community. Our area is already experiencing significant traffic congestion due to the rapid growth on the west end of Billings, Adding more high-density housing would further increase congestion, create safety concerns, and place additional strain on roads and local infrastructure. In addition, this rezoning would put a strain on the public services such as schools and emergency response.

I respectfully urge you to deny the zoning change request and preserve the integrity of our neighborhood. I sincerely appreciate you taking the time to read my email. I hope we can come to a compromise with the developer.

Sincerely,  
Sherri Marty  
392 Light Stream Lane  
Sundance Subdivision

--

Sherri Marty  
Speech-Language Pathologist  
[\(406\) 371-6662](tel:4063716662)

## Husman, Karen

---

**From:** Ruben Delzer <rubendelzer@yahoo.com>  
**Sent:** Monday, November 3, 2025 4:56 PM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

I am opposed to the current plan, for the following reasons:

- 1- It would not fit the character of the surrounding residential subdivisions. The Sundance Subdivision has approximately 125 homes. The proposed zone change could allow a minimum of 350 housing units, which could add almost three times the number of residences, and increased traffic congestion on Central Avenue. The 44 West Subdivision on the South side of Central will already add to traffic flow. This causes concerns about traffic safety.
- 2- There is concern about the increased use of the parks and green space that are in the Sundance area by non Sundance residents. All Sundance residents pay HOA fees for the maintenance of the parks and green space in our subdivision,
- 3- The increase traffic and congestion would also negatively impact the Sundance Subdivision and the safety of the neighborhood children.
- 4- The aesthetics of multi family housing would not match the single family homes that surround the area subdivisions.


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 and surrounding subdivisions on the outside of the development, and then have duplexes and denser housing on the inside.

Thank you.  
Ruben Delzer  
4638 Shining Light Lane  
Billings, Montana

**Husman, Karen**

---

**From:** Brian Wheeler <bnhwheeler@gmail.com>  
**Sent:** Tuesday, November 4, 2025 11:25 AM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Fwd: Barber Farms subdivision

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----- Forwarded message -----  
**From:** **Brian Wheeler** <[bnhwheeler@gmail.com](mailto:bnhwheeler@gmail.com)>  
**Date:** Tue, Nov 4, 2025 at 11:21 AM  
**Subject:** Barber Farms subdivision  
**To:** <[husmank@billings.gov](mailto:husmank@billings.gov)>, <[bernsb@billingsmt.gov](mailto:bernsb@billingsmt.gov)>

Nov 4, 2025

Dear Zoning Board Commission Members,

Our names are Brian Wheeler and Holly Dunham-Wheeler. We built and live in the Sundance Subdivision now for 3 years. We have serious concerns regarding the Barber Farms subdivision, which borders Sundance on the East side. Our concern is that the re-zoning request does not fit the character of the surrounding area.

We purchased a lot in the Sundance Subdivision in Nov 2021 after an exhaustive search for residential property that met our needs in the Billings area. We based our purchase on the existing nature of the neighborhoods; large lots, single family residences and proximity to commercial activities. We took note that the City of Billings was expanding in this direction and that eventually our subdivision may be annexed into the City. We expected that any neighboring expansion would be modeled similar to our subdivision with concomitant road improvements to suit pedestrian/bicycle activity and manage traffic increase.

In January of 2021, the City of Billings created new "Use Specific Standards" in their zoning classifications. Within those standards were the "Residential" and "Mixed Use" groupings. In Jan. 2024 the Billings City Council approved the inclusion of duplexes into the new consolidated groupings that were exclusively single family residences.

In April 2025, Barbers applied to have 2 acres around their homes rezoned as N4, separated from the remaining agricultural acreage. Justification for this separation was the N4 zoned communities to the East and West of their homes, of which Sundance is one.

Our strong objection to this rezoning is that it takes advantage of rule changes which occurred after our purchase in this subdivision but used our subdivision's zoning classification as justification in the process. Furthermore, the City has not contributed to ANY road improvements to accommodate this significant increase in traffic that impacts our quality of life. We view this whole process as manipulative against our interests and impactful to the attractiveness of our homes.

Sincerely,

Brian Wheeler and Holly Dunham-Wheeler.

**Husman, Karen**

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**From:** Matt Thompson <matt\_thompson82@hotmail.com>  
**Sent:** Tuesday, November 4, 2025 11:21 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074



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**Subject: Opposition to Barber Farms Zoning Request #1074**

Dear Yellowstone County Zoning Commission Members,

My name is Matt Thompson , and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms development. I am writing to respectfully oppose Zoning Request #1074 in its current form.

While I understand the importance of supporting thoughtful and sustainable growth in Yellowstone County, this proposal presents several concerns for our existing community:

- **Neighborhood Compatibility:** The proposed Barber Farms subdivision does not align with the established character or density of surrounding neighborhoods. Its layout and housing types would significantly alter the look and feel of the area and disrupt the existing community fabric.
- **Lack of Parks and Green Space:** The plan appears to include limited parks, trails, or open spaces for recreation. Residents are concerned about the accessibility, size, and long-term maintenance of any proposed amenities, as well as whether they will adequately serve both new and existing families.
- **Traffic Impact:** Central Avenue already experiences substantial traffic, particularly during school and work commute hours. With the addition of this subdivision—and the ongoing development on the south side of Central—the congestion and safety risks could increase considerably for local drivers, cyclists, and pedestrians.

- Aesthetic Concerns: The architectural design and density proposed for Barber Farms seem inconsistent with the established look and scale of the surrounding subdivisions, including Sundance. Maintaining visual harmony and thoughtful transitions between neighborhoods is essential to preserving the area's character.

I respectfully ask that the Commission carefully consider these points before approving this zoning request. I hope a compromise can be reached between the developer and neighboring residents—such as designing homes along the perimeter that match those in Sundance, with any denser housing placed toward the interior of the development.

Thank you for your time and for considering the input of nearby residents who will be directly impacted by this project.

Sincerely,

Matthew Thompson

Resident, Sundance Subdivision

## Husman, Karen

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**From:** Elizabeth Helmer <elilasken@gmail.com>  
**Sent:** Tuesday, November 4, 2025 10:50 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Zoning Request #1074



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Good morning Zoning Board Commission Members:

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

I oppose the current plan, for the following reasons:

1. The increase in traffic on Central Avenue along with the 44 West Subdivision on the south side of Central is being built, this will increase traffic times, increase rate of accidents, and cause more delays.
2. This plan is not compatible with the character of the surrounding residential subdivisions; this zone needs to match existing surrounding subdivisions.
3. There are not enough parks, trails, and green space in the current plan, nervous about the park and amenities that I pay for monthly will be used by the new residents from this zone.

I sincerely appreciate you taking the time to read my email.

I don't 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,  
Elizabeth Helmer

## Husman, Karen

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**From:** Scott Helmer <scotthelmer44@gmail.com>  
**Sent:** Tuesday, November 4, 2025 9:57 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Zoning Request #1074

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Good morning Zoning Board Commission Members:

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

I oppose the current plan, for the following reasons:

1. The increase in traffic on Central Avenue along with the 44 West Subdivision on the south side of Central is being built, this will increase traffic times, increase rate of accidents, and cause more delays.
2. This plan is not compatible with the character of the surrounding residential subdivisions; this zone needs to match existing surrounding subdivisions.
3. There are not enough parks, trails, and green space in the current plan, nervous about the park and amenities that I pay for monthly will be used by the new residents from this zone.

I sincerely appreciate you taking the time to read my email.

I don't 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,  
Scott Helmer

## Husman, Karen

---

**From:** Sa'Bryn Atkins <satkins0122@gmail.com>  
**Sent:** Tuesday, November 4, 2025 9:57 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Zoning Change



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Good morning Zoning Board Commission Members,

My name is Sa'Bryn Atkins and I am a resident of the Sundance Subdivision which directly borders the proposed Barber Farms Subdivision. I am reaching out today to oppose the Barber Farms Proposed Zoning Change #1074. I oppose this request for the following reasons:

As a mother to two little girls I am concerned about the traffic increase on 48th st (already a very busy road) with this subsidized housing going in. It will increase the traffic and that road does not need to be any busier. It will increase the risk of accidents which is not something I want with children. Also, being able to afford a house in Billings is hard enough. I'm concerned this new development will decrease the worth of our house.

Thank you,

## Husman, Karen

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**From:** Jenna Banderob <jennabanderob@hotmail.com>  
**Sent:** Tuesday, November 4, 2025 9:46 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Zoning Request #1074



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### Jenna and Kohl Banderob

4647 Sunburst Lane  
Billings, MT 59106  
jennabanderob@hotmail.com

**11/4/2025**

**To:** Billings Zoning Board Commission Members

**Subject:** Opposition to Proposed Zoning Change for Barber Farms Zoning Request #1074

Dear Members of the Zoning Board,

I am writing to express my opposition to the proposed zoning change for Barber Farms #1074. As a resident of a bordering subdivision, I am concerned that the proposed development does not align with the character and established design of the surrounding neighborhoods.

Our community currently consists of single-family homes on approximately 0.34-acre lots. The proposed zoning would introduce a much higher residential density in a relatively small area. This level of density is incompatible with the existing subdivisions that define the area's residential character. This drastic change would alter the neighborhood's character and appearance, disrupting the uniformity and appeal that make it a desirable place to live.

While I understand the need for responsible growth, I urge the Board to consider developments that are consistent with the existing zoning and compatible with the surrounding lot sizes and housing patterns. Maintaining that balance ensures that new projects contribute positively to the community rather than detracting from its established identity.

Additionally, traffic along Central Avenue is already a significant concern, particularly with the ongoing development of the 44 West subdivision on the south side of Central. Adding even more density on top of that will further strain local infrastructure, increase congestion, and raise safety concerns for residents, pedestrians, and school traffic.

Beyond the traffic and safety concerns, a significant increase in housing density is likely to have an adverse impact on existing property values. The proposed zoning would alter the overall appeal and character of the neighborhood, diminishing the stability and investment that current homeowners have worked hard to maintain.

Thank you for your time and for considering the perspectives of current residents who care deeply about our neighborhood's character and long-term livability.

Sincerely,

Jenna and Kohl Banderob

## Husman, Karen

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**From:** Crystal Garland <crystalmgarland@yahoo.com>  
**Sent:** Tuesday, November 4, 2025 9:45 AM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] I Oppose the Barber Farm Zone Change Application 1074

Hello,

As a resident of Cloverleaf Meadows, I oppose the Barber Farm Zone Change Application 1074 because of the heightened traffic and congestion that will result. There is currently insufficient infrastructure to account for the current residents, let alone a dramatic increase in residents.

Additionally, the zoning proposal does not provide for adequate park systems and green space. They seek instead to pack more housing into a confined area.

Further, the Barber Farms lot is surrounded on 3 sides by N3 and N4 residential homes. As proposed, the Barber Farms Subdivision would be radically different from the surrounding neighborhoods. As a compromise, I would be open to a gentle transition between N3 zoned lots on the perimeter of the Barber Farms Subdivision transitioning into denser N2 lots in the middle. This would help to ensure the neighborhood matches the communities it borders.

Sincerely,

Crystal Miller  
840 Bluegrass Drive East  
Billings, MT 59106

## Husman, Karen

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**From:** Nick Atkins <nickatkins402@gmail.com>  
**Sent:** Tuesday, November 4, 2025 9:39 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074



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Good morning Zoning Board Commission Members,

My name is Nick Atkins and I am a resident of the Sundance Subdivision which directly borders the proposed Barber Farms Subdivision. I am reaching out today to oppose the Barber Farms Proposed Zoning Change #1074. I oppose this request for the following reasons:

- The zoning change will allow high density housing right next to Large Lot Suburban Neighborhoods. High density housing that is surrounded by N3 and N4 housing is inconsistent and doesn't complement existing neighborhoods. I see the need for high density housing, but it should be on land that is separated by a major road.
- This zoning change will greatly increase traffic in our neighborhood and traffic on Central and 48<sup>th</sup> street. Each resident pays monthly HOA fees for our park and other amenities. I worry that if a high-density subdivision goes in right next to our subdivision, our park and amenities will be used by the new residents. I also worry about traffic safety on Central and 48<sup>th</sup> Street. These are already busy roads, and we haven't even seen the impact that will be made from the 44 West Subdivision that just began developing. I worry that this zoning change would make traffic dangerous and inefficient in the area.
- I am worried that our home values will decrease with this zoning change. Right now, are subdivision is surrounded by similar subdivisions that complement our neighborhood. This zoning change would allow 300+ duplex housing units in the middle of surrounding subdivisions that are nothing alike. I worry that because of the condensed housing, increased traffic and appeal of the area that our home values will suffer.

I appreciate you taking the time to read my email and all that you do for our communities. I hope my concerns are considered in your decision for this zoning request. If anything, I would love to find a compromise where instead of all duplexes/ high density housing, the developer agrees to build similar homes to those in Sundance on the outside of the development and then have denser housing on the inside.

Thank you,




## Husman, Karen

---

**From:** Sherri Maxwell <sherrimaxwell52@gmail.com>  
**Sent:** Tuesday, November 4, 2025 7:43 AM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Proposed zoning change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Zoning Board Commission Members:

My name is Sherri Marty. I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision. My understanding is that the Barber Farms zoning request would allow for higher-density housing, adding a minimum of 350 housing units compared to my Subdivision's approximately 125 homes.

I am writing to express my opposition to the proposed rezoning that would permit higher-density housing within our established residential community. Our area is already experiencing significant traffic congestion due to the rapid growth on the west end of Billings. Adding more high-density housing would further increase congestion, create safety concerns, and place additional strain on roads and local infrastructure. In addition, this rezoning would put a strain on the public services such as schools and emergency response.

I respectfully urge you to deny the zoning change request and preserve the integrity of our neighborhood. I sincerely appreciate you taking the time to read my email. I hope we can come to a compromise with the developer.

Sincerely,  
Sherri Marty  
392 Light Stream Lane  
Sundance Subdivision

--

Sherri Marty  
Speech-Language Pathologist  
[\(406\) 371-6662](tel:4063716662)

## Husman, Karen

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**From:** Jack W <digsrocks@hotmail.com>  
**Sent:** Tuesday, November 4, 2025 6:08 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Objection to proposed Zone Change 1074; Barber Farm Subdivision Tract

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

ATTN: City of Billings Zoning Commission

This email is to formally request the City of Billings Zoning Commission to deny the proposed Billings Zone Change 1074 of the tract known as the Barber Farm Subdivision (hereinafter "Barber Farm tract"). This tract is described as the E1/2SW1/4 of Section 3, T. 1 S., R. 25 E., Principal Meridian, Montana, and encompasses approximately 55.46 acres. A public hearing of Zone Change 1074 will be held by the Billings Zoning Commission on November 4, 2025, in the Billings City Hall, 5th Floor Council Room.

The proposed Billings Zone Change, if approved as submitted, will change the existing Agriculture zoning of the Barber Farm tract to a mixture of CMU1, NX1, N2, and P1 zoning. The proposed Zone Change of the Barber Farm tract is not in the public interest.

I own property and live in the Cloverleaf Meadows Subdivision located adjacent to and to the north of the Barber Farm tract. I and others will be adversely affected if the requested Zone Change is approved as proposed.

The reasons for my request to deny the proposed Barber Farm tract Zone Change include the following:

1) The proposed increased dwelling density re-zoning of the subject Barber Farm tract does not promote compatible urban growth. Furthermore, the proposed new zoning ignores the character of nearby homes and the district. The proposed N2 and NX1 rezoning of the Barber Farm tract is highly incompatible with the existing single-family dwellings on one-acre-plus size lots in the adjacent Cloverleaf Meadows subdivision (zoned Rural Residential). If approved as proposed, the rezoning of the Barber Farm tract will likely result in a significant decrease of property value for myself and for other property owners in the adjacent Cloverleaf Meadows Subdivision.

Although I object to the proposed Zone Change 1074 of the Barber Farm tract, I have no objection to a Zone Change of the Barber Farm tract to Rural Residential (RR1) (1.00 to 2.99 acres/lot) with a single dwelling on each RR1 lot. Such a zone change would be compatible with the character of existing nearby homes in the district and would be in the overall best public interest.

2) The proposed rezoning of the subject Barber Farm tract will not promote health, public safety, and general welfare if access to the subject tract is granted via a new road connection to Bluegrass Drive West located at the southern end of the Cloverleaf Meadows Subdivision. Bluegrass Drive West is not designed to handle an increased traffic load. Creation of direct road access to Bluegrass Drive West via a newly constructed extension of Broadwater Avenue or to the subject Barber Farm tract will increase traffic density and create potentially hazardous traffic situations for the many children and others who recreate in Yellowstone County's Cloverleaf Meadows Park located on Bluegrass Drive West. It will also create hazardous traffic situations for Cloverleaf Meadows Subdivision's residents, such as myself, who enjoy quiet and peaceful walks along the subdivision's existing road system.

I request this email objection is included in the record of public comments to the requested relief to rezone the subject Barber Farm tract.

## Husman, Karen

---

**From:** Laurie Metzger <jnl22584@gmail.com>  
**Sent:** Tuesday, November 4, 2025 2:23 PM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms zoning change #1074

Good afternoon. Our names are John and Laurie Metzger, and we are residents of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision. We oppose the current plan, for the following reason:

The new subdivision needs to have more single family homes that will complement our neighborhood. We appreciate you taking the time to read our email. We don't want to be forgotten in your decision.

Thank you,  
John and Laurie Metzger  
Sent from my iPad

## Husman, Karen

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**From:** Lory Olson <lrosene22@att.net>  
**Sent:** Tuesday, November 4, 2025 4:38 PM  
**To:** Berns Brenda; Husman, Karen  
**Subject:** [EXTERNAL] Barber Farm Subdivision



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Dear Zoning Board Commission Members:

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

I oppose the current plan, for the following reasons:

- Not compatible with the character of the surrounding residential subdivisions;
- Not enough parks, trails, and green space;
- Concerned about the increased traffic along Central Avenue, especially now that the 44 West Subdivision on the south side of Central is being built;
- Not enough infrastructure for bike riders and pedestrians to get to nearby schools, grocery stores
- Concerns about impact on property values, because the project is progressing too quickly;
- Concerns about the aesthetics of the project;

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 the above issues are weighed before decisions are made.

Thank you for your consideration,

Lorraine Olson