

**From:** [Marlee Zentner](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Public Comment to City Council for meeting  
**Date:** Monday, November 17, 2025 1:29:08 PM

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**Subject: Concern Regarding Proposed Dutch Bros Development — Statement from the Owner of Sunshine Express**

Dear Members of the Billings City Council and Planning & Community Services Department,

My name is Marlee Zentner, and I am the owner of Sunshine Express, a small, locally owned coffee business that has been a part of the community here in Billings for 22 years. I'm reaching out not just as a business owner, but as someone who has poured my heart, my savings, and years of my life into serving this community.

I'm writing to express my deep concern about the proposed Dutch Bros Coffee development in Billings. I understand growth happens and that Billings attracts new businesses every year — but for small owners like me, the arrival of a large national chain isn't just competition. It's something that could change the future of our livelihoods.

We already have an influx of coffee shops, and adding a massive national chain to that mix could truly devastate the local shops. Local coffee shops like mine don't have the resources, the corporate marketing dollars, or the large staffing pools that Dutch Bros does. What we do have is heart, community connection, and the love we put into every single drink and every single customer who pulls up to our window.

I'm scared of what comes after a big chain moves in — not just for Sunshine Express, but for all the local shops that are already working so hard to survive. We reinvest in Billings. We hire locally. We support school fundraisers, sponsor events, and build real relationships with the people who live here. Chains simply don't do that in the same way.

My concerns go beyond the economic impact. The traffic congestion, the excessive drive-thru lines, the noise, and the waste are all real issues that our smaller shops already work hard to manage responsibly. Adding another high-volume corporate drive-thru will only intensify these problems in whatever area they build.

But more than anything, I worry about losing what makes Billings feel like home — the businesses that reflect the people who live here, not the corporations headquartered states away.

I'm asking for thoughtful consideration — for the council to look closely at the long-term effects this development may have on our local economy, the character of our city, and the small businesses that are doing everything they can to stay here, serve here, and grow here.

I love this city, I love my customers, and I love the small-business community we have built. I hope you'll take our voices, experiences, and concerns seriously when reviewing this proposal.

Thank you for your time, your service, and your willingness to hear from those who are directly affected.

Sincerely,

Marlee Zentner

Owner, Sunshine Express

**From:** [robin ziler](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] VEICHLES  
**Date:** Monday, November 17, 2025 9:35:58 PM

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Just curious about the cost of the vehicles city is using..wouldn't it be better to replace the engines on some of these vehicles instead of new i feel the council should look into that fire bpd and heavy-duty machines you can't do that with so what if non emergency vehicles have some body damage there not personal

Sent from my Verizon, Samsung Galaxy smartphone

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**From:** [Bohlman, Denise](#)  
**To:** [Council](#)  
**Subject:** Agenda Packet for November 24, 2025 Regular Business Meeting has been posted and published  
**Date:** Monday, November 17, 2025 2:40:09 PM

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Good afternoon, Mayor and Council,

Please review the agenda packet for next Monday at the link below:

[November 24, 2025 Agenda Packet](#)

Thank you!



**Denise R. Bohlman**  
City Clerk, CMC  
[bohlmand@billingsmt.gov](mailto:bohlmand@billingsmt.gov)

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

316 N. 26<sup>th</sup> Street, 5<sup>th</sup> Floor  
P.O. Box 1178 • Billings, MT 59103  
P 406.657.8210 F 406.657.8390

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**From:** [Cole, Bill](#)  
**To:** [Fust, Jessica](#)  
**Cc:** [Council](#); [Chris Kukulski](#); [Iffland, Kevin](#)  
**Subject:** Congratulations Jessica!  
**Date:** Monday, November 17, 2025 4:50:37 PM

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**November 15, 2025**

## Billings Building Official Elected to International Code Council Board

Billings Building Official  
Elected to International  
Code Council Board of  
Directors

The City of Billings announced that Jessica Fust, City Building Official, has been elected to the International Code Council (ICC) Board of Directors, representing Section B.

This national leadership role places Jessica among the key decision-makers responsible for shaping the codes used by jurisdictions across the United States. Her election brings recognition to Billings and ensures that the City's perspective is represented in future code development and policy discussions.

Her service on the ICC Board includes:

- Early access to national best practices and emerging trends in building safety and code administration.
- Stronger connections with leading code professionals nationwide, provid-

ing opportunities for collaboration and innovation.

- Enhanced local insight



Jessica Fust

into future model code changes, supporting continuous improvement of safety, resiliency, and development standards within our city.

Fust is a Billings native with degrees in Architecture and Public Administration. She has worked for the City for ten years and has been the Building Official for the past five years.

**Bill Cole, Mayor**  
**City of Billings, Montana**  
**[coleb@billingsmt.gov](mailto:coleb@billingsmt.gov)**  
**406-294-5700**


**From:** [Meling, Debi](#)  
**To:** [.MayorAndCouncil](#)  
**Cc:** [Kukulski, Chris](#)  
**Subject:** Mary and Bitterroot intersection  
**Date:** Monday, November 17, 2025 9:28:28 AM  
**Attachments:** [image001.png](#)

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Good Morning,

I know the City Council has received a few messages from people who are concerned about traffic at the intersection of Mary and Bitterroot, primarily due to increased traffic when the bypass opened. MDT did a study to anticipate the amount of traffic that would be on Mary once the bypass opened and per that study, they did not anticipate the need for additional traffic control at that intersection. MDT has agreed to collect current traffic data and look at the intersection again to see if the traffic counts are higher than anticipated. If they are, MDT will make recommendations for appropriate traffic control based on the information they collect. As noted in at least one email, there is a question as to whether this intersection falls under the City or County but while MDT is doing a study, we will be researching the jurisdiction. The County, MDT and City are all working together on this so determining jurisdiction will not delay the installation of appropriate traffic control if it is warranted.

Debi

	<b>Debi Meling, P.E.</b> Public Works Director <a href="mailto:melingd@billingsmt.gov">melingd@billingsmt.gov</a>  EXCELLENCE INNOVATION INTEGRITY
<a href="http://billingsmtpublicworks.gov">billingsmtpublicworks.gov</a> <a href="https://www.facebook.com/billingsmtpublicworks">facebook@billingsmtpublicworks</a>	<b>ADMINISTRATION</b> 316 N. 26th St Billings, MT 59101 P 406.657.3097
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**From:** [Morgan, Tyrone](#)  
**To:** [Alex Mitchell](#); [arcmtdutyList@redcross.org](#); [Bentz, Kevin](#); [Biggins, Becky](#); [Council](#); [Card, Tanya](#); [Cole, Bill](#); [Dan Paris - SO](#) ([dparis@yellowstonecountymt.gov](#)); [Dennler, Jeremy](#); [Desroches, Kayla](#); [Fender, Jaime](#); [Fire1](#); [Fire2](#); [Fire3](#); [Fire4](#); [Fire5](#); [Fire6](#); [Fire7](#); [Frank Fritz](#); [Gary Burke](#); [Gazette, Billings \(E-mail\)](#); [Green, Dave](#); [Gudmundson, Clayton](#); [Hallam, Steven](#); [Harper, R D](#); [Haynie, Jessica](#); [Hoeger, Tina](#); [Hoiness, Cassie](#); [Hoppel, Matt](#); [Hunt, Travis](#); [Iffland, Kevin](#); [Jagers, Justin](#); [Kent, Jay](#); [Krivitz, Brian](#); [KTVO \(Jay, David\)](#) ([djay@ktvq.com](#)); [KTVO \(news@ktvq.com\)](#); [KTVO \(Stepanek, John\)](#) ([jstepanek@ktvq.com](#)); [KUJL-970 \(newsradio970@yahoo.com\)](#); [Kukulski, Chris](#); [KULR8 \(news@kulr.com\)](#); [Lennick, Matthew](#); [Love, Jeff](#); [Lowe, Chris](#); [Lyon, Jason](#); [Martinez, Priscilla](#); [Michael](#); [Mitchell, Darrek](#); [Morgan, Tyrone](#); [MT News \(Cyphers, Donald\)](#) ([montananews@journalist.com](#)); [Rob Rogers](#); [Robertus, Justin](#); [Swing, BC](#); [Tate, John](#); [Turner Fitzgerald, Lynn](#) ([turnerfitz@aol.com](#)); [Valdez, Pepper](#); [Wakeupmt](#); [Williams, Stephen ATE](#); [Yeager, Derek](#)  
**Subject:** Media Release Vehicle Fire 48 Riverside Road  
**Date:** Monday, November 17, 2025 7:57:45 AM  
**Attachments:** [2025-15692 Vehicle Fire 48 Riverside Road MEDIA RELEASE.pdf](#)

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All

Please see the attached media release for the vehicle fire at 48 Riverside Road.



**Tyrone Morgan, Deputy Fire Marshal**  
Billings Fire Department  
2305 8<sup>th</sup> Avenue North  
Billings, MT 59101  
(406) 657-8426  
[morganty@billingsmt.gov](mailto:morganty@billingsmt.gov)



**BILLINGS FIRE DEPARTMENT  
OFFICE OF THE FIRE MARSHAL  
FIRE INVESTIGATION MEDIA RELEASE**

DATE	11/17/2025	TIME	0022 Hours
LOCATION	48 Riverside Road	SUITE / APT / UNIT	N/A
BUSINESS	N/A		
INCIDENT TYPE	VEHICLE FIRE	INCIDENT NUMBER	2025-15692

**INCIDENT DESCRIPTION**

The Billings Fire Department responded to a vehicle fire at 48 Riverside Road. The cause of the fire remains undetermined at this time. The vehicle's occupant was not present when the fire started and returned after the fire had been extinguished. He informed investigators that he had been living in the van and used portable electric heaters inside for warmth. The fire caused complete destruction of the vehicle's interior. The owner reported that the vehicle was not insured. Three engine companies, totaling nine firefighters, were initially dispatched; however, responding units were reduced to one engine upon arrival of the first crew.

An updated media release will be provided as additional information becomes available.

**COMMENTS, OTHER AGENCIES INVOLVED**

*Please keep in mind that a presence of law enforcement doesn't always mean an incident is criminal. Unless advised otherwise in these comments, any questions concerning this investigation should first go through the Fire Prevention Bureau contact listed at the bottom of this form.*

FIRE PREVENTION BUREAU INVESTIGATOR		DEPUTY FIRE MARSHAL TYRONE MORGAN	
PHONE	406-657-8426	EMAIL	morganty@billingsmt.gov

**From:** [Morgan, Tyrone](#)  
**To:** [Alex Mitchell](#); [arcmtdutyList@redcross.org](#); [Bentz, Kevin](#); [Biggins, Becky](#); [Council](#); [Card, Tanya](#); [Cole, Bill](#); [Dan Paris - SO](#) ([dparis@yellowstonecountymt.gov](#)); [Dennler, Jeremy](#); [Desroches, Kayla](#); [Ekblad, Andy](#); [Fender, Jaime](#); [Fire1.](#); [Fire2.](#); [Fire3.](#); [Fire4.](#); [Fire5.](#); [Fire6.](#); [Fire7.](#); [Fire8.](#); [Frank Fritz](#); [Gary Burke](#); [Gazette, Billings \(E-mail\)](#); [Green, Dave](#); [Gudmundson, Clayton](#); [Hallam, Steven](#); [Harper, R D](#); [Haynie, Jessica](#); [Hoeger, Tina](#); [Hoiness, Cassie](#); [Hoppel, Matt](#); [Hunt, Travis](#); [Iffland, Kevin](#); [Jagers, Justin](#); [Kent, Jay](#); [Krivitz, Brian](#); [KTVO \(Jay, David\)](#) ([djay@ktvq.com](#)); [KTVO \(news@ktvq.com\)](#); [KUBL-970 \(newsradio970 @yahoo.com\)](#); [Kukulski, Chris](#); [KULR8 \(news@kulr.com\)](#); [Lennick, Matthew](#); [Love, Jeff](#); [Lowe, Chris](#); [Lyon, Jason](#); [Martinez, Priscilla](#); [McLain, Andrew](#); [Michael](#); [Mitchell, Darrek](#); [Morgan, Tyrone](#); [MT News \(Cyphers, Donald\)](#) ([montananews@journalist.com](#)); [Rob Rogers](#); [Robertus, Justin](#); [Swing, BC](#); [Tate, John](#); [Turner Fitzgerald, Lynn](#) ([turnerfitz@aol.com](#)); [Wakeupmt](#); [Williams, Stephen ATE](#); [Yeager, Derek](#)  
**Subject:** Vehicle Fire 841 Arlington Road Media Release  
**Date:** Monday, November 17, 2025 9:31:30 AM  
**Attachments:** [2025-15697 841 Arlington Drive MEDIA RELEASE.pdf](#)

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All

Please see the attached media release for the vehicle fire at 841 Arlington Drive.



**Tyrone Morgan, Deputy Fire Marshal**  
Billings Fire Department  
2305 8<sup>th</sup> Avenue North  
Billings, MT 59101  
(406) 657-8426  
[morganty@billingsmt.gov](mailto:morganty@billingsmt.gov)



**BILLINGS FIRE DEPARTMENT  
OFFICE OF THE FIRE MARSHAL  
FIRE INVESTIGATION MEDIA RELEASE**

DATE	11/17/2025	TIME	0319 Hours
LOCATION	841 Arlington Drive	SUITE / APT / UNIT	N/A
BUSINESS	N/A		
INCIDENT TYPE	VEHICLE FIRE	INCIDENT NUMBER	2025-15697

**INCIDENT DESCRIPTION**

The Billings Fire Department responded to a vehicle fire at 841 Riverside Drive. The cause of the fire remains under investigation. The vehicle involved was a medium-sized RV that the owner reported was used daily but not as a living space. The fire resulted in the destruction of the RV with significant mass loss. A nearby pickup truck, an adjacent shed, and portions of the home's exterior also sustained heavy damage. The owner advised that the RV was not insured; however, the home and pickup were insured.

A full structure fire response was dispatched, consisting of four engine companies, one truck company, one Battalion Chief, and one ambulance, for a total of 19 firefighters and EMS personnel. Units were released back into service as the incident was brought under control and extinguished.

An updated media release will be provided as additional information becomes available.

**COMMENTS, OTHER AGENCIES INVOLVED**

*Please keep in mind that a presence of law enforcement doesn't always mean an incident is criminal. Unless advised otherwise in these comments, any questions concerning this investigation should first go through the Fire Prevention Bureau contact listed at the bottom of this form.*

FIRE PREVENTION BUREAU INVESTIGATOR

DEPUTY FIRE MARSHAL TYRONE MORGAN

PHONE	406-657-8426	EMAIL	<a href="mailto:morganty@billingsmt.gov">morganty@billingsmt.gov</a>
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**From:** [Rupsis, Tom](#)  
**To:** [Council](#)  
**Cc:** [Kukulski, Chris](#); [Iffland, Kevin](#); [Maddox, Wynnette](#); [Friday, Wyeth](#)  
**Subject:** Fwd: [EXTERNAL] zone change 1073  
**Date:** Monday, November 17, 2025 2:00:01 PM  
**Attachments:** [Zone Change 1073.docx](#)

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FYI...

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Tom Rupsis  
City Council - Ward 5  
[rupsist@billingsmt.gov](mailto:rupsist@billingsmt.gov)  
406-545-0701

----- Forwarded message -----

From: Thomas Romine <[thedrom@outlook.com](mailto:thedrom@outlook.com)>  
Date: Nov 17, 2025 11:58 AM  
Subject: [EXTERNAL] zone change 1073  
To: "Rupsis, Tom" <[rupsist@billingsmt.gov](mailto:rupsist@billingsmt.gov)>  
Cc:



Tom, Attached is detail of my concerns on this proposed annexation and zone change which is adjacent to farm property I've owned for over 30 years. I'd appreciate your careful consideration on this matter. I am out of town for the 11/24 Council meeting, but will have someone there making a public comment on my behalf.

Thanks, Tom

Thomas Romine  
1128 N 32nd  
Billings, Mt 59101  
[thedrom@outlook.com](mailto:thedrom@outlook.com)  
406-671-7444

## ZONE CHANGE 1073

The presentation by the developers at the neighborhood meeting was of a family oriented recreation development with complimentary low impact adjacent businesses. NMU, neighborhood mixed zoning, defined as “focused on daily needs primarily for adjacent neighborhood residents, such as corner stores, personal services and small restaurants” would appear to be the zoning most in line with their presentation. With the exception of the SE and NW corners of Rimrock and 62<sup>nd</sup> W, there is no other CMU zoning along the entire length of Rimrock Road. The CMU zoning allows a multitude of uses, many, if not most, incompatible with this area, including motels, bars, casinos, large retail and vehicle sales. Did the developers consider NMU for their proposed CMU1 portion and if not, why? Does planning staff agree NMU is more appropriate for this development? Without permit zoning, once zoned CMU, it opens the door for any of the uses allowed under that zoning. At least NMU zoning would provide some restrictions on future development.

The engineering firm, Performance Engineering, agent for the applicant, addresses the criteria for zone change as follows:

“The proposed zoning will **create** a commercially zoned district in an area with limited or no commercial development.” *Over 20 acres at the corner of 62<sup>nd</sup> and Rimrock is currently zoned CMU 1 & 2 fulfilling the commercial node envisioned in the growth policy for the intersection of 62<sup>nd</sup> and Rimrock. Additionally, there is developed and undeveloped CMU zoning on multiple locations along Grand Avenue from Shiloh to 62<sup>nd</sup> ST W providing more than an adequate amount of commercial areas to serve this NW area of Billings.*

And from the application: “This area of Billings is severely lacking commercial amenities for surrounding neighborhoods with the existing commercial businesses being over **one mile away** at 54<sup>th</sup> and Grand.” *One mile is hardly a cumbersome distance. In deed, virtually all the tens of thousand of residents living north and south along Rimrock Road from 5<sup>th</sup> St W to 54<sup>th</sup> W and beyond function quite well being a mile or more from commercial businesses.*

More from the application: “By locating commercial districts such as this closer to expanding residential development the traffic pressure going further into the city can be lessen....” *a quite opposite result will occur for Rimrock Road. Performance ignores the increase in traffic to be generated by this development from east and north of this project, as people from YCC, Copper Ridge, Ironwood, the subdivisions along Rimrock and 54<sup>th</sup> St W and all the way along Rimrock to Shiloh, who instead of going south on Shiloh, 54<sup>th</sup> or 62<sup>nd</sup> to access existing commercial businesses will travel west on Rimrock increasing an already burdened street and making traffic even worse than exists now for residents.*

In addressing compatibility with urban growth, Performance states the city “proposes commercial districts along principal arterials...as it will keep commercial traffic off local residential streets.” *In speaking with planning staff reviewing the proposed subdivision of this property, access for the requested CMU1 zoned portion of this property would be directly off 60<sup>th</sup> St. 60<sup>th</sup> will most likely be a local street, at most a collector street, not an arterial street, serving the eventual residential areas to the east and south in this NW quarter of Section 31.*

Finally in the application: “There is no evidence that suggests the addition of just below 10 acres of commercial zoning will do harm to the value of buildings in the area” *Really! Would any of you want to live across the street from a commercial development? MLS sales data shows the lower value of residential properties across from commercial as compared to those a block away.* While there are requirements in the zoning code for separating commercially zoned areas adjacent to residentially zoned areas with fencing, berms and/or intensive landscaping, no such requirements exist for commercial and residential areas separated by a street, in this case 60<sup>th</sup> St W. Without a non-access strip along 60<sup>th</sup>, for at least the south 400 feet of Lot 7 and without commercial buildings facing inward, the value of my residentially zoned property to the E will be negatively affected.

In summary, I would ask the Council to deny this zone change or at a minimum require NMU zoning of the CMU1 portion.