

From: [Brian Wheeler](#)
To: [Council](#)
Subject: [EXTERNAL] Barber Subdivision
Date: Friday, November 21, 2025 3:46:48 PM



Dear City Council Members,

Our names are Brian Wheeler and Holly Dunham-Wheeler and we live in the Sundance subdivision, just West of the proposed Barber subdivision. We would like to notify you of our opposition to the current plan. According to the Process Review for Billings, all zone change decisions are based on findings for the statutory review criteria. We believe that two of these criteria, the lack of infrastructure and the stark contrast in character from the adjacent neighborhoods, are our biggest concerns.

Probably the most critical is whether the new zoning will affect motorized and nonmotorized transportation. Central Avenue is classified as a "Principal Arterial" road, along with King and Grand Avenues in the Billings LRTP Functional Classification map. However, whatever the functional requirements for this designation, similarities vanish west of Shiloh. East of Shiloh they are three 4 lanes wide, there are sidewalks, an appropriate speed limit (35mph) and marked pedestrian crossings. West of Shiloh, all three become 2 lanes wide, no sidewalks, a 45mph speed limit and no marked pedestrian crossings. The approval of this subdivision will add hundreds of cars entering Central with two additional access points. Between the Sundance subdivision, West 44th Subdivision and now Barber Subdivision, there are 5 points of access to Central. As bad as that is for motorized traffic, non-motorized traffic, particularly bicycles, is already extremely dangerous. Pedestrian traffic is non-existent now. The effect of this subdivision, as planned with the current Central Avenue, on motorized and non-motorized goes from bad to worse.

A third access for the Barber subdivision is on Broadwater Ave, through the Sundance subdivision, and onto 48th Avenue. Again, 48th is classified as a "Principal Arterial" but has only 2 lanes, no shoulder, no sidewalk, no pedestrian markings and high speed limit.

A second issue is whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses. Of the three adjacent subdivisions to Barber, the zoning is N4 and RR1 housing. All three areas are 100% single family residences and mostly (95%) owner occupied on large to very large lots. The Barber subdivision is multi-family residences and, to our understanding, 100% rental and at a much higher housing density. The disparity in "character" between Barber and the other adjacent subdivisions is stark. A high concentration of rental properties can lead to a decline in the physical appearance of a neighborhood, affecting property values, without proper management guarantees and HOA's.

We realize the need for more affordable housing in the Billings area, we realize they have the right to sell this land but we do not agree that this specific design fits the “character” of the adjacent subdivisions nor does it address the negative impact it will have on the traffic. Thank You for your time and consideration.

Sincerely,
Brian Wheeler
Holly Dunham-Wheeler

From: [Scott Mooer](#)
To: [Council](#)
Subject: [EXTERNAL] Oppose to Barber Farms Rezoning Request (#1074)
Date: Friday, November 21, 2025 7:25:28 PM



Dear City Council 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

From: amooer@midrivers.com
To: [Council](#)
Subject: [EXTERNAL] Opposition to Barber Farms Rezoning Request (#1074)
Date: Friday, November 21, 2025 7:10:51 PM



Dear City Council Members,

My name is Alan Mooer, and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms development (Zoning Request #1074). I am writing to respectfully express my opposition to the current rezoning proposal.

The request to rezone 55.46 acres east of Sundance would allow high-density housing. Adding a minimum of 350 units compared to Sundance's roughly 125 homes. Such an abrupt increase in density would significantly alter the character, livability, and safety of our community.

Aesthetics and Density Concerns

My previous experience living on Tiburon Lane on the west end of Billings has shown me the unintended consequences of placing large, multi-story buildings too close to existing homes. My former home backed up to what was once an open field and is now the Village Cooperative of Billings apartments. A three-story structure built only six feet from my backyard fence led to substantial loss of privacy and reduced neighborhood appeal. I ultimately sold that home and moved to Sundance to avoid such conditions. I strongly hope not to see a similar situation unfold here.

Incompatibility with Surrounding Neighborhoods

Sundance is a well-established, carefully maintained community with a distinct character. The Barber Farms plan, as designed, is not consistent with the scale, appearance, or standards of our neighborhood.

Lack of Parks, Trails, and Green Space

The proposed development includes insufficient green space, raising concerns that its residents will rely on Sundance's parks and amenities, which our homeowners pay for and maintain through monthly dues. This places an unfair burden on our community.

Traffic and Safety Issues

Central Avenue is already experiencing significant congestion, especially with the 44 West Subdivision currently under construction to the south. Adding Barber Farms at a much higher density, will further strain traffic flow and increase safety risks.

Potential Impact on Property Values

Rapid, high-density development that is not thoughtfully integrated with existing neighborhoods can negatively impact nearby home values, particularly when the aesthetic and architectural standards differ substantially.

I genuinely appreciate the time and attention you are giving to the concerns of residents who will be directly affected by this proposal. I urge the Council to consider alternatives that balance growth with community integrity. A more compatible approach such as placing single-family homes along the perimeter adjoining Sundance and positioning duplexes or higher-density housing toward the interior would help protect the character and quality of our neighborhood.

Thank you for your thoughtful consideration of this important matter.

Sincerely,

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

From: [Maddox, Wynnette](#)
To: [.MayorAndCouncil](#); [.Leadership Team](#)
Cc: [Greg Burns](#)
Subject: CA Weekly Report
Date: Friday, November 21, 2025 2:36:57 PM

Good afternoon.

The November 21, 2025, Weekly Report is available at the following link:

<https://www.billingsmt.gov/ArchiveCenter/ViewFile/Item/19136>

Thanks.



wynnette Maddox
Executive Secretary
maddoxw@billingsmt.gov

billingsmt.gov

P.O. Box 1178 • Billings, MT 59103
P 406.657.8433 F 406.657.8390

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

My hours are Monday – Thursday 7 AM – 5 PM

From: [Keehner, Toni](#)
To: [.MayorAndCouncil](#)
Subject: DRAFT Minutes 11/10/25
Date: Friday, November 21, 2025 9:09:16 AM

Good morning,

Here are the draft minutes from the November 10, 2025 Council meeting for your review and approval on Monday evening:

[Draft Minutes November 10, 2025](#)

Thank you,



Toni Keehner
Deputy City Clerk
keehnert@billingsmt.gov

billingsmt.gov

316 North 26th Street
P.O. Box 1178 • Billings, MT 59103
P 406.247.8605 **F** 406.657.8390

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From: [Vickers, Anna](#)
To: [Council](#)
Cc: [Kukulski, Chris](#); [Friday, Wyeth](#); [Bohlman, Denise](#); [Keehner, Toni](#); [Husman, Karen](#); [commissioners@yellowstonecountymt.gov](#); [kehresman@gmail.com](#)
Subject: Fw: Barber Farms Proposed Zoning Change #1074
Date: Friday, November 21, 2025 10:56:16 AM
Attachments: [Outlook-A picture](#)
[Outlook-sjpnqaw3.png](#)

Good Morning Mayor and Council,

Below is an email that was received by Commissioner Waters in opposition to Zone Change 1074. Zone Change 1074 is scheduled for Monday, November 24.

Respectfully,



Anna Vickers
Planning Division Manager
vickersa@billingsmt.gov

billingsmt.gov

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

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Have you taken our community survey?

Help shape the future of Billings: Billings2045.com

From: Mike Waters <mwaters@yellowstonecountymt.gov>
Sent: Thursday, November 20, 2025 7:35 AM
To: Monica Plecker <mplecker@yellowstonecountymt.gov>; Vickers, Anna

<VickersA@billingsmt.gov>

Cc: Chris White <cwhite@yellowstonecountymt.gov>; Mark Morse
<mmorse@yellowstonecountymt.gov>

Subject: Fw: Barber Farms Proposed Zoning Change #1074



Please take a look and let me know your thoughts.

Mike

Mike Waters
Yellowstone County Commissioner, District 3
316 N. 26th St. Room 3101
Billings, MT 59101
(406) 256-2701

From: Karen Ehresman <kehresman@gmail.com>
Sent: Wednesday, November 19, 2025 8:00:28 PM
To: Mike Waters <mwaters@yellowstonecountymt.gov>
Subject: Barber Farms Proposed Zoning Change #1074

Hi Mike,

My name is Karen Ehresman, I am a resident of the Sundance Subdivision, which borders the proposed Barber Farm proposed zoning change. I oppose the proposed plan for the current reasons:

Increased traffic on Central Avenue & 48th Street as well as potentially thru residential subdivisions.
The proposed building not comparable with the character of surrounding residential subdivisions.
Concerns of long term neighborhood stability due to the rapid pace of development.
Insufficient parks trails and green space, concerns that Sundance - maintained amenities may be relied upon by new residents.
Concerns regarding the aesthetics & layout of the proposal.

Thank you for your time and consideration. I hope the developer and the city can reach a reasonable compromise.


Karen Ehresman
4613 Sundance Lane
Billings, Mt.
Sent from my iPhone

From: [Bohlman, Denise](#)
To: [Council](#)
Cc: [Kukulski, Chris](#); [Iffland, Kevin](#); [Kolar, Sheila](#)
Subject: 2025 Municipal Election Official Canvass
Date: Friday, November 21, 2025 9:21:22 AM
Attachments: [2025 Municipal Election Official Canvass.pdf](#)

Good morning!

Please see the attached Official Canvass received from the Elections Administrator.

Thank you!

	Denise R. Bohlman City Clerk, CMC bohlmand@billingsmt.gov
billingsmt.gov	316 N. 26th Street, 5th Floor P.O. Box 1178 • Billings, MT 59103 P 406.657.8210 F 406.657.8390

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ELECTION ADMINISTRATIONS

(406) 256-2744 (OFFICE)

(406) 254-7940 (FAX)

elections@yellowstonecountymt.gov

P.O. Box 35002

Billings, MT 59107-5002

November 19, 2025

City of Billings

Denise Bohlman, City Clerk

PO Box 1178

Billings, MT 59103

Clerk Bohlman

Having conducted the official canvass of the 2025 Municipal Election on November 18, 2025 by the Yellowstone County Commissioners, please see the enclosed copy of the official Canvass of Votes. Having received confirmation from the Commissioner of Political Practices that all statements and reports have been received from the candidates, Certificates of Election will be mailed individually to the successful winners of each race. Copies of those certificates are included in this packet for your convenience. Candidates maybe sworn into office at your regularly scheduled meeting.

Please advise if there is any additional information needed.

Thank you

Dayna Causby,
Election Administrator

enclosures

Results Report
2025 Municipal General Election
November 4, 2025

OFFICIAL RESULTS
CANVASS
Yellowstone

Statistics

TOTAL

Registered Voters - Total	67,751
Ballots Cast - Total	31,563
Voter Turnout - Total	46.59%

BLGS MAYOR

Vote For 1

TOTAL

AMANDA HOUSLER	1,912
MIKE BOYETT	4,777
JENNIFER OWEN	11,577
MIKE NELSON	11,754
Write-In Totals	51
Total Votes Cast	30,071
Overvotes	25
Undervotes	123
Contest Totals	30,219

MUNCPL COURT JUDGE

Vote For 1

TOTAL

SHEILA R. KOLAR	22,703
Write-In Totals	701
Total Votes Cast	23,404
Overvotes	13
Undervotes	6,802
Contest Totals	30,219

BLGS CITY COUNCIL WARD 1

Vote For 1

TOTAL

MARK H. NICHOLSON	2,613
DAVID REDMON	1,610
Write-In Totals	22
Total Votes Cast	4,245
Overvotes	0
Undervotes	114
Contest Totals	4,359

BLGS CITY COUNCIL WARD 2

Vote For 1	TOTAL
EARNEST HAMMER	898
DENIS PITMAN	2,444
KASSI STRONG	2,349
Write-In Totals	14
Total Votes Cast	5,705
Overvotes	4
Undervotes	87
Contest Totals	5,796

BLGS CITY COUNCIL WARD 3

Vote For 1	TOTAL
AMY AGUIRRE	3,060
TJ ROGERS	2,275
Write-In Totals	23
Total Votes Cast	5,358
Overvotes	3
Undervotes	134
Contest Totals	5,495

BLGS CITY COUNCIL WARD 4

Vote For 1	TOTAL
ANDREW LINDLEY	4,426
DANIEL TIDSWELL	3,723
Write-In Totals	23
Total Votes Cast	8,172
Overvotes	4
Undervotes	306
Contest Totals	8,482

BLGS CITY COUNCIL WARD 5

Vote For 1	TOTAL
TONY O'DONNELL	3,461
PATRICK OLP	2,341
Write-In Totals	24
Total Votes Cast	5,826
Overvotes	5
Undervotes	256
Contest Totals	6,087

LRL MAYOR

Vote For 1	TOTAL
HEIDI SPARKS	625
DAVE WAGGONER	660
Write-In Totals	6
Total Votes Cast	1,291
Overvotes	1
Undervotes	9
Contest Totals	1,301

LRL CITY JUDGE

Vote For 1	TOTAL
MICHELLE MIZE	1,137
Write-In Totals	29
Total Votes Cast	1,166
Overvotes	1
Undervotes	134
Contest Totals	1,301

LRL CITY COUNCIL WARD 1

Vote For 1	TOTAL
LARRY MCPHAIL	87
SARA NAYLOR	153
Write-In Totals	1
Total Votes Cast	241
Overvotes	0
Undervotes	11
Contest Totals	252

LRL CITY COUNCIL WARD 2

Vote For 1	TOTAL
BRENT EDMOND	297
Write-In Totals	6
Total Votes Cast	303
Overvotes	0
Undervotes	12
Contest Totals	315

LRL CITY COUNCIL WARD 3

Vote For 1

TOTAL

IRV WILKE	379
Write-In Totals	12
Total Votes Cast	391
Overvotes	0
Undervotes	50
Contest Totals	441

LRL CITY COUNCIL WARD 4

Vote For 1

TOTAL

RICHARD A. KLOSE SR.	260
Write-In Totals	8
Total Votes Cast	268
Overvotes	0
Undervotes	25
Contest Totals	293

BRDVW TOWN COUNCIL

Vote For 3





TOTAL


KIRSTEN E. HOPKINS	28
ROGER SWARTZ	35
JOY SWARTZ	30
GAYLEN MONSEN	7
Write-In Totals	0
Total Votes Cast	100
Overvotes	0
Undervotes	29
Contest Totals	129

STATE OF MONTANA)
County of Yellowstone)

We hereby certify that this constitutes a full, true, and complete canvass of the number of votes cast, and declaration of results in the City of Billings, the City of Laurel and the Town of Broadview for the offices enumerated and we hereby declare elected the individuals listed receiving the highest number of votes.

Attest my hand and the seal of said County, hereto affixed this 18th day of November 2025.

 Mark Morse, Chair	 Mike Waters, Member	 Chris White, Member
(Seal)  Dayna Causey, Election Administrator		





Certificate of Election

TO BE ISSUED TO SUCCESSFUL CANDIDATE BY ELECTION ADMINISTRATOR AFTER OFFICIAL CANVASS OF VOTES

COUNTY OF YELLOWSTONE
STATE OF MONTANA

GREETINGS:

I, Dayna Causby Election Administrator of Yellowstone County, do hereby certify that at a Municipal Election was held in said county, on the 4th day of November, 2025.

Mike Nelson

for

City of Billings Mayor

was duly elected to the office of in and for said Municipality or County, having received the highest number of votes for said office as appears on the official canvass of the returns of said County and having complied with state campaign and practice laws pursuant to 13-37-127, Montana Code Annotated.



IN WITNESS WHEREOF, I have hereunto
set my hand and official seal this 18th day
of November, 2025.

Dayna Causby

Election Administrator



Certificate of Election

TO BE ISSUED TO SUCCESSFUL CANDIDATE BY ELECTION ADMINISTRATOR AFTER OFFICIAL CANVASS OF VOTES

COUNTY OF YELLOWSTONE
STATE OF MONTANA

GREETINGS:

I, Dayna Causby Election Administrator of Yellowstone County, do hereby certify that at a Municipal Election was held in said county, on the 4th day of November, 2025.

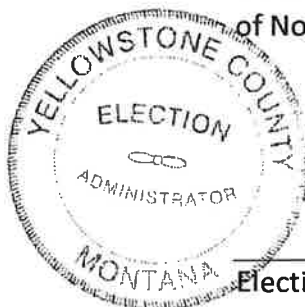
Shelia R. Kolar

for

Municipal Court Judge Billings

was duly elected to the office of in and for said Municipality or County, having received the highest number of votes for said office as appears on the official canvass of the returns of said County and having complied with state campaign and practice laws pursuant to 13-37-127, Montana Code Annotated.

IN WITNESS WHEREOF, I have hereunto
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Dayna Causby

Election Administrator



Certificate of Election

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COUNTY OF YELLOWSTONE
STATE OF MONTANA

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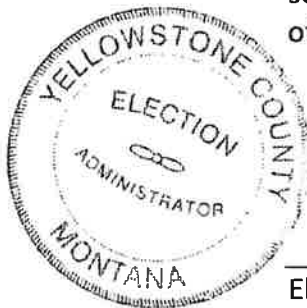
Mark H. Nicholson

for

City of Billings Council Ward 1

was duly elected to the office of in and for said Municipality or County, having received the highest number of votes for said office as appears on the official canvass of the returns of said County and having complied with state campaign and practice laws pursuant to 13-37-127, Montana Code Annotated.

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Dayna Causby

Election Administrator



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COUNTY OF YELLOWSTONE
STATE OF MONTANA

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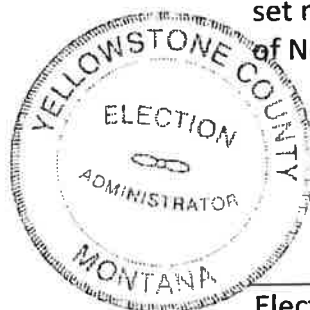
Denis Pitman

for

City of Billings Council Ward 2

was duly elected to the office of in and for said Municipality or County, having received the highest number of votes for said office as appears on the official canvass of the returns of said County and having complied with state campaign and practice laws pursuant to 13-37-127, Montana Code Annotated.

IN WITNESS WHEREOF, I have hereunto
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Dayna Causby

Election Administrator



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COUNTY OF YELLOWSTONE
STATE OF MONTANA

GREETINGS:

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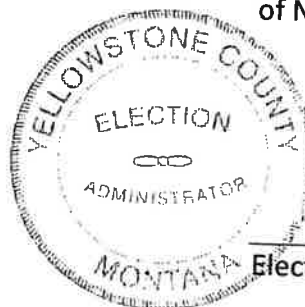
Amy Aguirre

for

City of Billings Council Ward 3

was duly elected to the office of in and for said Municipality or County, having received the highest number of votes for said office as appears on the official canvass of the returns of said County and having complied with state campaign and practice laws pursuant to 13-37-127, Montana Code Annotated.

IN WITNESS WHEREOF, I have hereunto
set my hand and official seal this 18th day
of November, 2025.



Dayna Causby

Election Administrator



Certificate of Election

TO BE ISSUED TO SUCCESSFUL CANDIDATE BY ELECTION ADMINISTRATOR AFTER OFFICIAL CANVASS OF VOTES

COUNTY OF YELLOWSTONE
STATE OF MONTANA

GREETINGS:

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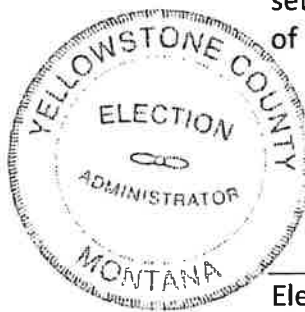
Andrew Lindley

for

City of Billings Council Ward 4

was duly elected to the office of in and for said Municipality or County, having received the highest number of votes for said office as appears on the official canvass of the returns of said County and having complied with state campaign and practice laws pursuant to 13-37-127, Montana Code Annotated.

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of November, 2025.



Dayna Causby

Election Administrator



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COUNTY OF YELLOWSTONE
STATE OF MONTANA

GREETINGS:

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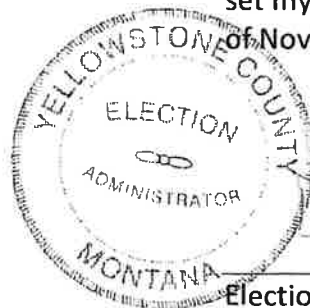
Tony O'Donnell

for

City of Billings Council Ward 5

was duly elected to the office of in and for said Municipality or County, having received the highest number of votes for said office as appears on the official canvass of the returns of said County and having complied with state campaign and practice laws pursuant to 13-37-127, Montana Code Annotated.

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of November, 2025.



Dayna Causby

Election Administrator

From: [Friday, Wyeth](#)
To: [Gulick, Ed](#); [Kukulski, Chris](#); [Iffland, Kevin](#)
Cc: [Council](#); [Vickers, Anna](#); [Woltjer, Gavin](#); [Meling, Debi](#)
Subject: RE: Need more visual understanding of what is occurring in Item 1G.
Date: Friday, November 21, 2025 4:47:46 PM
Attachments: [Popelka Plat.pdf](#)
[image002.png](#)

Council Member Gulick,

Anna provided the attached mark up of the plat to see if this will help make it clearer about what is going on. I also am copying Gavin and Debi in case they have anything to add to this. Gavin has been closest to the construction and property development and might be able to provide more context on Monday.

Thank you.



Wyeth Friday, AICP
Planning & Community Services Director
fridayw@billingsmt.gov

billingsmt.gov

316 N. 26th St.
5th Floor
Billings, MT 59101
P 406.657.8249

Have you taken our community survey?

Help shape the future of Billings: Billings2045.com

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Thank you.

From: Gulick, Ed <gulicke@billingsmt.gov>
Sent: Thursday, November 20, 2025 1:02 PM
To: Kukulski, Chris <kukulskic@billingsmt.gov>; Friday, Wyeth <FridayW@billingsmt.gov>; Iffland, Kevin <ifflandk@billingsmt.gov>
Cc: Council <council@billingsmt.gov>
Subject: Need more visual understanding of what is occurring in Item 1G.

Wyeth,

Would you be able to provide a better visualization of what is being proposed with the Popelka plat that includes the building footprints of the courts and ice facilities? I'm not able to follow what's being proposed by looking at the civil engineer's plat. Thank you!

Sincerely,

Ed Gulick | City of Billings Councilmember, Ward 1 |

Email: GulickE@billingsmt.gov |

- No-build easement
New utility easement
Parcel created for lease agreement
Building footprints
Vacated utility and/or trail easement

AMENDED PLAT OF LOTS 3A-1A, 3A-4, & 3A-5, BLOCK 1 OF
**POPELKA COMMERCE CENTER SUBDIVISION,
SECOND FILING**

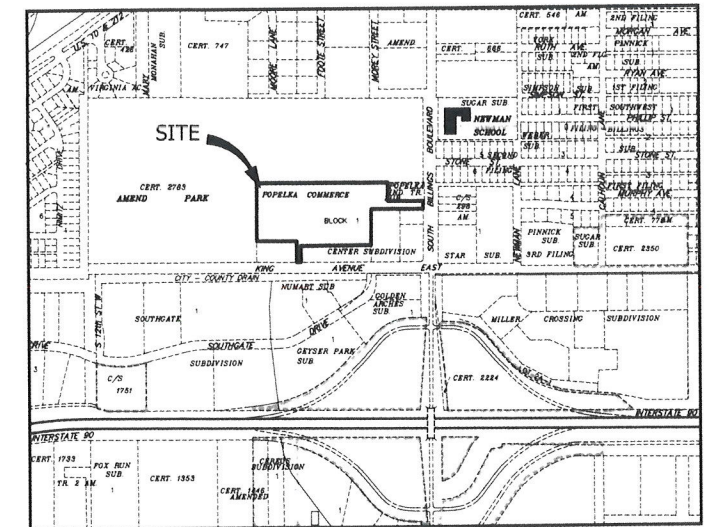
SITUATED IN THE SE1/4 OF SECTION 8, T. 1 S., R. 26 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : CITY OF BILLINGS

PREPARED BY : **sanbell**

FEBRUARY, 2025

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL PROJECTION FOR THE CITY OF BILLINGS (AS PUBLISHED IN THE ROCKY MOUNTAIN COORDINATE REFERENCE SYSTEM HANDBOOK); HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE NORTHEAST CORNER TRACT 2A-1A, A 3/4" IN O.D. IRON PIPE, IS 0.9999943210; THE CONVERGENCE ANGLE IS -01'24.6". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND PLSS SECTION CORNER, AS NOTED
- FOUND SURVEY MONUMENT, A YELLOW PLASTIC CAP MARKED "ANDERSON STEWART 15273LS", OR AS NOTED
- SET 5/8" X 18" LONG REBAR WITH YELLOW PLASTIC CAP MARKED "SANBELL 87940LS"

NOTE: AT TIME OF SURVEY, THE SITE WAS UNDER CONSTRUCTION AND ANY MONUMENTATION SET MOST LIKELY WILL NOT SURVIVE, PER ARM 24.183.1101(1)(d) THE NEW CORNER MONUMENTS WILL BE SET ON OR BEFORE MARCH 30TH, 2026 AFTER MOST OF THE CONSTRUCTION OF IMPROVEMENTS HAS TAKEN PLACE.

RECORD INFO:

- R = RECORD DISTANCE F = FOUND MEASUREMENT
- R1: POPELKA INDUSTRIAL TRACTS SUB, 1ST FILING (O'BRIEN 613ES, 1967)
 - R2: POPELKA COMMERCE CENTER SUB (KNAPP 8377LS, 1992)
 - R3: POPELKA COMMERCE CENTER SUB, 2ND FILING (BERTRAM 18972LS, 2014)
 - R4: POPELKA COMMERCE CENTER SUB, 2ND FILING AMENDING 3A-1 & 3A-3 (KNAPP 8377LS, 2015)

PURPOSE OF SURVEY: RELOCATION OF BOUNDARY LINES

The undersigned owners hereby certify that the purpose of this survey is to relocate the common boundary lines between adjoining properties within a platted subdivision, that five (5) or fewer lots are being affected, and that no additional tracts are being hereby created. Therefore this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), M.C.A., "(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries"

Pursuant to ARM 24.183.1104(1)(i)(iii)(C), "The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with Lots 3A-4 & 3A-5, BLOCK 1, POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING & LOT 3A-1A, BLOCK 1, OF THE AMENDED PLAT OF POPELKA COMMERCE CENTER SUBDIVISION on which said area is described, unless said area is included with or excluded from adjoining tracts of record."

LOTS 3A-1A2, 3A-4A, & 3A-5A are excluded from sanitation review by the Department of Environmental Quality pursuant to 76-4-125(d)(iii), M.C.A., as certified pursuant to MCA 76-4-127 as a division or previously divided parcels of land that are exempt from the Montana Platting Act review under 76-3-207(1)(d).

OWNER: LOTS 3A-4 & 3A-5, BLOCK 1, POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING, & LOT 3A-1A, BLOCK 1, OF THE AMENDED PLAT OF POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING

CITY OF BILLINGS

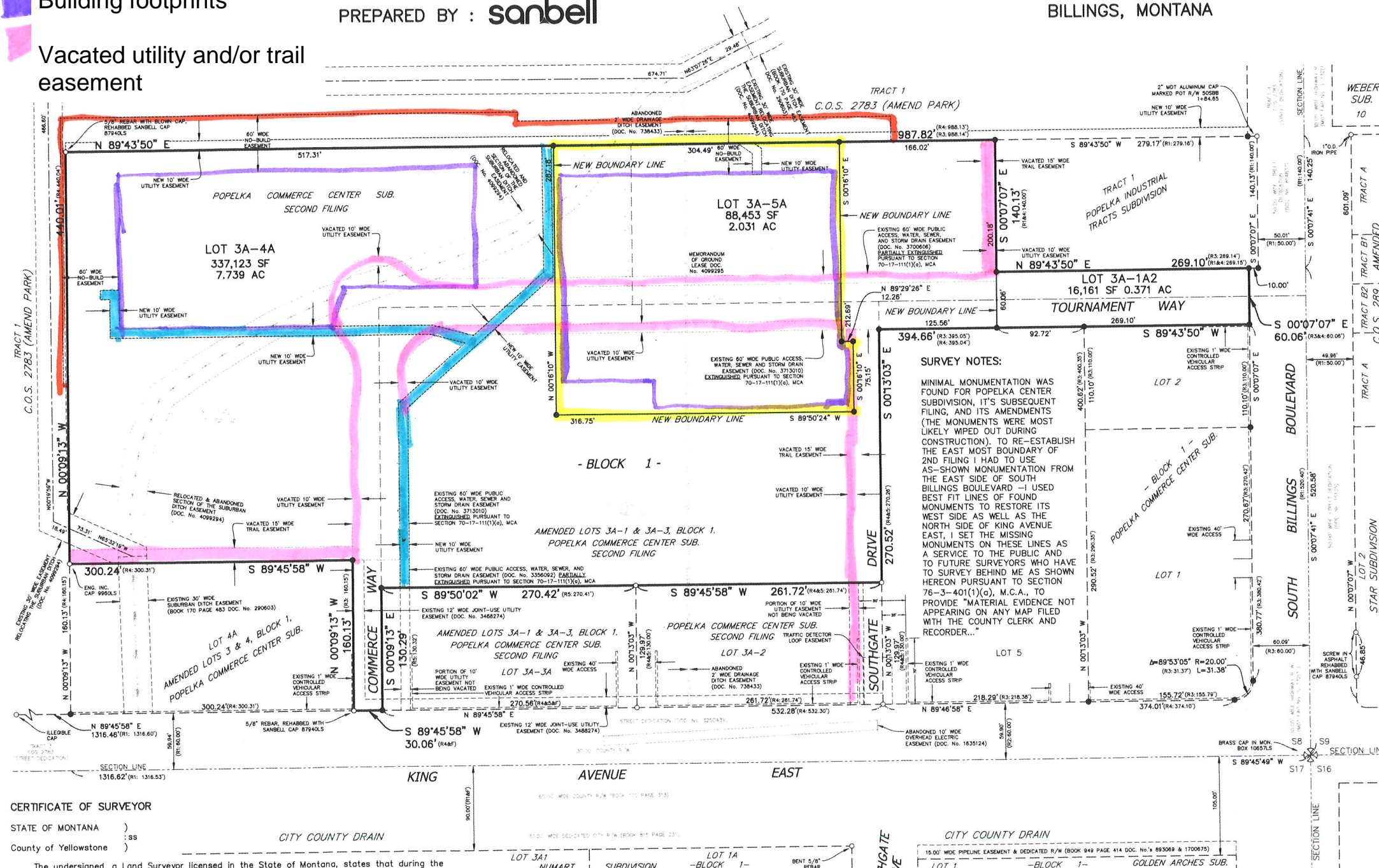
By: **WILLIAM A. COLE**

Title: **MAYOR**

STATE OF MONTANA)
County of Yellowstone)

On this _____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared William A. Cole, known to me to be the persons who signed the foregoing instrument as Mayor of the City of Billings, and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana



CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the months of December, 2024 & January, 2025, a survey was performed under his supervision of a tract of land situated in southeast 1/4 of Section 8, T. 1 S., R. 26 E., P.M.M. in the City of Billings, Yellowstone County, Montana being more particularly described as follows, to wit:

Lots 3A-4 and 3A-5, Block 1, POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING, & LOT 3A-1A, Block 1, of the AMENDED PLAT OF POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING filed respectively under Document No.'s 3713010 and 3766027 at the Office of the Clerk and Recorder of Yellowstone County.

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANBELL
By: **JESSE R. BURNS**
Montana License No. **87940LS**
Date: **10/14/25**



VACATION OF EXISTING UTILITY EASEMENTS

DOC. No. _____
DOC. No. _____

VACATION OF EXISTING TRAIL EASEMENTS VACATION

DOC. No. _____
DOC. No. _____

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.
Date: _____
Reviewed by: _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b)/76-3-207(3), M.C.A.
Date: _____
By: **Yellowstone County Treasurer**
Deputy

GRANT OF EASEMENT FOR THE RELOCATION OF THE SUBURBAN DITCH

DOC. No. **4099294**

DECLARATION OF NO-BUILD EASEMENT

DOC. No. _____

CERTIFICATE OF RIVERSTONE HEALTH

This survey plat has been reviewed and approved by Riverstone Health.
Health Officer or Authorized Representative
Yellowstone City/County Health Department
dba Riverstone Health

From: [Shaw, Kendra](#)
To: [Woltjer, Gavin](#); [Council](#)
Cc: [Kukulski, Chris](#); [Iffland, Kevin](#)
Subject: numbers for trails
Date: Friday, November 21, 2025 10:03:49 PM

Dear Gavin,

At the Southside Task Force last night it was mentioned you've estimated it costs \$8,000/year to maintain a mile of trail. Is that accurate? Curious about what kind of trail that is/where in the community etc. It was the first I'd heard that PRPL's got this kind of data to share! Yay! I included all of council on this thread as I know we all want numbers. Thanks so much Gavin!

Kendra Shaw
Councilwoman, Ward 1
Text: (406) 670-7772