

From: [Dean S Kile](#)
To: [Council](#)
Subject: [EXTERNAL] Barber Farms Proposed Zoning Change # 1074
Date: Saturday, November 22, 2025 10:11:06 AM



Dear City Council Members,

I am opposed to the Barber Farms proposed Zone Change # 1074. The proposed change from rural agriculture to N2,CMU1,NX1 and P1 to develop medium density rental housing is inconsistent with the existing N3 and N4 low density single family homes that border this property. Central Ave has been historically a natural separator between zoning districts. The only developments that should be considered, relating to the district, are those located north of Central Ave and consistent with the existing neighborhoods and not south of Central Ave. The new proposal is not compatible with the character of the bordering City neighborhoods and County townsites and does not empower communities or preserve quality of life. Developing medium density rental units next to low density single family homes is a bad idea for the existing subdivisions and people who live there and can only bring higher traffic, more crime and lower property values. The Barber Farms Zone Change Proposal # 1074 is inconsistent with the character of the surrounding area and should be denied.

Sincerely,
Dean S Kile
4627 Sunburst Ln
Billings, MT 59106

From: [Casey Buechler](#)
To: [Council](#)
Subject: [EXTERNAL] Proposed Barber Farms Zoning
Date: Saturday, November 22, 2025 11:44:04 AM
Attachments: [Sundance Barber Zoning.docx](#)



Dear City Council,

Please see my attached letter.

Thanks for your time and consideration.

Casey Buechler

Dear Zoning Board Commission Members:

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

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

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

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

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

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

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

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

Thank you,

Casey Buechler

4644 Shining Light Ln

From: [Rupsis, Tom](#)
To: [Shaw, Kendra](#)
Cc: [Woltjer, Gavin](#); [Council](#); [Kukulski, Chris](#); [Iffland, Kevin](#)
Subject: Re: numbers for trails
Date: Saturday, November 22, 2025 6:56:25 AM

I'll let Gavin explain his number specifically. But in all the estimates I've seen, including the one linked at the bottom from MDOT, numbers in that range generally include a replacement/preservation program. The actual annual maintenance costs for mowing, plowing, etc are usually closer to \$2k. Missoula told us a couple years ago that their actual numbers were in the \$1,500 range.

We may consider trails in parks differently than those in our rights of way, because park trails can't be resurfaced with our street maintenance dollars. Also, some of our park trails are concrete instead of asphalt, which has higher construction/replacement cost but a longer lifespan. FWIW...

Tom

MDOT study:

https://mdt.mt.gov/other/webdata/external/maint/SUP_Update_2022_Final.pdf

Tom Rupsis
City Council - Ward 5
rupsist@billingsmt.gov
406-545-0701

On Nov 21, 2025 10:03 PM, "Shaw, Kendra" <shawk@billingsmt.gov> wrote:
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