

**From:** [John Rittenhouse](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] BARBER FARMS PROPOSED ZONING CHANGE #1074  
**Date:** Monday, November 24, 2025 4:13:48 PM

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My name is Lisa Rittenhouse and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms and I oppose the current plan for the following reasons:

- The rentals are NOT compatible with the character of the surrounding residential subdivisions.
- Significant traffic concerns along Central Avenue, especially with the new 44 West Subdivision currently under construction.
- Concerns about long-term neighborhood stability due to the rapid pace of development. '

I sincerely appreciate your time and consideration. I hope the developer and City can reach a reasonable compromise; such as **Single-family or duplex owned condos.**

Thank You,  
Lisa Rittenhouse

**From:** [Andrea Long](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Zone Change 1074  
**Date:** Monday, November 24, 2025 4:06:08 PM

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Dear City Council Members,

My name is Andrea Long and I live at 730 Bluegrass Place in Cloverleaf Meadows. This area is directly bordering the proposed Barber Farms subdivision to the north.,

I ask that you DENY the zone change 1074 for the following reasons: The traffic this will generate on Bluegrass Drive West will be terrible going by the park and then to Grand Avenue, which is a problem now with the number of cars and no stop light to get out of Cloverleaf Subdivision. At busy times, the cars are backed up from Shiloh Road all the way to 48th Street.

I feel the city is not planning the best way to grow if they allow dense housing projects to go next to single family homes. The area that lends itself to this type of development is King Avenue West where roads can be built to accommodate a lot of cars.

I appreciate your taking the time to read my email.

Sincerely,  
Andrea Long

**From:** [Vickers, Anna](#)  
**To:** [Council](#)  
**Cc:** [Kukulski, Chris](#); [Bohlman, Denise](#); [Keehner, Toni](#); [Friday, Wyeth](#); [Husman, Karen](#); [commissioners@yellowstonecountymt.gov](mailto:commissioners@yellowstonecountymt.gov)  
**Subject:** Fw: Request for Engagement and Opposition to Barber Farms Zoning Change #1074  
**Date:** Monday, November 24, 2025 3:41:09 PM  
**Attachments:** [Outlook-A picture](#)  
[Outlook-krvuav1.png](#)

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Good afternoon 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 tonight's City Council meeting.

Respectfully,



**Anna Vickers**  
Planning Division Manager  
[vickersa@billingsmt.gov](mailto:vickersa@billingsmt.gov)

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

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

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**From:** Mike Waters <[mwaters@yellowstonecountymt.gov](mailto:mwaters@yellowstonecountymt.gov)>  
**Sent:** Monday, November 24, 2025 12:55 PM  
**To:** Vickers, Anna <[VickersA@billingsmt.gov](mailto:VickersA@billingsmt.gov)>  
**Cc:** Mark Morse <[mmorse@yellowstonecountymt.gov](mailto:mmorse@yellowstonecountymt.gov)>; Chris White <[cwhite@yellowstonecountymt.gov](mailto:cwhite@yellowstonecountymt.gov)>  
**Subject:** FW: Request for Engagement and Opposition to Barber Farms Zoning Change #1074



Here's another one Anna.

Thanks,

Mike

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

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**From:** Matt Thompson <matt\_thompson82@hotmail.com>

**Sent:** Monday, November 24, 2025 11:53 AM

**To:** Mike Waters <mwaters@yellowstonecountymt.gov>

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

Commissioner Waters,

My name is Matt Thompson, and I am a resident of the Sundance Subdivision in District 3. I am reaching out regarding the proposed Barber Farms zoning change (#1074), which would rezone more than 55 acres directly east of our neighborhood to allow high-density housing—adding a minimum of 350 units compared to Sundance's roughly 125 homes.

I am writing to oppose this zoning change and to respectfully request your engagement and presence on this issue, as many residents feel we have not had representation from our elected county official during this process. Your involvement is critically important to the families and taxpayers of this district.

My concerns include:

- **The proposal is incompatible with the surrounding neighborhoods**, which are predominantly single-family homes with lower density.
- **Insufficient parks, trails, and green space**—raising concerns that Sundance-maintained amenities, funded by our HOA, would be strained by additional usage.
- **Significant traffic impacts on Central Avenue**, especially with the 44 West Subdivision already under construction.
- **Rapid development threatens long-term neighborhood stability**, overwhelming infrastructure and community resources.
- **Aesthetics and layout concerns**, particularly along existing neighborhood borders.
- **Lack of county-level engagement or advocacy** for residents directly affected by this proposal.

As our representative, we hope you will attend the upcoming City Council hearing and help ensure District 3's concerns are heard. We also ask that you communicate your position on the proposal and support a more reasonable compromise—such as requiring single-family homes



along the outer edges of the development with higher-density units placed internally.

Thank you for your time. The families of Sundance and the surrounding subdivisions would sincerely appreciate your attention and involvement.

Respectfully,  
Matt Thompson

**From:** [Ruben Delzer](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074  
**Date:** Monday, November 24, 2025 1:10:21 PM

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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

**From:** [Catie Stanley](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074  
**Date:** Monday, November 24, 2025 2:01:58 PM

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Dear City Council Members:

My name is Cathaleah Stanley and I am a resident of the Cloverleaf Meadows Neighborhood, 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 reasons for my objection 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 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 many residents in a very dense neighborhood utilizing this path, I am extremely anxious about what this could mean for them when playing outside or even visiting the park and neighbors. Additionally the road does not offer the infrastructure to support the increase in traffic. It is quite narrow, only allowing enough room for one vehicle to pass at a time when cars are parked on one side of the street. 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.

For these reasons, I ask that you DENY zone change 1074. While I understand and respect that change and development will and needs to happen, I would ask that these changes be done with thoughtful consideration of the character of the surrounding area as well as the impact this will certainly have on the children for which I am advocating. My hope is by denying this zone change, 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

**From:** [Dan Makowski](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Grand Ave  
**Date:** Monday, November 24, 2025 1:17:00 PM

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Greetings,

My name is Dan Makowski, and I'm the head of school at Billings Christian School. Recently, I learned that another through road might be connected to Grand Avenue near our school.

As I'm sure you are aware, this portion of Grand Avenue is already congested at certain times of the day when people are commuting to and from work. While there has been considerable talk about improvements to Grand Avenue so far, no action has been taken to make those improvements.

I am very concerned that adding more traffic with an extra cross street will make an already dangerous stretch of highway even riskier. I would like to ask that this plan not be approved.

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Dan Makowski  
*Head of School*  
*Billings Christian School*  
[dmakowski@bcswarriors.org](mailto:dmakowski@bcswarriors.org)

**From:** [Crystal Garland](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] I Oppose the Barber Farm Zone Change Application 1074  
**Date:** Monday, November 24, 2025 1:49:20 PM

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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

**From:** [Elise Habel](#)  
**To:** [Council](#); [Ryan Habel](#)  
**Subject:** [EXTERNAL] Lot 3 of Barber Farm Subdivision Zoning Request  
**Date:** Monday, November 24, 2025 12:37:09 PM

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Dear City Council Members,

I am writing as a **resident of Sundance Subdivision to express mine and my husband's strong opposition to the proposed zoning change at Lot 3 of Barber Farm Subdivision on Central Avenue (zoning request 1074).**

I'll keep it short and sweet in the interest of protecting your time so that you can also read and acknowledge the other emails coming from my neighbors.

This zoning change raises serious concerns for me and many of my neighbors. Specifically, I am concerned about:

1. Over-density of the area and the lack of infrastructure to support so many proposed units.
2. The incompatible nature of the zoning request. The proposed 400 units is a stark contrast to the modest 125 (+/-) properties in Sundance Subdivision.

I respectfully urge you to vote **against** this zoning change and to consider the long-term impact it will have on our community, neighborhood, and overall character of our beloved and beautiful West End.

A born and raised Billings Montanan, I realize that a cornfield simply cannot stay a cornfield forever. I do, however, hope you will empathize when I say that I hope the City of Billings and Yellowstone County can someday develop those cornfields into places that can support families in a way that is modest enough that we can still see those beautiful Beartooth Mountains over the homes' roofs on our commutes on the West End.

Thank you for your time and for representing the interests of Yellowstone County residents. My husband, Ryan and I will both be in attendance of the council meeting this evening, November 24th, 2025.

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**Elise and Ryan Habel**  
**(406)672-7738**  
**314 Light Stream Lane**  
**Billings, MT 59106**

**From:** [Matt Thompson](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Opposition to Barber Farms Proposed Zoning Change #1074  
**Date:** Monday, November 24, 2025 11:45:30 AM

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Dear City Council Members,

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

- The proposal is not compatible with the character of surrounding residential subdivisions. Sundance and nearby neighborhoods consist of lower-density, single-family homes, and adding a minimum of 350 high-density units would dramatically alter the area's established feel.
- There are insufficient parks, trails, and green space, raising concerns that Sundance-maintained amenities—funded by our residents—may be relied upon by new households in the proposed development.
- The project will create significant traffic impacts along Central Avenue, particularly with the 44 West Subdivision already under construction. The infrastructure is not prepared for the additional congestion this rezoning would generate.
- The rapid pace of development raises concerns about long-term neighborhood stability. Large, high-density projects can strain community cohesion and resources when introduced too quickly.
- The aesthetics and layout of the current proposal are concerning, especially along the shared borders with existing single-family homes.



I appreciate your time, attention, and dedication to our community. I hope the City and the developer can work together toward a reasonable compromise—such as placing single-family homes along the outer edges of the new subdivision and reserving duplexes or higher-density units for the interior, where they would have less impact on established neighborhoods.

Thank you for considering my comments.

Sincerely,

Matt Thompson

**From:** [Robin Minton](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Opposition to Proposed Zoning Change #1074: Barber Farms  
**Date:** Monday, November 24, 2025 6:45:44 AM

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Dear Council,

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. 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 and Robin Minton

**From:** [Janelle L](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Proposed zoning request Barber Farms #1074  
**Date:** Monday, November 24, 2025 2:53:13 PM

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Dear City Council Members,

My name is Janelle Lende, I live in the Sundance Subdivision. I oppose the proposed zoning request #1074. This is to the east of my subdivision. The surrounding subdivisions, who live in the county, are all in opposition of this change.

I chose to live in and build my home with a 1/3 of an acre in the **COUNTY**. **Let me rephrase.** I wanted to live in the county not the city. I oppose the current plan for the following reasons.

- Significant traffic concerns along Central Avenue, especially with the 44 West Subdivision under construction. Will it take someone to pass away tragically? The infrastructure is not here. The traffic congestion and concern go all the way from Shiloh on Central Ave to 48th street West -North to Grand Ave.
- This new proposal is not compatible with the character of surrounding residential subdivisions.
- Insufficient parks, trails, and green space; concerns that Sundance-maintained amenities may be relied upon by new residents of this **minimum of 350 housing units** under this proposal.
- Concerns of long-term neighborhood stability due to the rapid pace of development.
- Concerns regarding the aesthetics and layout of the proposal.

I appreciate your time and consideration. My hope is that the county can remain the county. However my hope is that the county& City can come up with a compromise in regards to barber proposal. Such as single family homes with minimum of 1/3 acre along the outer edges and the duplexes or higher density housing internally. Or Relocation the building else where in the city limits.

Janelle Lende

**From:** [Vicki Gilman](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] RE: Zone Change 1074  
**Date:** Monday, November 24, 2025 2:06:38 PM

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To City Council Members

We, Gary & Vicki Gilman, are residents of the Cloverleaf Meadows Neighborhood, which DIRECTLY borders the proposed Barber Farms subdivision. We respectfully ask that you DENY Zone Change 1074 for the following reasons:

Primarily, our biggest concern is the traffic this proposed project would create. Being in the County, our Cloverleaf Meadows subdivision streets are County roads, not built or designed for City traffic, particularly the huge amount of traffic this proposed development would bring. These County roads **do not meet code** for City use. And more importantly, they are not wide enough for emergency vehicles (fire trucks, police and ambulances). Our streets were designed to accommodate approximately 50 households, not several hundred, which is what the proposed project appears to have.

Secondly, this proposed development is **not compatible at all** with the surrounding subdivisions. This would greatly diminish the value of all the properties around it and create a hardship for all of the surrounding property owners.

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

Gary & Vicki Gilman  
Cloverleaf Meadows Residents

**From:** [lorinda.grosso](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Re: Zone change 1074  
**Date:** Monday, November 24, 2025 10:21:35 AM

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Dear City Council Members,

My name is Lorinda Grosso, and I am a 23 year resident of the Cloverleaf Meadows Neighborhood, which directly borders the proposed Barber Farms subdivision to the north. I ask that you DENY zone change 1074 for the following reasons:

This zone change is not compatible at all with the surrounding neighborhoods. The neighborhoods to the north, east and west are all single family homes on lots ranging from 1/3 acre to 1 acre and larger. As proposed, this development will add over 350 units to the parcel of land which is approximately 50 acres total. This could mean up to 6 or more units per acre which is not consistent with all the neighborhoods surrounding it. Furthermore, the zoning change allows for the largest and tallest units on the periphery of the land, backing right up to the 3 subdivisions.

In addition, I am very concerned about the increase in traffic that will occur with this proposed zoning change. It makes more sense to do infrastructure changes first, before adding the additional burden of more cars and traffic. The building of Ben Steele middle school down Grand from our subdivision has made it very difficult to exit our neighborhood during peak hours of the morning. 350 additional multifamily units will only exacerbate this ongoing problem unless infrastructure changes are instituted first.

I realize that progress is necessary and this land will be developed. However, the zoning request proposed is not consistent with the surrounding land and neighborhoods. While not opposed to multi-family housing, it makes more sense to have a graduation of home style, with single family houses bordering the 3 current neighborhoods, graduating to more multifamily structures towards the interior of the development.

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

Thank you,

Lorinda Grosso

**From:** [Catherine Baughman](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Re: Zone Change 1074  
**Date:** Monday, November 24, 2025 8:55:50 AM

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Members of the city council, thank you for your time and consideration in hearing my thoughts.

I write to express my objection to the proposed zoning plan no. 1074. I write as a mother with young children to show and argue this proposed zoning change affects not only my children, but my children's children. I write today to represent other voices that need to be seen and heard.

Zone change 1074 DOES NOT comply with Billings zone change criteria specifically section 8 which states, "Does the new zoning consider the character of the district and the peculiar suitability of the property for the particular uses?" The neighborhoods surrounding the proposed area to be developed are all single-family neighborhoods. The proposed zone change would not match the character of the surrounding district.

I am not against development, in fact, quite the opposite - I embrace and welcome change. However I am for thoughtful and planned change, not haphazard planning. The two areas that have potential for concern specific to my current stage in life (as well as trying to forecast to the future of Billings) as I see them include the following: 1. An increase in the number of vehicles potentially using the surrounding neighborhoods as thoroughfares, and 2. School issues.

As far as the first item is concerned: an increase in the number of vehicles. The roads surrounding the proposed development do not offer the infrastructure to support an increase in traffic demand. The department of motor vehicles for the state of Montana states the average household in Yellowstone county owns 1.8 cars. At the minimum the proposed zone change states there will be a minimum of 350 units. This means at minimum there will be an additional 630 cars within our direct vicinity. THIS IS THE MINIMUM NUMBER. I have witnessed multiple accidents along grand and central when driving to or from my home. The single-lane highways are insufficient to handle this added stress on the roads.

As far as the second item is concerned: If part of the plan in the city of Billings is to make it a more walkable city, the fact my children are zoned for a school that is three miles away with no active building of at least one new elementary school does not lend well to being a walkable city. And yet we want to add potentially 350 MORE units where families can live. Where are all of these children going to attend school? This isn't to mention the current maintenance needed so desperately in our already existing schools - as is exhibited by my daughters using a restroom with a shower curtain for a door stall.

These are just a few of my concerns if this zone change occurs. I stand with our neighbors and support the other concerns they have addressed. I ask - why not zone this area for a desperately needed elementary school? If not at the very least - why not zone it for no more multiple family housing than duplexes? Again, I am not against change or development, I just want the development to consider the character of the surrounding areas. I do not feel that allowing this area to be zoned for anything more than duplexes is consistent with the character

(not to mention our infrastructure cannot handle more) of the neighborhoods surrounding the barber zone.

Thank you so much for your consideration and time.

Catherine Baughman  
307-272-8916

**From:** [Jack W](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Request to DENY Billings Zone Change 1074; proposed Barber Farm Subdivision  
**Date:** Monday, November 24, 2025 12:38:42 AM

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ATTN: Billings City Council

This email is to request the Billings City Council 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 proposed Zone Change 1074 will be held by the Billings City Council on November 24, 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.

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

The reasons for my objection and 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) located to the north. The Cloverleaf Meadows subdivision has a dwelling density of approximately one (1) dwelling per acre. If approved as proposed, the rezoning of the Barber Farm tract and subsequent development of the tract will result in the building of 370 dwelling units on the 55.46-acre Barber Farm tract resulting in an average dwelling density of about 6.67 dwellings per acre. The proposed increased dwelling density on the Barber Farm tract will likely result in a significant decrease of property values for myself and for other property owners in the adjacent Cloverleaf Meadows Subdivision and other nearby properties. The proposed rezoning action is clearly not in the public interest.

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 rezoning of the subject Barber Farm tract, as proposed, will not promote health, public safety, and general welfare if access to the Barber Farm 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 density that will likely occur if motorists from the proposed Barber Farm tract use Bluegrass Drive West as a short-cut to access Grand Avenue.

Furthermore, creation of direct road access to Bluegrass Drive West via a newly constructed extension of Broadwater Avenue or from the subject Barber Farm tract will create potentially hazardous and unsafe traffic situations for the many children and others who frequently enjoy recreational activities in Yellowstone County's Cloverleaf Meadows Park located on Bluegrass Drive West. It will also create hazardous and unsafe traffic situations for Cloverleaf Meadows Subdivision's residents, such as my wife and I, who enjoy quiet and peaceful walks along the subdivision's existing road system.

I request this email objection to the requested relief to rezone the subject Barber Farm tract is included in the record of public comments pertaining to Billings Zone Change 1074.

Thank you for your consideration in this matter.



Respectfully submitted,

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

**From:** [Karina Ostrum](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Zone Chaneg 1074  
**Date:** Monday, November 24, 2025 11:45:33 AM

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Dear City Council Members,

My name is Karina Ostrum, and I am a resident of the Cloverleaf Meadows Neighborhood, which directly borders the proposed Barber Farms subdivision. I ask that you DENY zone change 1074 for the following reasons:

It is not compatible with the character of the surrounding residential subdivisions.

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

Thank you,  
Karina Ostrum

**From:** [Brittni Davenport](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Zone Change 1074  
**Date:** Monday, November 24, 2025 9:41:57 AM

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Dear City Council Members,

My name is Brittni Davenport, and I am a resident of the Cloverleaf Meadows Neighborhood, which directly borders the proposed Barber Farms subdivision. I ask that you DENY zone change 1074 for the following reasons:

I am from a small town outside of Billings but my husband's job training had us move multiple times to multiple different states but he just finished training and we were lucky enough to get a job in Billings after being gone for 10 years. We have felt so lucky to be back in Montana and to find a house in the Cloverleaf neighborhood. It has surpassed all expectations. We are in the city but it feels like we are still in the country. Our kids can ride their bikes safely in the neighborhood and play with neighbor kids without me worrying about them - it really is the dream after living in so many big cities. However, once we leave our neighborhood I have been very surprised by the amount of traffic on Grand and how many accidents I have seen since we moved here.

My main concerns about this proposal is our neighborhood becoming a thoroughfare and our safe neighborhood being completely changed for the worse and our kids paying the price for it. There seems to already be a traffic problem so I am concerned the current infrastructure will not handle what is proposed. And I am also curious- what is the plan for the kids that this huge housing unit will bring? Our zoned schools can hardly keep up with the volume now and are under-resourced as is.

As you can probably tell from all the community involvement in this zone proposal, people who live around Barber Farm love where they live. It is a special place, I ask that you please consider what makes this area so special and how can you keep that consistent and provide the same thing for the future plans of the land and for future families who could live there. Please do not make a hasty decision. Please remember that your decision affects real people, their kids and their lives. What I love about being back in Montana is that people really care about each other and the nature around them- not about the status quota...please keep that heart as you make a decision.

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

Brittni Davenport and family


**From:** [Kathi Sorensen](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Zone change 1074  
**Date:** Monday, November 24, 2025 10:34:31 AM

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Dear City Council Members,

My name is \_Kathleen Workman\_, and I am a resident of the Cloverleaf Meadows Neighborhood, which directly borders the proposed Barber Farms subdivision. I ask that you DENY zone change 1074 for the following reasons:

**[Not compatible with the character of the surrounding residential subdivisions];** The majority of our community understands and does not object to progress. Our concerns go far beyond our "views" being obstructed. The way this proposed development has been structured and handled has been unfair and manipulative. The "agreed"?? housing development (by sellers and developers) does not represent the majority of existing/surrounding home owners. We were not informed soon enough to object and take action. It seems the zoning commission has some conflict of interest (McCall and other developers on council?) and had their minds made up before our community was able to present further concerns and take action. The majority who attended and/or watched the video felt disrespected and disregarded. High density housing and multi-family dwellings built in such close proximity will totally change the environment for those who have heavily invested in their future here. Sadly, It seems the focus of developers and zoning commissioners is on money, politics? ... and integrity got kicked out the door. This is not "just about business"... this is about people's/children's lives and future. Can they live at peace with these decisions? 

**[Additional arguments against multi-housing development];** Traffic impacting the safety in our neighborhoods is a huge concern as many families with children continue to move into these areas. Our local park setting (which Cloverleaf Meadows HOA pays to maintain) will be open to increased populations of traffic, people and pets that will require more maintenance/upkeep/cost. Residents of Cloverleaf HOA predict the inability and loss of control to manage this will deteriorate the existing park (and values of homes) with no additional assistance from county, city or surrounding (new) "neighbors". Opening road(s) into and around the subdivision(s) will congest traffic funneling onto Grand Avenue, which is already a disaster with several recent accidents and fatalities. Why hasn't Grand Avenue from Shilo going west been widened by now? A stop light at 48th was not the only answer. Are there any considerations for the safety of people attending churches and schools on this road, as well as commuters traveling into the city for work and appts? There is no existing infrastructure (of neighborhoods or surrounding roadways) to accommodate what the future of this project has "planned". There needs to be immediate attention paid to this before providing additional "needed?" housing. Who is moving into all of these high density (rental) dwellings. Home ownership is being dismissed/discouraged.

It's Very sad for the future of our young people and future generations. And Billings!

Seems like that's the goal, tho... to become bigger metro... but at what cost? I thought the leaders of our city also had respect for Yellowstone County and its future. How can we

progress with consideration for all.

We are seeking compromise of having compatible housing being developed and immediately addressing critical needs for co-existing infrastructure that includes safer roads which surround our communities.

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

Respectfully... Thank you,  
Kathleen Workman

Kathi Sorensen Workman   
[poohgram1951@yahoo.com](mailto:poohgram1951@yahoo.com)

**From:** [Bill Duke](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Zone Change 1074  
**Date:** Monday, November 24, 2025 2:44:38 PM

---

Dear City Council Members,

My name is: BILL DUKE, my wife SHERYL DUKE and I are residents and members of the Cloverleaf Meadows homes which directly borders the proposed Barber Farms property to the north. WE politely request that you DENY THE PROPOSED ZONE CHANGE 1074; based on the reasons submitted below.

- \* The proposal is NOT COMPATIBLE with the character of the surrounding residential areas. Please consider the history and character of Cloverleaf Meadows Subdivision rather than a simple “dot on the map” next to the proposed Barber Farms Subdivision.
- \* Based on the tax we pay; the State Of Montana and Yellowstone County appraise our 1+ acre lots with a single family home at seven figures. The Barber Farms property proposes 8.2 “family dwellings per acre.” This disparity will seriously hurt our home values and it will negatively impact the “quality of life” in the surrounding neighborhoods.
- \* The proposed traffic connection to Bluegrass Drive West from the Barber Farm Project will overpower and destroy our existing roadways with the additional traffic plus, the “safety factor for our children and walkers!”
- \* Any widening or change made to the roadways in Cloverleaf Meadows will destroy the STORM-DRAIN SYSTEM that has worked perfectly for over twenty-five years.
- \* The potential of 800 new families will negatively impact the area school's and dangerous increase the existing traffic flow disaster we live with every day.

We sincerely appreciate you taking the time to read our email remarks,  
Sheryl & Bill Duke  
735 Bluegrass Drive West  
Billings, MT 59106

**From:** [wade wilde](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Zone change 1074  
**Date:** Monday, November 24, 2025 2:32:00 PM

---



Dear City Council Members,

Our names are Wade and Amy Wilde, and we are residents of the Cloverleaf Meadows Neighborhood, which directly borders the proposed Barber Farms subdivision. We ask that you DENY zone change 1074 for the following reasons:

1. Not compatible with the character of the surrounding residential subdivisions.
2. The roads are not capable of handling this kind of traffic. This is a safety concern for the citizens of Billings. Over the last 8 years we have dealt with this problem as there are 3 schools west of our neighborhood on grand avenue. This has resulted in fatalities and many other injuries because of traffic accidents. The roads need to be addressed first before adding more traffic that will result in more problems for our citizens. We have spoken with many kids in our neighborhood that are nervous about getting onto grand avenue in the mornings and in the afternoon. This will also turn into a concern for central as this road is similar to grand. Please keep our children safe and do not add more traffic until the roads are addressed.
3. The effect on the current aquifer on the West End of buildings is also a concern.

We sincerely appreciate you taking the time to read our email.

Thank you,  
Wade and Amy Wilde

Sent from my iPhone

**From:** [Jim Lemon](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL]  
**Date:** Monday, November 24, 2025 7:07:47 AM

---



Dear city council members

My name is James Lemon and I am a home owner in Cloverleaf Subdivision and I ask that you deny Zone change 1074 for many reasons, No1 is the increased traffic and congestion on the west end.

Thank You

James M Lemon



**From:** [Vickers, Anna](#)  
**To:** [Council](#)  
**Cc:** [Kukulski, Chris](#); [Friday, Wyeth](#); [Husman, Karen](#); [Bohlman, Denise](#); [Keehner, Toni](#)  
**Subject:** Concerns about ZC1074: Protest Petition  
**Date:** Monday, November 24, 2025 8:59:47 AM  
**Attachments:** [Outlook-A picture](#)  
[Outlook-xiq3v1i3.png](#)

---

Good morning Mayor and Council,  
We received the following question and wanted to share the response so all Councilmembers are aware.

*"We have seen a lot of opposition emails to this zoning. Do all these equate to a qualified protest to require a larger majority to approve?"*

HB 713, which became effective on October 1, 2025, repealed MCA §76-2-305, the statute that previously outlined the provisions for protest petitions and the requirement for a two-thirds council vote. Due to this repeal, a protest petition can no longer be used.

Respectfully,



**Anna Vickers**  
Planning Division Manager  
[vickersa@billingsmt.gov](mailto:vickersa@billingsmt.gov)

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

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

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**Have you taken our community survey?**

Help shape the future of Billings: [Billings2045.com](http://Billings2045.com)

**From:** [Vickers, Anna](#)  
**To:** [Council](#)  
**Cc:** [Kukulski, Chris](#); [Friday, Wyeth](#); [Husman, Karen](#); [Bohlman, Denise](#); [Keehner, Toni](#); [commissioners@yellowstonecountymt.gov](mailto:commissioners@yellowstonecountymt.gov); [amooer@midrivers.com](mailto:amooer@midrivers.com)  
**Subject:** Fw: Concerns About Barber Farms Rezoning Request (#1074)  
**Date:** Monday, November 24, 2025 8:36:05 AM  
**Attachments:** [Outlook-A picture](#)  
[Outlook-iry5zadi.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 tonight's City Council meeting.

Respectfully,



**Anna Vickers**  
Planning Division Manager  
[vickersa@billingsmt.gov](mailto:vickersa@billingsmt.gov)

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

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---

**From:** amooer@midrivers.com <amooer@midrivers.com>  
**Sent:** Friday, November 21, 2025 7:19:54 PM  
**To:** Mike Waters <mwaters@yellowstonecountymt.gov>  
**Subject:** Concerns About Barber Farms Rezoning Request (#1074)

Dear Representative Waters,

My name is Alan Mooer, and I am a resident of the Sundance Subdivision in District 3. I am reaching out to share my concerns and opposition to the proposed Barber Farms rezoning request (#1074), which would significantly impact our neighborhood and the surrounding area.

The proposal seeks to rezone 55.46 acres directly east of Sundance to allow high-density housing, adding a minimum of 350 units compared to Sundance's approximately 125 homes. This level of density would dramatically change the character of our community and place substantial strain on local infrastructure and services.

### **Aesthetics and Density Concerns**

I have personally experienced the challenges that arise when large, multi-story buildings are constructed too close to existing homes. At my previous residence on Tiburon Lane, a three-story apartment building was built only six feet from my backyard fence. This led to a significant loss of privacy and diminished the overall appeal of the neighborhood. I eventually moved to Sundance seeking a community that would not face similar issues, and I hope to prevent such conditions here.

### **Incompatibility with Nearby Neighborhoods**

Sundance is a well-established, well-maintained residential community. The current Barber Farms plan does not reflect the same character, scale, or standards, and would introduce an abrupt and mismatched transition directly at our border.

### **Insufficient Parks, Trails, and Open Space**

The proposed development lacks adequate green space, making it likely that its residents will rely heavily on Sundance's parks and amenities. These are resources our homeowners pay for and maintain, and they are not designed to support the needs of a significantly denser neighboring development.

### **Traffic and Safety Impacts**

Central Avenue is already experiencing increased congestion, and with the 44 West Subdivision currently under construction to the south, traffic challenges are escalating. Adding a high-density development of this scale will only intensify congestion, posing safety risks and reducing quality of life for current residents.

### **Potential Impact on Property Values**

Higher-density development that does not align with existing community standards could negatively affect nearby home values. This is especially concerning for homeowners who have invested significantly in their properties and community.

Representative Waters, I sincerely appreciate your service to our district and the attention you give to the concerns of your constituents. I urge you to consider the long-term impacts this rezoning request will have on our neighborhood and to support a more balanced, compatible approach, such as requiring single-family homes along the perimeter adjacent to Sundance and placing denser housing more internally.

Thank you for your time and consideration. I hope you will stand with local residents in urging a more thoughtful and community-aligned plan.

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

**From:** [Vickers, Anna](#)  
**To:** [Council](#)  
**Cc:** [Kukulski, Chris](#); [Friday, Wyeth](#); [Bohlman, Denise](#); [Keehner, Toni](#); [Husman, Karen](#); [commissioners@yellowstonecountymt.gov](#); [Brian Wheeler](#)  
**Subject:** Fw: Monday 5:30 pm 11/24 City Council meeting  
**Date:** Monday, November 24, 2025 8:37:12 AM  
**Attachments:** [Outlook-A picture](#)  
[Outlook-24mntfqa.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 tonight's City Council meeting.

Respectfully,



**Anna Vickers**  
Planning Division Manager  
[vickersa@billingsmt.gov](mailto:vickersa@billingsmt.gov)

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

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

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---

**From:** Mike Waters <[mwaters@yellowstonecountymt.gov](mailto:mwaters@yellowstonecountymt.gov)>  
**Sent:** Friday, November 21, 2025 6:30 PM  
**To:** Vickers, Anna <[VickersA@billingsmt.gov](mailto:VickersA@billingsmt.gov)>  
**Subject:** Fw: Monday 5:30 pm 11/24 City Council meeting



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

---

**From:** Holly Dunham- Wheeler <bnhwheeler@gmail.com>  
**Sent:** Friday, November 21, 2025 5:33:14 PM  
**To:** Mike Waters <mwaters@yellowstonecountymt.gov>  
**Subject:** Monday 5:30 pm 11/24 City Council meeting

Dear County Commissioner Mike Waters,

Our names are Brian & Holly Wheeler and we live in the Sundance Subdivision, just West of the proposed Barber subdivision. Our subdivision is currently in the county, with the new proposed Barber subdivision being absorbed into the city. We are very concerned this dramatic zoning change would negatively impact our neighborhood. Our 2 biggest issues are the lack of infrastructure with the 100's of additional cars entering Central & 48th that are currently 2 lane high speed roads with no sidewalks, turning lanes or roadway shoulders. The 2nd concern is the stark contrast of this new higher housing density of rental properties compared to the 3 adjacent single family home subdivisions. This high concentration of rental properties can lead to a decline in the physical appearance of the neighborhood, affect property values.

As our County Commissioner representing district #3, we invite you to attend this important meeting to help us navigate the city council as they make this important decision that will have a huge impact on all of us.

Thank you for your time.  
Brian & Holly Wheeler

**From:** [Vickers, Anna](#)  
**To:** [Council](#)  
**Cc:** [Kukulski, Chris](#); [Friday, Wyeth](#); [Bohlman, Denise](#); [Keehner, Toni](#); [commissioners@yellowstonecountymt.gov](mailto:commissioners@yellowstonecountymt.gov); [Husman, Karen](#); [sjmooer@gmail.com](mailto:sjmooer@gmail.com)  
**Subject:** Fw: Oppose to Barber Farms Rezoning Request (#1074)  
**Date:** Monday, November 24, 2025 8:35:00 AM  
**Attachments:** [Outlook-A picture](#)  
[Outlook-bp1z0b1f.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 tonight's City Council meeting.

Respectfully,



**Anna Vickers**  
Planning Division Manager  
[vickersa@billingsmt.gov](mailto:vickersa@billingsmt.gov)

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

*MAIL TO:*  
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---

**From:** Scott Mooer <[sjmooer@gmail.com](mailto:sjmooer@gmail.com)>  
**Sent:** Friday, November 21, 2025 7:25:05 PM  
**To:** Mike Waters <[mwaters@yellowstonecountymt.gov](mailto:mwaters@yellowstonecountymt.gov)>

**Subject:** Oppose to Barber Farms Rezoning Request (#1074)

Dear Board of County Commissioner Mike Waters,

My name is Scott Mooer, and I recently moved my 74-year-old father into a home in the Sundance Subdivision in District 3. 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:** [Matt Krivonen](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Zone Change 1074  
**Date:** Monday, November 24, 2025 8:32:24 AM  
**Attachments:** [image001.png](#)  
[cloverleaf lot size.pdf](#)

---



Dear City Council Members,

My name is Matt Krivonen, and I am a resident of the Cloverleaf Meadows Neighborhood, which directly borders the proposed Barber Farms subdivision. I ask that you DENY zone change 1074 for the following reasons:

I believe that the proposed zoning for the Barber Farms Subdivision would create a very abrupt change in lot size and would disrupt the continuity of development in the area. On the attached pdf I've tried to scale the proposed Barber lots (bottom of page) in contrast to the existing Cloverleaf lots (top of page). As you can see, they are very different.

My other concern is the potential impact on traffic flow through our neighborhood. I believe the developer and Civil Engineer have agreed to sell off the 0.8 acre part of the Barber Property south of Broadwater Ave to Cloverleaf Subdivision. This would insure that Bluegrass Drive would not connect to Broadwater. I would like to know whether or not this proposed sale is true.

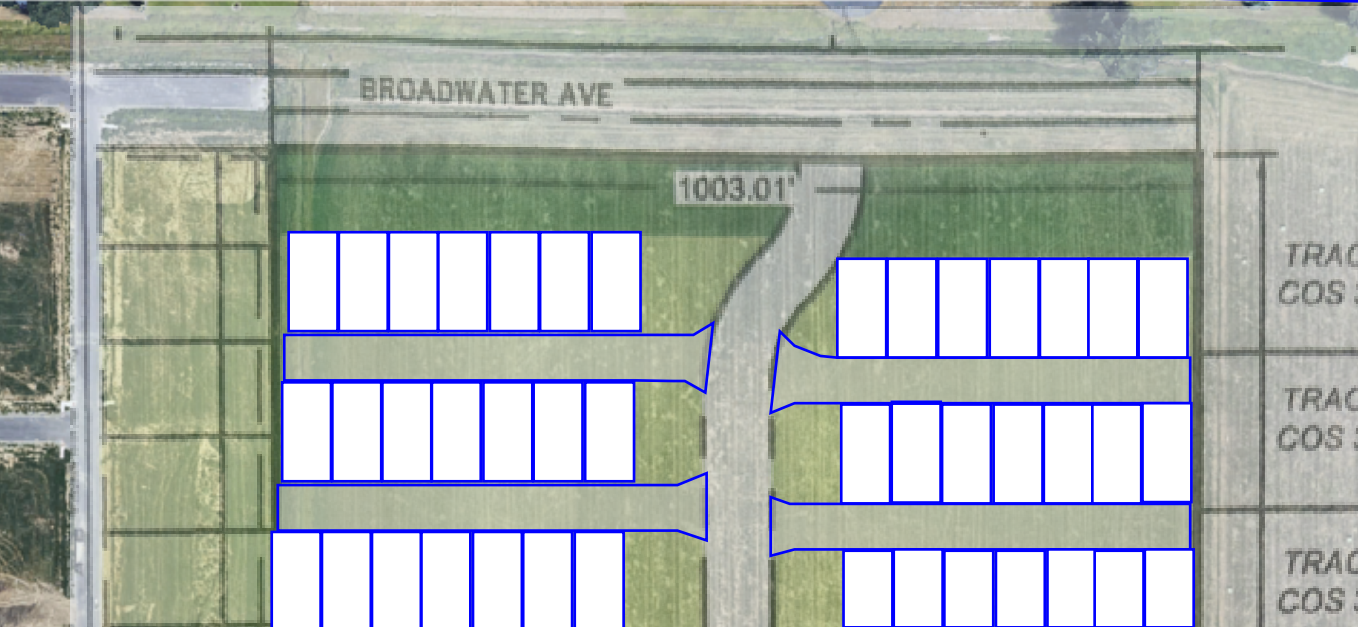
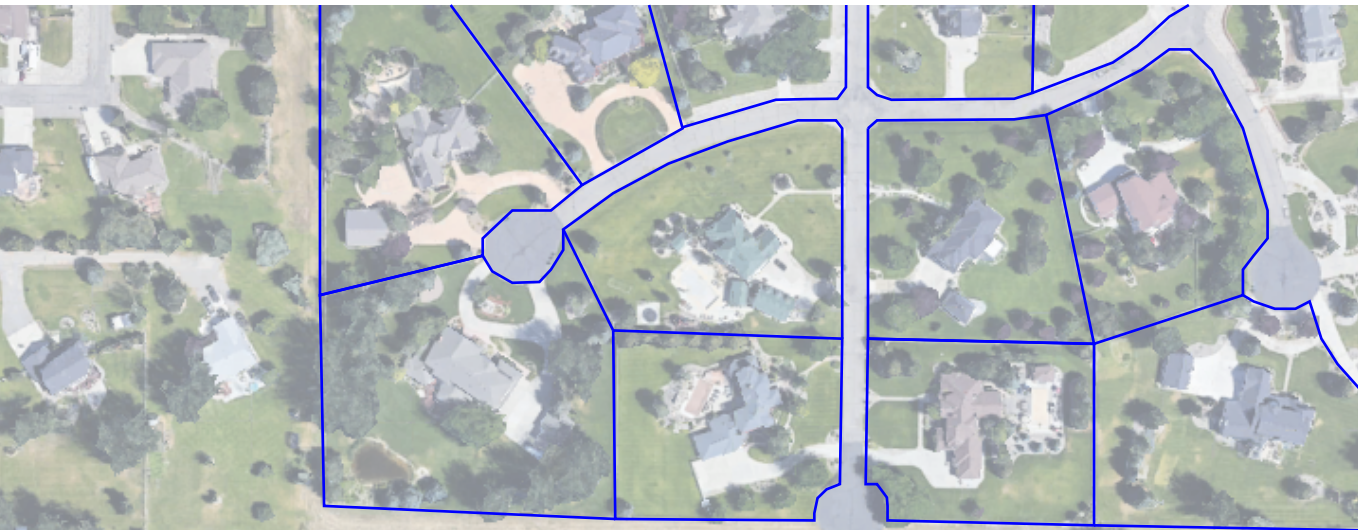
Thanks for your time and consideration,

Matt Krivonen, PE  
Senior Principal • Structural Engineer  
Krivonen Structural Engineers  
office 406.259.1184  
cell 406.671.2704

[www.krivonen.com](http://www.krivonen.com)







**From:** [Friday, Wyeth](#)  
**To:** [.MayorAndCouncil](#)  
**Cc:** [Vickers, Anna](#); [Husman, Karen](#); [Taylor Kasperick <taylor@performance-ec.com>](#)  
**Subject:** Zone Change 1074  
**Date:** Monday, November 24, 2025 10:03:31 AM  
**Attachments:** [Cloverleaf Meadows Subdivision, 3rd Filing.pdf](#)  
[image002.png](#)  
[image003.png](#)

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Good Morning Mayor and Council,

We received the following question after the email from Mr. Krivonen was sent to Council, and we wanted to share the response so all Council Members are aware.

*Can you please look at the email below? Can you comment on what this gentleman is talking about on selling land to prevent access From Broadwater to the subdivision north? And is that what is happening here?*

Here is the staff response:

Lot 4 is not to be sold to anyone, but is to be annexed and provided as public ROW so that the City and multiple developers can construct Broadwater Avenue for future connections for Cloverleaf and Barber Farms, as well as enable public utilities to connect to the north to benefit all the development in this area (City, and County that will become City). The City, the developer and PEC have discussed this at length for this area of Billings and this project. The discussion of selling Lot 4 to block future access was something the developer, PEC and the neighbors were contemplating without any knowledge or input from the City, even though the developer and PEC (and technically the property owners in Cloverleaf) knew there was existing ROW dedicated in 1995 for Broadwater and Bluegrass in platting Cloverleaf Meadows and the connections would be made.

Through the subdivision process for this property, PEC proposed language that would not have the developer connect to Bluegrass at this time, but would include it in the waiver. The City is comfortable with this language as the connection will be made when Broadwater is fully built out in this area and connections to Bluegrass, 44<sup>th</sup> Street West, potentially 46<sup>th</sup> Street West, etc. all occur. Below is the language that will be in the SIA for the subdivision:

*No connection to Bluegrass Drive West is proposed at this time, and the Subdivider waives the right to protest inclusion in a future SID should the connection be pursued by the City of*

*Billings.*

I also have attached the plat of Cloverleaf Meadows Subdivision from 1995 that shows all of the public ROW dedicated around and through the subdivision for connections to the south, east and west. These future connections were expected by Yellowstone County and platted 30 years ago.

Thank you.



**Wyeth Friday, AICP**  
Planning & Community Services Director  
[fridayw@billingsmt.gov](mailto:fridayw@billingsmt.gov)

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

316 N. 26<sup>th</sup> St.  
5<sup>th</sup> Floor  
Billings, MT 59101  
P 406.657.8249

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Thank you.

---

**From:** Matt Krivonen <[matt@krivonen.com](mailto:matt@krivonen.com)>  
**Sent:** Monday, November 24, 2025 8:32:00 AM  
**To:** Council <[council@billingsmt.gov](mailto:council@billingsmt.gov)>  
**Subject:** [EXTERNAL] Zone Change 1074



Dear City Council Members,

My name is Matt Krivonen, and I am a resident of the Cloverleaf Meadows Neighborhood, which directly borders the proposed Barber Farms subdivision. I ask that you DENY zone change 1074 for the following reasons:

I believe that the proposed zoning for the Barber Farms Subdivision would create a very abrupt change in lot size and would disrupt the continuity of development in the area. On the attached pdf I've tried to scale the proposed Barber lots (bottom of page) in contrast to the existing Cloverleaf lots (top of page). As you can see, they are very different.

My other concern is the potential impact on traffic flow through our neighborhood. I believe the developer and Civil Engineer have agreed to sell off the 0.8 acre part of the Barber Property south of Broadwater Ave to Cloverleaf Subdivision. This would insure that Bluegrass Drive would not connect to Broadwater. I would like to know whether or not this proposed sale is true.

Thanks for your time and consideration,

Matt Krivonen, PE  
Senior Principal • Structural Engineer  
Krivonen Structural Engineers  
office 406.259.1184  
cell 406.671.2704

[www.krivonen.com](http://www.krivonen.com)





# PLAT OF CLOVERLEAF MEADOWS SUBDIVISION, 3RD FILING

BEING TRACT 3-A-1 OF AMENDED TRACTS 2-A AND 3-A OF AMENDED TRACTS 1, 2, 3, AND 4  
OF CERTIFICATE OF SURVEY No. 1777 AMENDED  
SITUATED IN THE E. 1/2 N.W. 1/4 OF SECTION 3, T. 1 S., R. 25 E., P.M.M.  
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : GRAND MAX INVESTORS  
PREPARED BY : ENGINEERING, INC.  
SCALE : 1" = 100'

MARCH, 1995  
BILLINGS, MONTANA

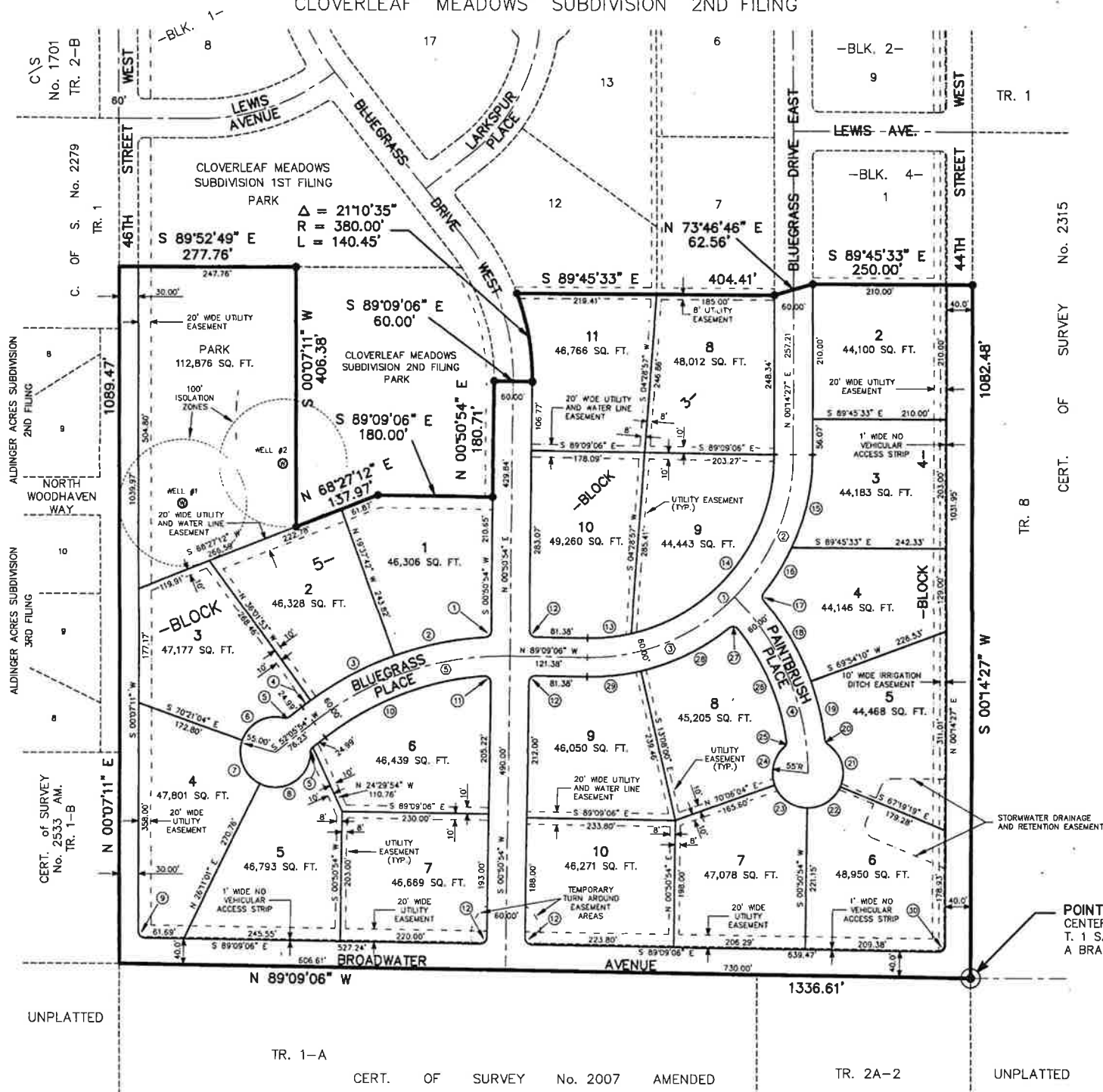
100 50 0 100 200

BASIS OF BEARING = CERTIFICATE OF SURVEY No. 1777 AMENDED

● = FOUND CAPPED REBAR

— = SET 5/8" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "ENG. INC. BLGS. MT."

CLOVERLEAF MEADOWS SUBDIVISION 2ND FILING



CENTERLINE CURVE DATA			
Δ	R	L	
1 90° 36' 27"	320.00'	508.05'	
2 44° 28' 31"	320.00'	248.49'	
3 48° 06' 56"	320.00'	257.56'	
4 45° 18' 13"	385.00'	304.42'	
5 38° 45' 00"	490.00'	331.39'	

PROPERTY LINE CURVE DATA			
Δ	R	L	
1 85° 40' 18"	10.00'	14.95'	
2 18° 08' 54"	520.00'	146.56'	
3 18° 24' 11"	520.00'	148.87'	
4 01° 52' 13"	520.00'	18.97'	
5 52° 01' 12"	10.00'	9.08'	
6 84° 26' 10"	55.00'	81.08'	
7 83° 27' 55"	55.00'	80.12'	
8 116° 06' 20"	55.00'	111.45'	
9 89° 16' 17"	10.00'	15.58'	
10 33° 39' 01"	460.00'	270.16'	
11 95° 05' 59"	10.00'	18.60'	
12 90° 00' 00"	10.00'	15.71'	
13 13° 41' 16"	290.00'	69.28'	
14 76° 55' 11"	290.00'	389.33'	
15 24° 49' 17"	350.00'	151.63'	
16 13° 33' 47"	350.00'	82.85'	
17 78° 46' 07"	10.00'	13.75'	
18 20° 02' 46"	415.00'	145.20'	
19 12° 52' 18"	415.00'	93.23'	
20 48° 28' 44"	10.00'	8.46'	
21 78° 22' 58"	55.00'	75.24'	
22 68° 10' 13"	55.00'	65.44'	
23 69° 15' 10"	55.00'	66.48'	
24 68° 02' 07"	55.00'	65.31'	
25 56° 09' 41"	10.00'	9.80'	
26 30° 59' 46"	355.00'	192.05'	
27 89° 32' 19"	10.00'	15.63'	
28 25° 25' 35"	350.00'	155.32'	
29 13° 58' 54"	350.00'	85.20'	
30 90° 36' 27"	10.00'	15.81'	

POINT OF BEGINNING  
CENTER 1/4 CORNER SECTION 3,  
T. 1 S., R. 25 E., P.M.M.  
A BRASS CAP

STATE OF MONTANA )  
County of Yellowstone ) SS

KNOWN ALL MEN BY THESE PRESENTS: That Grand Max Investors, the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks, and streets as shown on the annexed plat, said tract being situated in the E 1/2 NW 1/4 of Section 3, T.1S., R.25E., P.M.M., Yellowstone County Montana, said tract being more particularly described as follows, to wit:

Beginning at the center 1/4 corner of Section 3, T.1S., R.25E., P.M.M., Yellowstone County, Montana; thence, from said point of beginning along the north line of Certificate of Survey No. 2007 Amended, N 89°09'06" W a distance of 1336.61 feet to the northwest corner of Certificate of Survey No. 2007 Amended; thence, N 00°07'11" E a distance of 1089.47 feet to a point on the southerly line of Cloverleaf Meadows Subdivision, First Filing; thence, along the southerly line of Cloverleaf Meadows Subdivision, First Filing, S 89°52'49" E a distance of 277.76 feet to a point on the easterly line of Cloverleaf Meadows Subdivision, Second Filing; thence, along the easterly and southerly lines of Cloverleaf Meadows Subdivision, Second Filing, S 00°07'11" W a distance of 406.38 feet; thence, N 68°27'12" E a distance of 137.97 feet; thence, S 89°09'06" E a distance of 180.00 feet; thence, N 00°50'54" E a distance of 180.71 feet; thence, S 89°09'06" E a distance of 60.00 feet; thence, along a nontangent curve to the left with a radius of 380.00 feet a distance of 140.45 feet (chord bearing N 09°44'24" W, chord length 139.55 feet, and a central angle of 21°10'35"); thence, S 89°45'33" E a distance of 404.41 feet; thence, N 73°46'46" E a distance of 62.56 feet; thence, S 89°45'33" E a distance of 250.00 feet to a point on the west line of Certificate of Survey No. 2315; thence, along the west line of Certificate of Survey No. 2315, S 00°14'27" W a distance of 1082.48 feet to the point of beginning. Said tract to be known and designated as Cloverleaf Meadows Subdivision, 3rd Filing, and the lands included in all streets, avenues and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

The undersigned hereby grants unto all utility companies, as such as defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across areas designated on the plat as "UTILITY EASEMENT" to have and hold forever.

GRAND MAX INVESTORS By *Engel R. Blumwell*  
Attest *David Blumwell*

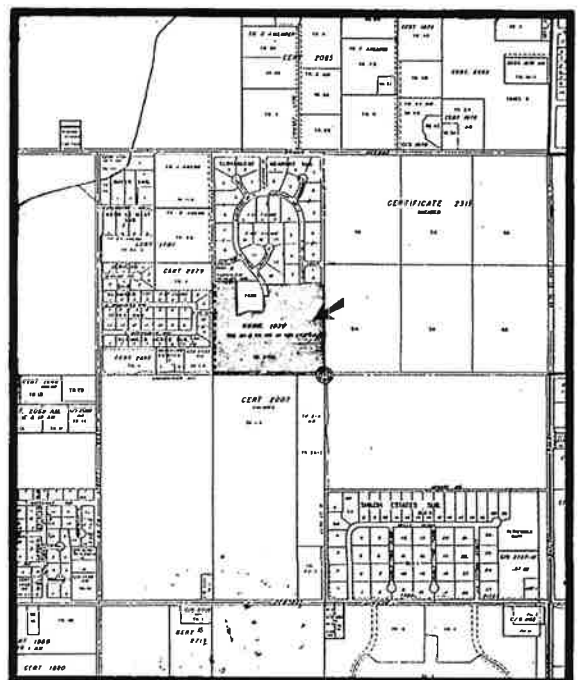
STATE OF MONTANA )  
County of Yellowstone ) SS

On this 29th day of June, 1995, before me, a Notary Public in and for the State of Montana, personally appeared *Engel R. Blumwell* and *David Blumwell* of Grand Max Investors, the persons who signed the foregoing instrument 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*  
Residing at *Billings, Montana*  
My commission expires *6/30/1998*

## ADDRESSES

- Block 3
- Lot 8 930 Bluegrass Drive East
  - Lot 9 840 Bluegrass Drive East
  - Lot 10 830 Bluegrass Drive East
  - 865 Bluegrass Drive West
- Block 4
- Lot 2 925 Bluegrass Drive East
  - Lot 3 885 Bluegrass Drive East
  - Lot 4 875 Bluegrass Drive East
  - 875 Paintbrush Place
  - Lot 5 865 Paintbrush Place
  - Lot 6 855 Paintbrush Place
  - Lot 7 840 Paintbrush Place
  - Lot 8 836 Paintbrush Place
  - Lot 9 835 Bluegrass Drive East
  - Lot 10 825 Bluegrass Drive East
  - 775 Bluegrass Drive West
  - 735 Bluegrass Drive West
- Block 5
- Lot 1 850 Bluegrass Drive West
  - Lot 2 820 Bluegrass Place
  - Lot 3 810 Bluegrass Place
  - Lot 4 730 Bluegrass Place
  - Lot 5 700 Bluegrass Place
  - Lot 6 705 Bluegrass Place
  - Lot 7 815 Bluegrass Place
  - 780 Bluegrass Drive West
  - 740 Bluegrass Drive West



## VICINITY MAP



**Dear Friends of Gratitude in Action,**

As we step into a season filled with gratitude, warmth, and the joy of gathering, we want to reach out and thank you — sincerely — for the hope you continue to bring to our community.

This time of year carries a special meaning for those of us connected to recovery. Sobriety transforms the holidays. It turns what once felt heavy or impossible into moments filled with presence, love, laughter, and new memories. For many of our residents, this will be the first Thanksgiving they share with their children while sober — the first time they get to show up to a family dinner clear-eyed, welcomed, and proud. Moments like these are miracles, and you help make them possible.

At Gratitude in Action, we will be celebrating Thanksgiving as one big family. More than 150 of us will gather around a meal cooked from scratch — turkey, stuffing, pies, and all the trimmings — shared with residents, alumni, families, staff, and friends. There is something powerful about

breaking bread with a room full of people who have fought hard for another chance at life. We feel honored to witness it.

**We also have some beautiful community traditions ahead:**

✦ **Friday Night Holiday Parade** – Look for our GIA float and cheer on our residents as they experience the joy of belonging and celebration.

✦ **Giving Tuesday** – December 3rd

**This year's campaign is "A Place to Dream" — supporting new beds, safe homes, and the dignity of a warm place to rebuild a life. We hope you'll join us and share it with others.**

✦ **Thriftmas Holiday Shopping**

**Support local, shop sustainable, and find treasures with a purpose at our GIA Thrift Store. Every purchase helps fund recovery, housing, and hope.**

None of this — not one meal, not one open bed, not one transformed life — happens without you. Because of your generosity, families are reunited, parents are present, and holidays become holy again.

From our hearts to yours, thank you for believing in recovery, for standing with our community, and for continuing to turn gratitude into action.

With love and appreciation,

Richard & Terri Todd

Co-Founders

Gratitude in Action





Join us in fostering gratitude within our community. A Place to Dream invites you to take action. Every small act can lead to a wave of positive change. Can you help with our need for twin mattresses.

#### **A Place to Dream — A Place of Hope**

Resident Spotlight: One of our residents shared something recently that stopped us in our tracks. She said she knew her life had truly changed when her parents told her, ***“You can come home anytime you want — you don’t have to wait to be invited.”***

That simple sentence held years of pain... and the beauty of healing.

That is recovery. Not flashy. Not loud. Just small moments where trust is rebuilt, families open their doors again, and dignity returns.

**Recovery happens one life at a time.** And every single one matters.



## Thriftmas at GIA — Where Every Treasure Tells a Story ❤️ 🎄

### Why Thriftmas Matters

At first glance it may seem a little unusual to connect holiday shopping with recovery support. But inside our thrift store, every donated item, every purchase, every coat, every ornament, every pink-tag freebie plays a part in changing lives.

When you shop at GIA, you're helping:

- 💡 Save the planet by giving items a second life
- 💡 Save the landfill by keeping thousands of pounds out of the waste stream
- 💡 Save money during a season that can get expensive fast
- 💡 Save time by finding everything in one place — from décor to dinnerware
- 💡 Save hope by directly supporting individuals in early recovery

It's thrift shopping with purpose.

It's giving and receiving all at once.

### A Store Overflowing With Christmas Magic

This week at GIA Thrift, the shelves are full and the spirit is high. We are bursting — truly bursting — with:

- 🎄 Christmas trees
- 💡 Vintage lights
- 🎁 Holiday platters
- 🕯️ Cozy décor
- 🎀 Ornaments of every era
- 👴 Secret little gems ready for new memories

And the best part?

👉 **Pink tags are FREE this week.**

There's nothing more joyful than watching someone discover a find they love — especially when it costs nothing but a smile.

### The Hidden Gift of Shopping Local

When you shop at our thrift store, you're not just taking home treasures. You're supporting:

- local families
- local recovery
- local jobs
- local hope

You're helping someone in early sobriety move into stable housing, get clothing for work, furnish their first apartment, or simply feel seen and supported during the holidays.

Every purchase stays right here in Billings.

Shop local. Save local. Thrift local.

### **Come Experience Thriftmas**

Whether you need a new-to-you holiday table setting, some cozy winter clothes, a tree for the living room, or you just want to wander and soak up the festive energy — we'd love to see you.

Because Thriftmas isn't just about what you buy.

It's about what you build.

A cleaner planet.

A stronger community.

And a place where second chances shine brighter than Christmas lights.

Thank you for shopping with heart, hope, and Gratitude in Action.

Warmly,

The Gratitude in Action Thrift Team



### **Volunteers Needed for “Kids Shop for FREE”!**



The week before Christmas is one of our favorite moments of the entire year — when kids get to come into the GIA Thrift Store and shop for FREE for their families. It's magical, it's hilarious, it's heart-melting... and we need you to help make it happen!

We're looking for volunteers who can help:

- ✨ Wrap gifts (bring your best bows and tape skills!)

✦ Assist kids as they “shop” for their parents and siblings

✦ Restock and organize the book section

✦ Help prep the store for the holiday rush

Whether you love Christmas, love kids, love gifting, or just love giving back — we’ve got a spot for you.

**Are you looking for a place to volunteer this season?**

We are looking for YOU.

Come help us spread joy, spark confidence, and make the holidays brighter for families in our community.

We promise: you’ll walk out with a full heart (and maybe glitter on your shirt).

To sign up or learn more, just reply to this email or stop by the store!

[Email for Volunteer Opportunities](#)

[Call for Volunteer Opportunities](#)

**SAVE the DATE**



## “BACK TO THE 80’s PROM!”

Saturday, March 14, 2026

Dust off the taffeta.

Break out the hairspray.

And get ready for the most totally rad night of the year.

Because this spring...

we’re going full 80’s PROM.

Think: Big Hair. Big Bows. Big Dreams.

(Aqua Net will not be provided... please pre-game responsibly.)

If you ever:

- 🔥 blasted a hair-band power ballad
- 💅 curled your bangs into architectural masterpieces
- 💎 wore sequins to the grocery store
- 💡 believed shoulder pads made you more powerful
- 👯 or danced like EVERYBODY was watching...

Then this gala is calling your name.

### Why We're Doing It (Besides the Big Hair)

We’re celebrating the power of recovery, community, and second chances — 80’s style.

Your support puts real hope into action:

- Safe beds
- Sober living
- Family reunification
- Recovery programs
- Life skills, work readiness & housing stability

You change lives every day — we just wanted to throw a killer party about it.

**RSVP Details Coming Soon**

For now, mark your calendars, gather your glam squad, and start searching for your old prom photos (or burning them... your choice).

Gratitude in Action | 135 Monarch | Billings , MT 59101 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)

**From:** [Shaw, Kendra](#)  
**To:** [Vickers, Anna](#); [Council](#)  
**Cc:** [Kukulski, Chris](#); [Friday, Wyeth](#); [Husman, Karen](#); [Bohlman, Denise](#); [Keehner, Toni](#)  
**Subject:** Re: Concerns about ZC1074: Protest Petition  
**Date:** Monday, November 24, 2025 2:09:38 PM  
**Attachments:** [Outlook-A picture](#)  
[Outlook-xiq3v1i3.png](#)

---

Thank you for this info, Anna. Just so I'm clear—this means a protest petition no longer triggers anything? People can still sign a petition and protest, but council's vote will be on a simple majority? Thank you!

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

---

**From:** Vickers, Anna <VickersA@billingsmt.gov>  
**Sent:** Monday, November 24, 2025 8:59 AM  
**To:** Council <council@billingsmt.gov>  
**Cc:** Kukulski, Chris <kukulskic@billingsmt.gov>; Friday, Wyeth <FridayW@billingsmt.gov>; Husman, Karen <husmank@billingsmt.gov>; Bohlman, Denise <bohlmand@billingsmt.gov>; Keehner, Toni <KeehnerT@billingsmt.gov>  
**Subject:** Concerns about ZC1074: Protest Petition

Good morning Mayor and Council,  
We received the following question and wanted to share the response so all Councilmembers are aware.

*"We have seen a lot of opposition emails to this zoning. Do all these equate to a qualified protest to require a larger majority to approve?"*

HB 713, which became effective on October 1, 2025, repealed MCA §76-2-305, the statute that previously outlined the provisions for protest petitions and the requirement for a two-thirds council vote. Due to this repeal, a protest petition can no longer be used.

Respectfully,



**Anna Vickers**  
Planning Division Manager  
[vickersa@billingsmt.gov](mailto:vickersa@billingsmt.gov)

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

MAIL TO:  
PO Box 1178  
Billings, MT 59103  
PHYSICAL ADDRESS:  
th

316 N. 26 Street  
5<sup>th</sup> Floor  
Billings, MT 59101

---

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## Have you taken our community survey?

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

**From:** [Vickers, Anna](#)  
**To:** [Shaw, Kendra](#); [Council](#)  
**Cc:** [Kukulski, Chris](#); [Friday, Wyeth](#); [Husman, Karen](#); [Bohlman, Denise](#); [Keehner, Toni](#)  
**Subject:** Re: Concerns about ZC1074: Protest Petition  
**Date:** Monday, November 24, 2025 2:41:09 PM  
**Attachments:** [Outlook-A picture](#)  
[Outlook-xiq3v1i3.png](#)  
[Outlook-A picture](#)  
[Outlook-cuflvvr.png](#)

---

Good afternoon Councilwoman Shaw,

You are correct — only a simple majority is required. Additionally, since protest petitions are no longer allowable under state law, the Planning Division no longer accepts them.

Respectfully,



**Anna Vickers**  
Planning Division Manager  
[vickersa@billingsmt.gov](mailto:vickersa@billingsmt.gov)

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

*MAIL TO:*  
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**From:** Shaw, Kendra <[shawk@billingsmt.gov](mailto:shawk@billingsmt.gov)>  
**Sent:** Monday, November 24, 2025 2:09 PM  
**To:** Vickers, Anna <[VickersA@billingsmt.gov](mailto:VickersA@billingsmt.gov)>; Council <[council@billingsmt.gov](mailto:council@billingsmt.gov)>  
**Cc:** Kukulski, Chris <[kukulskic@billingsmt.gov](mailto:kukulskic@billingsmt.gov)>; Friday, Wyeth <[FridayW@billingsmt.gov](mailto:FridayW@billingsmt.gov)>; Husman, Karen <[husmank@billingsmt.gov](mailto:husmank@billingsmt.gov)>; Bohlman, Denise <[bohlmand@billingsmt.gov](mailto:bohlmand@billingsmt.gov)>; Keehner, Toni <[KeehnerT@billingsmt.gov](mailto:KeehnerT@billingsmt.gov)>  
**Subject:** Re: Concerns about ZC1074: Protest Petition



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

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**Sent:** Monday, November 24, 2025 8:59 AM  
**To:** Council <council@billingsmt.gov>  
**Cc:** Kukulski, Chris <kukulskic@billingsmt.gov>; Friday, Wyeth <FridayW@billingsmt.gov>; Husman, Karen <husmank@billingsmt.gov>; Bohlman, Denise <bohlmand@billingsmt.gov>; Keehner, Toni <KeehnerT@billingsmt.gov>  
**Subject:** Concerns about ZC1074: Protest Petition

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Respectfully,



**Anna Vickers**  
Planning Division Manager  
[vickersa@billingsmt.gov](mailto:vickersa@billingsmt.gov)

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

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

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**Have you taken our community survey?**

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**From:** [Gulick, Ed](#)  
**To:** [Friday, Wyeth](#); [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:** Monday, November 24, 2025 1:42:06 PM  
**Attachments:** [image002.png](#)

---

Thank you.

Sincerely,

**Ed Gulick** | City of Billings Councilmember, Ward 1 |

Email: [GulickE@billingsmt.gov](mailto:GulickE@billingsmt.gov) |

---

**From:** Friday, Wyeth <FridayW@billingsmt.gov>  
**Sent:** Friday, November 21, 2025 4:48 PM  
**To:** Gulick, Ed <gulicke@billingsmt.gov>; Kukulski, Chris <kukulskic@billingsmt.gov>; Iffland, Kevin <ifflandk@billingsmt.gov>  
**Cc:** Council <council@billingsmt.gov>; Vickers, Anna <VickersA@billingsmt.gov>; Woltjer, Gavin <woltjerg@billingsmt.gov>; Meling, Debi <melingd@billingsmt.gov>  
**Subject:** RE: Need more visual understanding of what is occurring in Item 1G.

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.



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

**Wyeth Friday, AICP**  
Planning & Community Services Director  
[fridayw@billingsmt.gov](mailto:fridayw@billingsmt.gov)

316 N. 26<sup>th</sup> St.  
5<sup>th</sup> Floor  
Billings, MT 59101  
P 406.657.8249

**Have you taken our community survey?**

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Thank you.

---

**From:** Gulick, Ed <[gulicke@billingsmt.gov](mailto:gulicke@billingsmt.gov)>

**Sent:** Thursday, November 20, 2025 1:02 PM

**To:** Kukulski, Chris <[kukulskic@billingsmt.gov](mailto:kukulskic@billingsmt.gov)>; Friday, Wyeth <[FridayW@billingsmt.gov](mailto:FridayW@billingsmt.gov)>; Iffland, Kevin <[ifflandk@billingsmt.gov](mailto:ifflandk@billingsmt.gov)>

**Cc:** Council <[council@billingsmt.gov](mailto: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](mailto:GulickE@billingsmt.gov) |