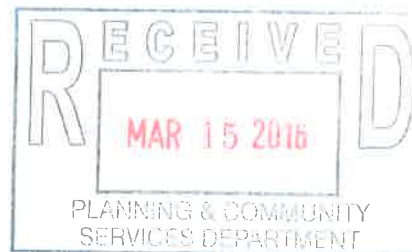


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March 11, 2016



Zoning Commissioners
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

Dear Zoning Commissioners:

This letter is being written to oppose the proposed zoning change to Cherry Creek Estates. This zoning change would further impact the quality of our neighborhood, promote irresponsible growth, create additional strain on school infrastructure, and expand an already overcrowded development. It is clearly not what the Heights wants or needs. I would like the following items to be considered in your review of this request;

-Approval of this request would clearly be in contradiction to the purpose of the MT Subdivision and Platting Act as stated in MCA 76-3-102 (2)(3)(5)(8)

-The proposed request logically does not meet criteria 3,4,6,7,8,9, or 10 of the considerations utilized by the zoning Commission in making recommendations to the City Council. Arguments could be made to the contrary, but it is very evident that no rational justification could be made that this would promote compatible growth, conserve the value of buildings, or considers the character of the neighborhood.

-The proposed request does not adhere to several of the issues, goals, and objectives set forth within the 2008 City of Billings Growth Plan, including preserving neighborhood character and quality of life. It also is a far reach from creating a visually appealing community based on the condition of the existing 350 trailer homes located in Cherry Creek Estates.

-50% of all registered violent offenders East of Main Street currently reside in Cherry Creek Estates. Cherry Creek Management during the neighborhood meeting admitted to having "75 bad apples" in the development, the "biggest drug house in Billings", and exclaimed that the reason the park had no playground equipment is because "they destroyed it all". It is obvious that the management is already strained to contend with the 350 existing trailer houses, let alone 80 more.

Best Regards,


Jason McGimpsey