

From: [Susan Pogue](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] Proposed zone change 979
Date: Friday, June 26, 2020 12:12:35 PM

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Hello,

I recently learned of proposed zone change 979 which would allow multi-family duplexes and 40% lot coverage. I am NOT in favor of this proposed change. I have lived in Billings Heights for 28 years and it has always had lower property values than some other areas of town. Being a homeowner with new, high priced homes being built around me, I believe putting additional duplexes in this area will decrease the value of my home. I am NOT in favor of increasing the density of this area. Thank you for hearing my opinion and concerns on this matter.

Susan Pogue
406-850-3241
1980 Morocco Drive
Billings MT, 59105

From: [Ed Hellier](#)
To: [Cromwell, Nicole](#); [Bartley, Robbin](#)
Subject: [EXTERNAL] Zone change 979 and Variance 1314 Mission Oaks Property
Date: Friday, June 26, 2020 12:56:05 PM

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Planning Division,

I am sending you this email with great concern with the upcoming request for Zone change 979 project PZX-20-00121 and Variance 1314 project PZX-20-00122. We believe that these requests will have a negative impact on our property and our value of our home which is very close to the proposed Project location. We searched for quite some time to find a home that had a larger lot than most single family homes around it when we moved to Billings. We have enjoyed the community here in the Heights and the privacy that the current zoning provides us for our property. We believe if this request is granted it won't be long that more variances and zone changes will be granted and the homes will be stacked on top of each other reducing our privacy and effecting the current feel of the neighborhood.

The Zone Change 979 is requesting a 10% increase in lot coverage and switching to multi family homes. We believe this would decrease our current property value and create a busier environment to the neighborhood. The more homes and families, the more hustle and bustle. The added Variance 1314 requesting an additional 10 percent lot coverage is not acceptable. In the proposed Exhibit A lot layout there is 5'-0" from garage building line to property line. I'm sure most people, when they want to buy their home, do not want to be looking out the window to another home 10 feet away. The building size compared to the lot size for this project is totally unacceptable for our neighborhood.

In the proposed filing from Sanderson Stewart they state that the Infrastructure services are currently being worked on. With this work is there any plan to address the water issue that accumulates at the corner of Gleneagles and Black Diamond Roads? During large rainfalls the drain near the corner of this intersection plugs up and floods the area. In the past this has flooded basements in the area. The current construction will add a major amount of water going into the current Storm Sewer system. Will this new system drain into this area? How will this be addressed? It also suggests these homes will be intended for first time home buyers and families with small children. How is a home with such a small lot size suitable for a family with small children? Where is room for them to play in their own yard (instead of the very busy streets)?

Recently you had negative feedback for a zone change for property on Clubhouse Way. Why should this location be any different? If there is a need for these types of homes they need to set up a development away from other homes for this - not in the middle of an existing housing community.

We are not opposed to the building of new homes in the community but there needs to be better planning to keep from stacking these homes on top of each other. We think the best use for these properties would be to keep them as single family homes with the current lot zoning for 30% lot coverage.

We hope that you will respect our views on this matter in your decisions moving forward in this project and other future projects in Billings Heights.

Thank you

Ed Hellier
2000 Greenbriar Road
Billings MT 59105

From: [crystal.hellier](#)
To: [Cromwell, Nicole](#); [Bartley, Robbin](#)
Subject: [EXTERNAL] Zone Change 979 and Variance 1314 Mission Oaks Project
Date: Friday, June 26, 2020 12:43:24 PM

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Planning Division,

Our single family home at 2000 Greenbriar Road greatly oppose the proposed R5000 zone changes regarding Mission Oaks property. We purchased our home in September 2017. One of the main reasons we purchased our home in this area is due to the spacious areas between houses. Just because we live and want to live in the “city” of Billings (Heights), doesn’t mean we prefer neighbors in very close proximity. If we wanted to be able to peer into our neighbor’s windows and yards and not have privacy, we would have purchased elsewhere in Billings. The current zoning is single family. We oppose this zone being changed to multi family homes.

Another reason we oppose this zone change is by increasing lot area coverage by 20% as proposed will decrease our property value. Our property value has been increasing since we purchased our home in 2017. We are hard working, tax paying citizens and do not appreciate our home value decreasing secondary to these proposed changes. A home is an investment! We take pride in our home, property and neighborhood. Therefore, we oppose this zone being changed to increase lot area coverage.

It is well known by neighbors that Glen Eagles Blvd has issues with storm sewer and water already. Increasing ground coverage by 50% will only exacerbate the issues already present. Increasing density will most likely cause other problems also, requiring further service by law enforcement, fire station, etc.

It is sad and depressing watching land “where the antelope roam” (which we see daily) being replaced with infrastructure. In our opinion, the proposed zone changes to multi family homes, increasing lot area coverage by 20%, increasing storm sewer water issues already present is not welcome or acceptable. Therefore, as stated above, we greatly oppose these proposed zone changes.

We hope our concerns are sincerely reviewed by the Zoning Commission.

Thank you.

Crystal Hellier

2000 Greenbriar Road

Billings, MT 59105