

From: Sharon Wetsch <sharonwetsch@yahoo.com>
Sent: Tuesday, April 20, 2021 7:49 AM
To: Cromwell, Nicole <CromwellN@billingsmt.gov>
Subject: [EXTERNAL] project number PZ-21-00084

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.

I am very opposed to your zone change for this area. We purchased our forever home right in the middle of this proposed project last year, with no idea that anyone was planning on putting 3 or 4 story buildings surrounding us. This is not acceptable It is a perfect area for single family homes, which at this time is very much in demand. Look at the housing demand in Billings... there is no inventory of single family homes. There are a lot of apartments for rent that are not currently being rented. We bought our home because of the closeness of the city and the businesses out there. We have no desire to be annexed into the city and be surrounded by huge apartments. This city needs low income apartments and not in this area. Please reconsider this whole plan. I can see single family homes or duplexes but not huge apartment buildings.

I do wish to be notified of all meetings and I wish I would have been notified of the meeting held March 29th, 2021.

I would have expressed my views at that time also..

My info is as follows:

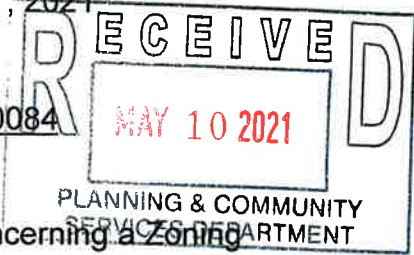
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Billings Metropolitan Planning Organization
2825 3rd Avenue North
Billings, Montana 59101

May 7, 2021

Re: City Zone Change 991 Project Number PZ-21-00084



Dear Planning Board,

Yesterday, May 6th, I received a notice from you dated April 16th, 2021, concerning a Zoning Change hearing scheduled for May 4th.

A few months ago this same request to increase the density of the zoning for the second time came before your organization and there were 16 objections to increasing the zoning again after it was already increased once. This late notice did not allow us to participate in the hearing this time.

The only reason for increasing the density at the previous hearing was because those requesting the change stated: "The project does not pencil at the present density." That is not in any way a concern for the citizens affected by the change, and increasing a developer's profit margins is not in any way a concern of our government.

The following specific points were discussed in the previous review of the same property, where the request was denied, and these points have not changed:

- The properties to the West of the development are 1 acre city lots with traditional Montana and Billings amenities that would be negatively affected by a increased neighboring density. We purchased our properties and built based on previously approved zoning of this area.
- The shown access to Georgina Drive would not be permitted by the present private owners of Georgina Drive. This would cause a barricade to be built and would not allow apparent access shown by the developer. This was discussed and agreed upon in your previous hearing.
- The increased density was not approved by both law enforcement or fire enforcement responsible for the location at the time of the previous hearing.
- It is not in the interest of Billings to create huge areas of high density that cause the related issues in the future. This would be as bad as trying to consolidate all present trailer parks into one location in the city. Higher density locations should be well spaced from each other to maintain our Billings quality of life.
- I suspect from the late notice, that the zoning may have been approved, as the opposing citizen views were not represented. If it was in fact approved, I would like to request that this letter and the results from your previous decision declining the zoning change be included in the City Council zoning review. I am sure you will agree that long term planning and citizens concerns are more important considerations for our planning and city government than giving developers some increased profit margins.

Thank your for your consideration,

A handwritten signature in black ink that reads "Anthony J. Seitz". The signature is fluid and cursive.

Anthony J. Seitz
4631 Georgina Drive
Billings, Montana 59106

cc: Billings City Council
Legal Files