

From: [Alex Heesch](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] Protexit NX3 Zoning
Date: Thursday, June 20, 2024 7:41:57 AM



Good Morning,

We received a notice at our door yesterday afternoon for a public meeting that was held to discuss the NX3 Zoning for a four-story low income housing project in the High Sierra Subdivision.

The letter stated that public meeting was held on 6/12/24, obviously this notification was delivered well after the stated meeting day and time.

I am in protest of this project at the proposed location. When will the next meeting be held?

Thank you,
Alex Heesch
406-200-5058

From: [Amanda Pillman](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonsstewart.com
Subject: [EXTERNAL] Zone Change High Sierra
Date: Friday, June 14, 2024 10:26:45 AM

I live at 648 Cherry Hills Rd and am greatly opposed to the rezoning and building of apartment complexes in the High Sierra subdivision. This neighborhood has long been single family homes and is one of the reasons we built a house here after living on Cortez Ave. It is a quiet family oriented neighborhood and we'd like to keep it that way. We also have very little turnover in homes and one of the lowest crime rates in this area in all of Billings. Adding large complex living to this neighborhood is inappropriate. It would bring high turnover and more people and crime to the area. There is no commercial property over here and seems more appropriate to build short term living solutions in higher traffic areas like the west end. I will be deeply upset if the neighborhood is changed/ruined by large apartment complexes. I hope you'll consider the families already here, and keep this area zoned for single family houses only.

Thanks in advance,

Ali Cross

From: Andrea Heisser <ahaisser@sbcglobal.net>

Sent: Monday, June 17, 2024 1:06 PM

To: Cromwell, Nicole <CromwellN@billingsmt.gov>; jhalverson@sandersonstewart.com

Cc: neecer@billingsmt.gov

Subject: [EXTERNAL] Proposed Zone Change at High Sierra Sub 14th Filing Block 33 Lot 1A1 and COS 3776 Parcel 1B

This email is our protest to the proposed zone change for two tracts, changing them from N3 to high density zoning, at High Sierra Sub 14th Filing Block 33 Lot 1A1 and COS 3776 Parcel 1B.

I recently retired as a Special Education Administrator and my husband and I chose to spend our remaining years in the City Of Billings and specifically the Heights due to the safety in our area.

My motivation to write this email comes from experience in living in high density areas that diminished, our quality life, and property values; as well as the stress/anxiety over the increase in crime with a decrease in response time or no response from first responders.

Public safety is the number one concern for the residents in our community. The reality is our police department is reactive to crime, and unable to be proactive, as growth in the City has outpaced everyday services. A change in zoning would only serve to burden an already overburdened police department and adversely impact our safety, putting us in harm's way, as we wait for the police response. These issues would only get worse with the proposed high density change.

The traffic issues created with the zone change aren't good either. Just ask the residents of Cherry Hills, Boca Raton, and Annandale what it's like during the school year, not good. It's not safe, and the police department can't keep up with enforcement.

Further, everyday services would be impacted as well, from mail delivery, garbage pick-up, to fire and ambulance response. The high density impact on other parts of the City is why we moved to this part of the Heights, please **don't** change the make-up of our neighborhoods.

Andrea and Kurt Heisser

2226 W. Skokie Dr.

Billings, MT 59105

805-750-9236

From: A Tolzien <amyrt13@gmail.com>

Sent: Tuesday, June 18, 2024 3:21 PM

To: Cromwell, Nicole <CromwellN@billingsmt.gov>; jhalverson@sandersonstewart.com

Subject: [EXTERNAL] Zone Change at High Sierra Sub 14th Filing Block 33 Lot 1A1 and COS 3776 Parcel 1B

I am writing in strong opposition to the proposed zone change by Sanderson Stewart. The proposed apartments will be detrimental to the area. All residents that I have spoken with in the surrounding neighborhoods are completely opposed to this development that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Schools in the area are already over capacity and understaffed. Allowing the creation of 5 or more dwelling units per structure would exacerbate this issue.

Property values are likely to go down in the area if apartments are built. Apartment buildings are inconsistent with the neighborhoods developed in the area.

Very few people have been made aware of this request as the majority of the land within a quarter mile remains vacant or is currently under construction.

I urge you to reject the proposed rezoning. Thank you for your consideration.

Amy Tolzien

2424 Cielo Circle

Billings MT 59105

406-281-2700

From: bilmitz@bresnan.net
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] proposed zone change in High Sierra Subdivision
Date: Saturday, June 29, 2024 10:30:07 AM



We strongly oppose any zone change for high density construction in our neighborhood that will create any more traffic on Annandale Rd. Annandale Rd is already over run with traffic of all types (construction, residential, speeders, etc.) There needs to be other outlets for vehicle traffic other than Annandale Rd. Bill and Mitzie Haney
330 Annandale Rd
Billings, MT

Bill and Margaret Abel

June 25, 2024

1432 Las Palmas Ave.

Billings, MT. 59105

EMAIL: cromwelln@billingsmt.gov and
jhalverson@sandersonstewart.com.

Dear Planners,

I received your letter of June 5, 2024 when it blew in the front door on June 20, 2024. No envelope or postage, just wedged in the door 8 days after the meeting noted in the body of the letter.

That's how we begin AND with additional red notation in all capitalized letters "...THAT TIME IS OF THE ESSENCE."

My wife and I reviewed the area and identified the proposed parcel, the streets that appear to be the main arterials, and discussed what we've witnessed for traffic circumstances year around on the existing streets as they are now. We have 4 years of living here plus 2 more years of frequenting before that. We don't believe that traffic will have a reasonable and safe flow in and out of the proposed area due to narrowness of streets with cars on both sides and or deep snow with one pair of car tracks down the center between the cars.

High Sierra Blvd would funnel traffic right through the parking and loading area of Skyview High School morning and afternoon. Annandale Road would see a parade of traffic through a residential area most likely at a speed exceeding what is established.

2.

Next up is the soil issues being implemented for single story residences. The measures for larger footprint and multi- story structures could no doubt be met by design but at what cost? The rents will have to absorb the engineering and implementation. I think the Heights appeals to a different demographic than the West side.

I'm going to break this off here without addressing water/sewer, fire, schools, and the bait and switch of changing the zoning of residential area to High Density.

Bottom Line is a vote NO for the proposal. That's against the June 5, 2024 letter.

William F. Abel and Margaret C. Abel

From: [Arica Lipp](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] Rezoning
Date: Monday, June 17, 2024 2:43:49 PM



Nicole Cromwell,

Today it was brought to my attention there was a zoning meeting on June 12, 2024 about a project that will directly effect my home and street traffic that I was not made aware of prior to the meeting. I am strongly opposed to this increase in housing to this degree that our streets cannot handle. Our residential area is already as busy as I believe it can be while still being safe. I have a family with small children off of st Andrews dr that directly connects wicks to Anindale Road where these apartments are planned to be built.

I and my neighbors should have been contacted and given a chance to voice our concerns.

I would like to know what can be done to prevent this from happening and request to be notified of any and all future meetings.

Yours truly,
Arica Lipp

From: [Ashley Ward](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] Protest NX3 Zoning Malia
Date: Friday, June 21, 2024 8:29:24 AM

My husband and I live at 1405 Topanga Ave, Billings MT 59105. We DO NOT want the high density zoning. We are protesting this. But, we'd love a really nice park. We are one of the many families that are growing and would love a park for all the young families to enjoy and build a community.

Thank you,
Ashley and Joey Malia

Sent from my iPhone

From: Brenda Rush <bkrush1@yahoo.com>

Sent: Tuesday, September 17, 2024 4:53 AM

To: Cromwell, Nicole <CromwellN@billingsmt.gov>; Berns Brenda <bernsb@billingsmt.gov>; John Halverson <jhalverson@sandersonstewart.com>; John Halverson <jhalverson@sanbell.com>; Brenda Rush <bkrush1@yahoo.com>

Subject: [EXTERNAL] High Sierra Zone Concerns

Please find attached zoning concerns of three families that live in the High Sierra Subdivision. My first question is the attached photo of a zone change request that just appeared in recent days. Is this zone change different than the previous zone request in which a neighborhood meeting took place at the highlands golf course? Is it related the neighborhood meeting scheduled later this month, I believe it's scheduled on Wednesday the 25th at 5:00? If this is a new separate subdivision request will there be another neighborhood meeting? I don't think it will matter what we say as it appears no one is listening, the meetings are at times most people are working and can't attend. For example I work until 6:00 and to get to the meetings it would be impossible. Even school teachers hold the parent teacher conferences at times where working parents can make it. I'm fine with additional houses being built, everyone needs a place to live but adding multi level apartments is going to put a huge strain on all the services available. I feel the zoning committee needs to also take a look at what all is being added in areas near High Sierra Subdivision. **Such as what is being added at the end of High Sierra, just south of Skyview High School?** As I understand it there will be Tiny homes placed on Government land for people to rent the land at subsidies rent fee based on your income, and they will own their homes? I haven't been able to find any answers to what is going on there. When I did as about it in a previous e-mails sent to you, I was simply told that you were not aware of what is going on. **NO** answer was given to me. I think this would have an impact on the services in the area. I'm concerned that with adding multi family apartments to the area that I was told was zoned for single family homes will decrease the value of my home and change the family living we have. I strongly against adding apartment buildings and commercial buildings to the area. Especially since we haven't been told if the apartments are low income section 8 apartments. If they are I can assure you that the property value of my home will decreased.

Thank you for you time,

Brenda Rush

I know the sign is hard to see in this photo but if you look you can find it.



Nicole & John-

I'm sending this email to voice my concern and 100% am against re zoning to any NX3 in High Sierra. I wouldn't mind seeing some light commercial up there, possibly at the Annandale / High Sierra intersection.

Also it should be required to pave an access road up Annandale to High Sierra (Similar to what the city did on Sierra Granda) sooner than later as they develop West, up that way. Otherwise it will be a repeat of the current situation where Boca Raton Road is overloaded with traffic that is intended to go up Annandale, but the city keeps letting more of that area keep getting developed, without requiring Annandale to go through to Gleneagles yet.

Another problem is that although the newer quarter mile notification zone for a zone change neighborhood meeting is potentially better than the old 300' requirement, It wasn't any more effective in this case, and they even admitted it at the neighborhood meeting, they are trying to push the zone change through before very many residents are close enough to get a notice.

I'm estimating that out of the 300 notices that were sent out, only about 25 went to actual residents. The rest is vacant land, & homes under construction. A good edit to recode would be to have to notify 1/4 mile of actual residents, not just vacant or under construction lots.

Brendon Hill
406-860-1765 Cell

From: [Brenda Rush](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] High Sierra Neighborhood
Date: Sunday, June 23, 2024 5:52:18 PM



Good Evening,

I am writing to express my strong opposition to the proposed housing development in the High Sierra neighborhood. I found out via Facebook about the zoning request. I would have attended the community meeting that was held. I've been told the requirement is to send out notices for people having concerns or an opinion is that they only need to be living 1/4 mile of the zoning change request. I feel that is not a large enough sample for this area and this zoning change. Based on what I've seen it appears the new complexes are placed in the middle of the parcels therefore, reducing the number of home owners invited to attend the meeting.

The proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, and strain on our public services. There are already safety concerns with the traffic congestion at Castle Rock middle school and Skyview High school. With the new cut across to Zimmerman Trail, cars are racing through our community trying to find the shortest and quickest way possible. A large influx of residents will do even more harm. We bought in this area because it is a single family community not RENTAL APARTMENTS!!!! The construction of this project will result in the destruction of natural habitats and putting wildlife at risk.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of residents, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex. I bought out here to have a view and peace and quiet. Adding a high-rise with apartments is not what I paid for! I strongly appose the zoning change request! And I'm sure you would too if you were in my position. Oh wait I was told that is relevant. Give me a break John you would like it either! I bought in a single family development! And that is what I want to continue to live in.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low-income residents could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere. It's not my fault they cannot afford to buy a home due to the increase in property values. I had to save and work for this life and I do not want to live next to apartment buildings.

In conclusion, I strongly urge you to reconsider this proposed housing development.

I want to be informed of all future meetings regarding this concern. I've been told it's on August 6th at 4:30 I will need to take off work to attend this meeting because I do work! I have to, **to be-able to purchase a home in a single family**

community and not rent. I find it interesting that the meeting is schedule down town at the Miller Building at a time when **MOST** people in the area that own their homes are working. I would also like to know what room the meeting will be held in because I will be rushing to the meeting and I don't want to be trying to find the meeting room.

Thank you for your time.

Brenda Rush
1401 Topanga Ave
Billings MT 59105

From: [Brad Sebek](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] NX3 Zoning Protest
Date: Thursday, June 20, 2024 9:22:41 AM



Nicole/John,

I am writing to protest the proposed zoning change in the High Sierra subdivision. This area already has a tremendous amount of traffic and the schools in the area are already at capacity. The entire subdivision is single family residences and when building in this area we were led to believe that was the long term plan for the entire subdivision. This proposed change would negatively impact the area, home prices, traffic flow, and school over crowding. I do not believe this zoning change should be approved for the reasons noted above.

Thanks!

Brad Sebek
Get [Outlook for iOS](#)

From: [Bonnie Erickson](#)
To: [Cromwell, Nicole](#)
Cc: m.e.trucking@live.com
Subject: [EXTERNAL] High Sierra Sub Block 33
Date: Tuesday, June 18, 2024 8:44:31 AM



Please let me know when the next meeting will be for the High Sierra Sub-14th Filing Block 33, Lot 1A & COS 3776 Parcel 1B meeting will be. I live on St Andrews and it's already a super hwy on this road with trucks and cars. We oppose this new development and would like to have been at the first meeting that apparently was held on 6/12/2024 at Lake Hills. Thank you Nicole for adding us to your mailing list of information pertaining to this zoning request.

V/R

Bonnie & Marc Erickson

From: [Britin Cross](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] Zoning change by Skyview
Date: Tuesday, June 18, 2024 1:55:17 PM

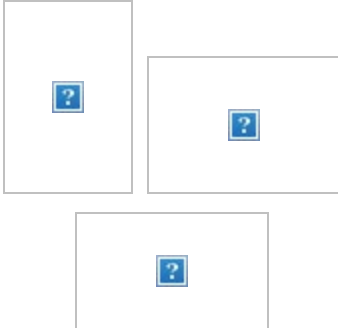


Nicole and John,

I am writing to you with concern to the zoning change at High Sierra Sub 14th filing block 33 lot IAI and COS 3776 Parcel IB. I am completely against this and hope you take my concerns into consideration. First many people own homes in that area and a 4 story apartment complex will completely destroy their property value. Our schools in the Heights are already bursting with too many kids, this will bring more kids to the community that our schools cannot handle. Our police and fire departments are also over worked, this will bring more issues to the Heights that will take their attention away from the areas that need them the most. Yes Billings is in a housing crisis, but when our community cannot support more people we cannot just keep building more and more multi families complexes without the resources. This will be a huge detriment to the Heights community and I am 100% against this. Do not change this areas zoning. Please leave this area as is.

I am also upset that I was never informed of a meeting on June 12th. As a Heights tax payer all of the residents of the High Sierra, Lake Hills Subdivision should have been informed and given the chance to attend. This seems sneaky as if the city did not want us to know.

Britin Cross
REALTOR® | Magic City Real Estate
406-390-0331
Follow me on Facebook
[FB Britin Cross MCRE](#)
www.MagicCityRealEstate.com



From: Calvin Nickell <uscalvino@gmail.com>

Sent: Thursday, June 20, 2024 9:54 AM

To: Cromwell, Nicole <CromwellN@billingsmt.gov>; jhalverson@sandersonstewart.com

Subject: [EXTERNAL] High Sierra Sub 14th Filing Block 33 Lot IAI and COS 3776 Parcel 18

I love this area, and think I understand the rules, however I'd like to know whether this application is in keeping with development for our suburb. I am concerned about the security, protection of views and privacy from overlooking. The houses in this area are already packed together tightly and with the proposed addition of multi-storied structures adds to density and removes what little amenities we have. I was hoping that the open field would be transformed into a huge park with trees planted and a walkway built around the perimeter.

Many apartment complexes have been and are being built on the west side of Billings and I see much more land available for these high rise structures and it is also where they fit in with the surrounding area. A 4 story complex would stick out like a sore thumb here and block the serene views of its neighborhood. Had I known that a change to the zoning would occur only 4 years after my home was built, I wouldn't have bought my house here. It is too much of a change in the landscape for my liking. I wanted to live in a housing area away from apartment complexes.

[Oscar Newman](#)'s studies show that crime in neighborhoods with people below the poverty line living in single-family homes are not significantly greater than crimes in higher-income neighborhoods. But crimes in multifamily buildings with lots of common areas are significantly greater because there is no way to determine whether someone in a common area belongs there. So it is the design, not the people, that attracts the crime.

No one wants poor people living next to the house they worked damn hard to purchase. Worse yet is all these mid rise monstrosities they are building in the name of density.

I am sorry, but I object to this change in zoning and I implore Nicole Cromwell, Zoning Coordinator / Code Enforcement Supervisor, City of Billings to deny this application and continue to uphold the principles of planning and designing enduring communities by maintaining the integrity of High Sierra Sub Zone N3 - Suburban Neighborhood.

Sincerely, Calvin Nickell

From: [Chere" Payovich](#)
To: jhalverson@sandersonstewart.com; [Cromwell, Nicole](#)
Subject: [EXTERNAL] Zone Change at High Sierra
Date: Wednesday, June 19, 2024 9:29:47 PM

Just received a letter in my door this evening regarding a zone change request at High Sierra in Billings. This letter was dated June 5, 2024 and was delivered after a meeting was held on June 12, 2024.

I would like to protest the NX3 Zoning and any other High Density zoning.

I moved to the heights to live in a quiet and nice neighborhood. Building apartments in this area would create so many problems and I would like to see this area continue to grow with houses and not apartments.

Please keep this subdivision what it currently is. As a homeowner in this area, I would not be pleased with the zone change.

Again, I protest the NX3 Zoning and any other zoning changes.

Thank you,

Chere' Payovich

From: [Connie Hayes](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] High Sierra proposed zone change 1056 Project Number PXZ-24-00202
Date: Wednesday, September 18, 2024 10:36:28 AM
Importance: High



I am responding in the strongest terms against this proposed zone change. Please find below my responses to the ten considerations from city code Section 27-1628.

City Zone Changes

Decision criteria

City Code Section 27- 1628

D. *Decision criteria.* The review and decision-making bodies shall consider the following statutory criteria in making a recommendation or decision regarding a zone change application:

1. Whether the new zoning is designed in accordance with the growth policy;
Response: For the last twenty years or more, this neighborhood has been made up of single-family buildings with a few multi-family dwellings mixed in, this should continue into the future.
2. Whether the new zoning is designed to secure from fire and other dangers;
Response: This site is very close to open range and the occupants of a large apartment complex rarely understand their impact on this type of property. Young people with no place to recreate, head to these open spaces to the north with their motorcycles, side by sides, and vehicles and make a nuisance of themselves. The damage to the grazing spaces takes years to recover.
3. Whether the new zoning will promote public health, public safety and general welfare;
Response: This type of property does not encourage any sense of ownership for the property or surroundings. The majority of the single-family properties in the current neighborhood have lawns, trees, gardens, and a sense of pride in ownership. The properties display well are a pleasure to drive past on your way to and from home.
4. Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
Response: Cherry Hills is a major thru-way for Skyview HS traffic. The traffic will only increase heavily due to this high density of people needing to leave for work, shopping, school, etc.
5. Whether the new zoning will provide adequate light and air;
Response: The weather and wind in this area will make living in a 3 to 4 story building fairly scary. Fifty mile an hour winds have been clocked here regularly. This proposed zoning change removes more than fifty acres of grassland with no provision for replacing it and will be covered with mostly building and asphalt parking, A towering 3 or 4 story building to our northwest will block our sunset view and the Montana sky for us.

6. Whether the new zoning will affect motorized and nonmotorized transportation;

Response: As Cherry Hills Road is currently a highway for Skyview students, our traffic will undoubtedly be increased significantly. Skyview students race through our streets unheeding the speed limits and posted signs. The increase in foot traffic and solicitation will increase as well.

7. Whether the new zoning will promote compatible urban growth;

Response: This high-density zoning does not match any other building for miles. If this company owns more land adjacent to these fifty acres, we could be surrounded on the north by towering buildings. This will create an eye-sore in this open landscape and violate our Montana Big Sky!

8. Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;

Response: This zoning will violate all the character of this district and the suitability of this landscape of open land and beautiful big sky!

9. Whether the new zoning will conserve the value of buildings; and

Response: After a consultation with my realtor, it was estimated that this could reduce property values of a \$500,000 home up to \$60,000. The variables are whether this building/area is maintained and/or built in a fashion that compliments the area. There are two-story apartments located south of us that have not aged well. The owners don't keep the area policed for garbage, not enough parking is provided for the current residents and the whole area is run-down. I would expect that this building will not age well.

10. Whether the new zoning will encourage the most appropriate use of land throughout the city.

Response: This open area allows all the buildings to view our Montana landscape and skies. The addition of a large building will create an eyesore in the middle of an open range that will be seen for miles. This is contrary to my dream of the Montana landscape.

In summary, this type of high density building would have stopped me from purchasing anywhere near it. Furthermore, it may influence how much longer I live in this area, should this zone change be approved.

Thank you for your consideration.

Sincerely,

Connie Hayes

hayeshiker@gmail.com

645 Cherry Hills Rd

Billings, MT 59105

From: [Coul Hill](#)
To: [Cromwell, Nicole](#)
Cc: [Tatia Hill](#)
Subject: [EXTERNAL] High Sierra Neighborhood Zoning
Date: Tuesday, September 17, 2024 6:57:26 AM



Hello,

I would like you to please place me on the email list to be notified of the Zoning and Planning meeting related to High Sierra Neighborhood.

We live at 1439 Topanga Avenue and we are OPPOSED to the proposed zone change as it would drastically change the fabric of the neighborhood that we chose to buy our home in and where we are raising our children.

Thank you,

Coul & Tatia Hill

From: [Pardy, Crystal](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] preapplication meeting
Date: Friday, June 21, 2024 8:42:00 AM



I just found out about the preapplication meeting regarding new apartments in an already crowded area. The problem is that there are not enough outlets to serve 100's more people.

I am very disgusted that someone posted your letter YESTERDAY 6/20/24 to Billings Heights FB page... for a meeting held 6/12/24.

YOU need to hold another meeting and ALL of us should get this invitation well ahead of the meeting.

Furthermore, I have heard these said apartments are going to house illegal immigrants.... that is a NO GO for me.

Thank you.

Crystal Pardy MA CCC
Speech-Language Pathologist
Shepherd School District
406-373-5516 ext 120

From: donna.paige51@gmail.com
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] Zoning opposition
Date: Monday, September 16, 2024 9:59:43 AM



Good morning,

Please add my email to your list to be notified of the Zoning and Planning Meetings related to the High Sierra neighborhood.

Also, please note my opposition to the proposed changes in zoning that will allow NX3 zoning. This area needs to remain residential and not be overrun with large multiple family homes of four stories.

Thank you for your consideration.

Donna Paige
1412 Las Palmas Avenue
Billings MT 59105
406-794-7469
Donna.paige51@gmail.com

From: [Dustin Martin](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] Protest of NX3, NX1, and N1 Zoning Change
Date: Tuesday, June 18, 2024 11:33:32 PM



Hello,

My name is Dustin Martin and I am emailing to respectfully voice my opposition to the proposed zoning change for NX3, NX1, and N1. This is within the portion of the High Sierra Sub 14th Filing Block 33, Lot 1A1 & COS 3776 Tract 1B.

My wife and I built our home at 533 Boca Raton in 2019. We specifically purchased our lot and built our home after looking at the zoning surrounding our neighborhood. Switching the current zoning from single family homes, or suburban neighborhood classification, to zones that allow for multi-family dwellings, will drastically change the climate of this Heights area.

Although my preference would be to maintain the single family zoning in all of these areas, my biggest concern is with the NX3 proposed zoning change. Not only will this drastically change the "neighborhood" feel, it will impact the elementary, middle, and high schools that are already high in student numbers.

Creating many apartment building complexes that could be up to 4 stories tall, has the potential to significantly overcrowd the schools that are already near full capacity.

Finally, I also feel that this zoning change is being proposed at a time where very few residents currently live within the required quarter mile area of notification. Proposing this change in such a manner shows that it is not what is best for the area and would not be perceived and taken well by those living next to the proposed NX3 zone.

Thank you very much for your time and for reading my concerns related to this proposed zoning change.

If you happen to have any questions, please feel free to contact me via email or phone.

Sincerely,
Dustin Martin
406-670-5996

From: [Frank Gonzales](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] Zone change at High Sierra Sub
Date: Friday, June 21, 2024 7:14:45 AM



Hello,

My name is Frank Gonzales and I live at 2020 St Andrews Dr. Billings, MT 59105. I am writing to express my opposition to the planned zoning change at High Sierra Sub 14 Filing Block 33 Lot IAI and COS 3776 Parcel IB.

The volume of traffic caused by people using St Andrews to access Annandale Rd is already way too high. The new construction that has taken place in that area has created a high volume of traffic and speeders that has diminished the quality of life on St Andrews Dr. Adding high density housing in the area will exasperate the traffic situation and I am highly opposed to the project.

Thank you

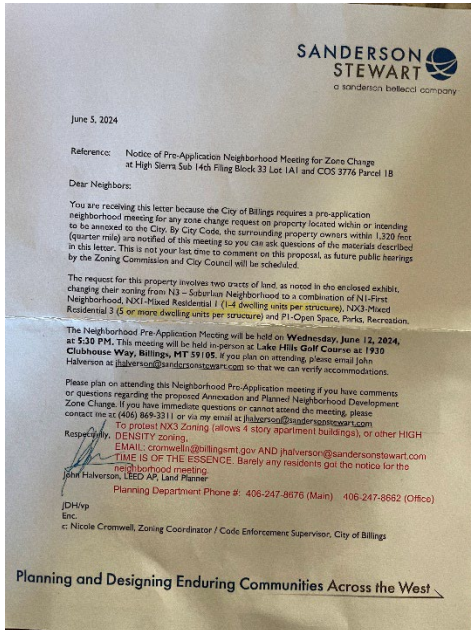
From: Frank Munson <frank.munson623@yahoo.com>

Sent: Wednesday, June 19, 2024 7:57 PM

To: Cromwell, Nicole <CromwellN@billingsmt.gov>; jhalverson@sandersonstewart.com

Subject: [EXTERNAL] Zoning change High Sierra

Good evening,



I am sending this email to let you know we are opposed to the zoning change and only want residential homes built in this area. Please do not do this to our nice neighborhood. Thank-you!

Kind Regards,

Frank Munson

[Sent from Yahoo Mail for iPhone](#)

[EXTERNAL] Zoning change



gale larchick <glarch@hotmail.com>

To ● Cromwell, Nicole

Cc ○ jhalverson@sandersonstewart.com

Good afternoon..

It has come to my attention that a meeting was held at Lake Hills Golf course concerning a Zoning Change for High Sierra Subdivision.

I did not receive any notice of said meeting concerning a zone change.

I would like it known I am not in favor of any change from N3 zoning.

Our neighborhood has a lot of traffic in this area.... High density housing would create too much traffic for our streets to safely handle.

Thank you.

Gale D. And Vickie L. Larchick

337 Cherry Hills Road

Billings Montana

From: George Zorzakis <zorzakis@gmail.com>

Sent: Sunday, June 16, 2024 6:05 AM

To: Cromwell, Nicole <CromwellN@billingsmt.gov>; jhalverson@sandersonstewart.com

Cc: neecer@billingsmt.gov

Subject: [EXTERNAL] Re: Proposed Zone Change at High Sierra Sub 14th Filing Block 33 Lot 1A1 and COS 3776 Parcel 1B

This email is our protest to the proposed zone change for two tracts, changing them from N3 to high density zoning, at High Sierra Sub 14th Filing Block 33 Lot 1A1 and COS 3776 Parcel 1B.

I recently retired as a police officer with the City Of Billings. My motivation to write this email comes from the knowledge I gained dealing with high density sections in the City, nothing of what I know is good for the quality of life in those areas. Public safety is the number one concern for the residents in our community. The reality is our police department is reactive to crime, and unable to be proactive, as growth in the City has outpaced everyday services.

The police department has three shifts for the patrol day, with only two officers in the Heights per shift. The Heights is split into two Beats, splitting it into two sections, one officer per section. And, one of those sections covers Rehberg Ranch. The downtown and midtown are often dispatched into the Heights, creating delays in calls being covered in a timely manner. A change in zoning would adversely impact our safety, putting us in harm's way, as we wait for the police response. Simply said, things would be worse with the proposed high density change.

The traffic issues created with the zone change aren't good either. Just ask the residents of Cherry Hills, Boca Raton, and Annandale what it's like during the school year, not good. It's not safe, and the police department can't keep up with enforcement.

Further, everyday services would be impacted as well, from mail delivery, garbage pick-up, to fire and ambulance response. The high density impact on other parts of the City is why we moved to this part of the Heights, please don't change the make-up of our neighborhoods.

George & Cheryl Zorzakis

2239 W. Skokie Dr.

Billings, MT 59105

(406) 208-3866

Brenda and Greg Rush
1401 Topanga
Billings MT 59105
208-651-3387

Dear City Zoning Commission,

I am writing to express my strong opposition to the proposed zone change from residential to high density in the High Sierra Subdivision. As a resident of this community, I believe that such a drastic

shift in zoning regulations would have detrimental consequences for the quality of life and overall character of our area.

First and foremost, changing the zoning from residential to high-density would significantly increase the population density in our neighborhood. This would put a strain on our existing infrastructure, including roads, utilities, public services, and schools. The increased traffic congestion, noise levels, and environmental impact would negatively impact the well-being of current residents.

Furthermore, the transition to high-density housing could lead to overcrowding, compromising the sense of community and safety that we currently have. It will also result in a decrease in property values, as high-density developments often detract from the aesthetic appeal of the neighborhood. Not knowing what type of Apartment Units are going to be placed in the area and the number is not beneficial for making plans. I've been told as many as 24 units on one acre. How many apartments are going to be in each unit? There are too many unanswered questions.

I urge you to consider the long-term implications of this proposed zone change and the potential effects it may have on the fabric of our community. Instead of pursuing high-density development, I believe that efforts should be focused on maintaining the residential character of our neighborhood and preserving the quality of life for all residents.

Thank you for taking the time to consider my concerns. I hope that you will reconsider the proposed zone change and prioritize the well-being and interests of the community as a whole.

Sincerely,
Greg and Brenda Rush
Brenda and Greg Rush

From: Greg Cook <grcook@bresnan.net>

Sent: Monday, June 17, 2024 5:14 PM

To: Owen, Jennifer <owenj@billingsmt.gov>; Cromwell, Nicole <CromwellN@billingsmt.gov>

Subject: [EXTERNAL] Sanderson Stewart zoning change request

Importance: High

Hello Jennifer and Nichole,

I want you to know that the proposed zoning change request for High Sierra Sub 14 filing Block 33 Lot IAI and COS 3776 Parcel IB is not ok with me. I just found out about this. I live at 2332 RIVER OAKS DR. RIVER OAKS intersects with ANNANDALE. This change will funnel a lot of traffic thru streets near my house and will cause a lot of traffic and congestion which means more accidents. I am surprised that you would agree with this plan because it is not a good idea for my neighborhood. Single family homes should be the only type of development allowed in this area. Please do not change the zoning in my neighborhood. A lot of neighborhoods have been ruined this way. This is not a good idea.

Looking forward to hearing back from you.

From: Greg Peterson <gregpeterso@outlook.com>

Sent: Friday, June 14, 2024 3:49 PM

To: jhalverson@sandersonstewart.com; Cromwell, Nicole <CromwellN@billingsmt.gov>

Cc: Greg Peterson <gregpete57@hotmail.com>; Greg Peterson <gregpeterso@outlook.com>

Subject: [EXTERNAL] Zone Change at High Sierra Sub - NX3 ZONING PROTESTED...DENIED ON RECORD

Mr. Halverson LEED AP,

In response to notification left on my door 467 Boca Raton Rd, Billings Heights location. I do NOT agree with inner city dwellings NX3 Zoning developments. These low rent/Non-Committed-ownership properties are rife for transient activities never ending. These developments in single family committed property ownerships create high traffic areas, transient non residential activities and lead to unsafe communities in single housing development ownerships as designed.

I **DO NOT agree** with Changing to HIGH DENSITY zoning developments in our N3 Suburban neighborhood pre-planned designs. These zoning actions are only designed for Gov/Corporate greed/enrichments.

Thank you for your consideration.

Greg Peterson

467 Boca Raton Rd

Billings Heights 59105

425-444-2044

Reference: Notice of Pre-Application Neighborhood Meeting for Zone Change at High Sierra Sub 14th filing block 33 lot 1A1 and COS 3776 Tract 1B

From: [Harold Anderson](#)
To: jhalverson@sandersonstewart.com; [Cromwell, Nicole](#)
Subject: [EXTERNAL] Objection to Zoning change proposal
Date: Friday, June 14, 2024 2:46:42 PM



Dear Mr. Halverson and Nicole Cromwell,

I am writing this notice to you to voice our fervent opposition and our protest to the proposal to change to NX3 Zoning (allowing possible 4 story apartment buildings in the High Sierra Sub 14th Filing Block 33 Lot(A) and COS 3776 Parcel 1B). I would have attended the meeting at Lake Hills Golf Course, but I have a medical condition awaiting surgery that prevented me from attending.

When we purchased our home in this area, we did so with the belief and commitment from a realtor that this is a single-family housing area, and we are strongly opposed to any change that would take away from the integrity of a single-family housing neighborhood. Please take this note as our strong protest to this change.

Sincerely,

Harold Anderson
Rebecca Anderson
579 Cherry Hills Rd
Billings MT 59105

Jeff Seward
1432 Rancho Vista Ave
Billings MT 59105
208-651-3387

Dear City Zoning Commission,

I am writing to express my strong opposition to the proposed zone change from residential to high density in the High Sierra Subdivision. As a resident of this community, I believe that such a drastic shift in zoning regulations would have detrimental consequences for the quality of life and overall character of our area.

First and foremost, changing the zoning from residential to high-density would significantly increase the population density in our neighborhood. This would put a strain on our existing infrastructure, including roads, utilities, public services, and schools. The increased traffic congestion, noise levels, and environmental impact would negatively impact the well-being of current residents.

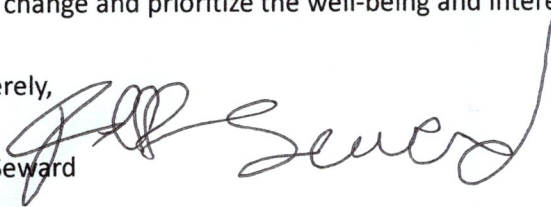
Furthermore, the transition to high-density housing could lead to overcrowding, compromising the sense of community and safety that we currently have. It will also result in a decrease in property values, as high-density developments often detract from the aesthetic appeal of the neighborhood. Not knowing what type of Apartment Units are going to be placed in the area and the number is not beneficial for making plans. What kind of income is the investor planning to make? I've been told as many as 24 units on one acre. How many apartments are going to be in each unit? There are too many unanswered questions.

I urge you to consider the long-term implications of this proposed zone change and the potential effects it may have on the fabric of our community. Instead of pursuing high-density development, I believe that efforts should be focused on maintaining the residential character of our neighborhood and preserving the quality of life for all residents.

Thank you for taking the time to consider my concerns. I hope that you will reconsider the proposed zone change and prioritize the well-being and interests of the community as a whole.

Sincerely,

Jeff Seward

A handwritten signature in black ink, appearing to read "Jeff Seward", with a long, sweeping underline that extends to the right and then loops back down.

From: jeremy.stiff
To: Cromwell, Nicole; jhalverson@sandersonstewart.com
Subject: [EXTERNAL] High Sierra 14th Filing Block 33 Zone Change
Date: Wednesday, June 19, 2024 8:08:23 PM



Dear John Halverson and Nicole Cromwell,

I hope this email finds you well.

I received a notice regarding the Pre-Application Neighborhood Meeting for the proposed zoning change at High Sierra Sub 14th Filing Block 33 Lot 1A1 and COS 3776 Parcel 1B tonight on June 19th. Unfortunately, I received the letter a week after the meeting was held on June 12, 2024. As a resident within the affected area, I am very interested in understanding the details and implications of this zoning change.

Could you please provide me with any information that was discussed during the meeting? Additionally, I would appreciate being informed of any future meetings or opportunities for public comment on this proposal.

Thank you for your attention to this matter. I look forward to your response.

Best regards,

Jeremy Stiff
2305 Acacia Circle
Billings, MT 59105
406-696-0369

From: Jesse Pritchard <jpritch585@yahoo.com>

Sent: Tuesday, June 18, 2024 6:43 AM

To: Cromwell, Nicole <CromwellN@billingsmt.gov>

Subject: [EXTERNAL] Meeting for Zone change to High Sierra 14th filing Block 33 Lot A and COS 3776 Parcel 1B

First: The notice of a Neighborhood meeting on Wednesday, June 12, 2024 was not received by us until Friday June 14. Two days after the meeting. I believe in the interest of a fair hearing from the neighborhood would best be served by an additional meeting where all affected residents can voice their concerns.

As you already know, we have a speed issue on Annandale Rd already. If there isn't an increased traffic flow study included in the filing, then the whole filing should be negated and filed again to include the study.

For the stated objections, we vehemently oppose this zoning change filing.

Sent from my iPhone

Jesse & Linda Pritchard

406-861-0511

185 Annandale Rd.

Billings 59105

From: [Justen R](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Cc: [Jen Rudolph](#)
Subject: [EXTERNAL] Opposed NX3 zoning change for High Sierra Sub
Date: Monday, July 1, 2024 8:06:02 AM



My wife and I are writing to **oppose** the zoning change to NX3 - High Density Housing for High Sierra Sub 14th Filing Block 33 Lot 1A1 and COS 3776 Parcel 1B. We have been homeowners in the heights for the past 18 years (on W Skokie Dr off Greenbriar) and have 2 children, ages 16 and 13, attending Skyview and Castle Rock. My opposition to this high density housing comes in part from the already overcrowded and large class sizes that my kids are a part of every day. From a practical point of view, the schools will be unable to handle the additional 600+ families and their children. In addition, public services for the heights are also limited with 2 police officers patrolling the entire heights at any given time. With the increase in crime already noted across Billings, we know that the increased tax basis that this housing will provide will not stay in the heights to support our community.

The original intent of the zoning was for single family units and it should continue to be. I realize the economics have changed in housing, but a bad business decision for the landowner/developer should not be the impetus to change the years of prior planning, this previous decision was made intentionally. It's not unnoticed that the largest section in the new proposal is NX3 designation. There has been a significant amount of growth in homes in this area of the heights for the last 5 - 10 years and will continue to be so, even without the NX3 designation. There is already a significant population increase in our neighborhood and high density housing would further put pressure on all services, but most concerning for us, is the schools.

Thank you for your consideration in this important matter,
Justen & Jennifer Rudolph

From: [Justin Mclaughlin](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] High Sierra sub division
Date: Monday, June 17, 2024 3:05:44 PM



I am adamantly opposed to this deployment. I live at 1938 saint andrews drive. My road is already incredibly busy, unpatrolled and in serious need of speed bumps. The road is incredibly dangerous to park our vehicles on during the winter months. Everyone of my neighbors has had their mailbox taken out at least once already. We fear that increasing the traffic flow will not only make the road more hazardous but also negatively impact our home values. If you take a look at my approach to my home it is very very steep. More homes equates to the eventual expansion of the roads which will have a very undesirable effect to the nearby residents. We simply don't have the infrastructure necessary to facilitate this kind of development.

Simply put, I vote NO to adding apartment complexes around lake hills. I'd love to see additional single family homes built in the heights but keep your apartments on the west end. I will try to attend any future meetings on this matter if I am appropriately notified ahead of time.

From: [Justin Nelson](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewert.com
Subject: [REVIEW] Zone Change
Date: Thursday, June 20, 2024 8:18:06 AM

I am a resident that lives on Topanga avenue. I am highly against a zone change that allows apartment buildings or other high density zoning.

From: Kellie Malia <kellie.johnson316@gmail.com>

Sent: Monday, June 24, 2024 11:34 AM

To: Cromwell, Nicole <CromwellN@billingsmt.gov>; jhalverson@sandersonstewart.com

Cc: Ty Malia <tymalia@hotmail.com>

Subject: [EXTERNAL] Notice of Opposition to Proposed Zone Change in High Sierra Neighborhood

Good morning,

We are writing to express our strong opposition to the proposed zone change that would allow for the development of apartment complexes in our neighborhood. As long-standing residents of the High Sierra subdivision, we are deeply concerned about the potential negative impact this change could have on our community.

Our neighborhood has thrived as a quiet, family-friendly enclave with primarily single-family homes. Introducing apartment complexes would fundamentally alter the character and quality of life that attracted many of us to settle here in the first place.

Specifically, we are concerned about the following issues:

1. **Increased Density and Traffic:** Apartments would significantly increase the population density in our area, leading to heightened traffic congestion and safety risks on our already narrow streets.
2. **Impact on Property Values:** The presence of apartment complexes could potentially lower property values for existing homeowners, impacting our financial investments and stability.
3. **Strain on Infrastructure:** Our neighborhood's infrastructure, including schools, utilities, and recreational facilities, may not be adequately equipped to support the needs of a larger, more densely populated community.
4. **Loss of Community Character:** Our neighborhood has a unique sense of community and identity that could be diluted by the introduction of transient apartment residents.

We understand the importance of responsible urban planning and development, but we believe that there are more suitable locations within our city for apartment complexes that are already zoned appropriately. It is crucial that the interests and concerns of current residents are given priority in decisions that will have a profound impact on our daily lives.

Therefore, we urge you to reconsider the proposed zone change and to engage in a more thorough dialogue with the residents of our neighborhood before moving forward with any decisions. Please keep us informed with appropriate and advanced notification of any further developments, hearings, or opportunities for community input regarding this matter.

Thank you for considering our views on this important issue.

Kellie and Ty Malia

Benjamin Blvd., Billings, MT 59105

406-208-9981

From: [Koery & Paula Nelson](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Cc: [Neese, Roy](#); [Owen, Jennifer](#)
Subject: [EXTERNAL] High Sierra Zone Change NX3
Date: Tuesday, June 25, 2024 10:27:54 PM
Attachments: [Screenshot 2024-06-25 at 9.54.39 PM.png](#)

Hello Ms. Cromwell, Mr. Halverson, Mr. Neeser, Ms. Owens,

I'm writing this email to express my opposition to the proposed zone change that would allow 4 story apartment buildings in our neighborhood. Although I am not opposed to growth and expansion, bringing in this amount of additional people to this area seems unrealistic.

Currently there are only two main routes to the downtown area each consisting of a single lane of traffic (Aronson, Elmo). Both of these streets already have a high rate of traffic with schools and small children constantly using the bike lanes and side walks. In the case of Elmo, there aren't even street lights to illuminate the walk ways in early mornings and the evenings. By adding such large housing complexes I feel it is an exponential risk to young pedestrians in our area / neighborhoods. Until such time that our roadways can handle the increased traffic, possible street lights added and the safety and well being of the community is not jeopardize my wife and I are strongly opposed to such expansion.

For the record, we live within a 1/4 mile of the proposed zone change but were not notified by the engineering firm / developer. This matter was brought to our attention by concerned neighbors.



Regards,

Koery & Paula Nelson
2234 Clubhouse Way

From: [Kortney Vierthaler](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] PROTEST NX3 Zoning
Date: Wednesday, June 19, 2024 9:47:30 PM

To whom it may concern,

I am against NX3 zoning and other high density zoning in the High Sierra neighborhood of Billings, MT. We were given notice of this zoning change on 6/19, one week after the public meeting was held on 6/12. Had we been given notice, we would have been there in person to protest this as well. This is not a positive change to this neighborhood whatsoever.

Please contact me with further questions if needed.

Kortney Vierthaler
1425 Las Palmas Ave.
Billings, MT 59105

From: [Kristy Brammer](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] protest
Date: Sunday, June 16, 2024 3:42:26 PM



My name is Kristy Brammer. I live at 636 Boca Raton rd Billings MT 59105. I would like to protest NX3 Zoning (allowing 4 story apartment buildings), or other high density Zoning at High Sierra Sub 14th Filing Block 33 Lot I A I and COS 3776 Parcel 1 B.

Thank you,
Kristy Brammer

From: [Laurie Benzel](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] High Sierra
Date: Monday, September 9, 2024 12:33:52 PM



Hi, I would like to add my voice to the neighbors who are concerned about the proposed construction of apartments and/or a gas station on the land adjacent to High Sierra. We were led to believe that there would be no building in that area, and certainly not commercial and/or multifamily units.

Thank you for your time.

Laurie Benzel
2130 Largo Cirt

From: [Leona Hanner](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] Zoning change NX3
Date: Monday, June 17, 2024 3:46:57 PM

Sent from my iPhone

My husband and I strongly oppose the zoning change at High Sierra Sub 14 filing Block 33 lot 1A1 and COS 3776 Parcel 1B.

I cannot image that the city would allow high density zoning given the congestion with traffic that already exists in the Billings Heights. For example the accident at the intersection of Main and Airport Road recently that prevented people from getting home from work for hours not to mention the daily traffic congestion. Please do not approve this zone change!

Sincerely,

Leona and Scott Hanner
453 Boca Raton Road
Billings, Mt 59105

From: [Lynette Verlanic](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] Protest NX3 Zoning High sierra subdivision
Date: Monday, July 8, 2024 10:42:42 AM



To whom it may concern,

I was not made aware of the June 12 meeting, until after June 20,2024.

I in the strongest way object to changing the High Sierra subdivision zone from a single residential home zone to the proposed zone change.

I live at 1429 Las Palmas Ave. When I purchased my home, I specifically asked the realtor and contractor is the zoning in this area residential single home only. I was assured it was. In addition, I specifically asked if it could be changed and again was assured it would not be changed.

I in the strongest terms possible object to the zoning being changed! I would not have purchased my home if the knew this was not going to remain a single home residential home zone!!

Sincerely,

Lynette Tubbs
(Legal name: Miriam Lynette Tubbs)
1429 Las Palmas Ave
Billings Mt 59105
(406) 459-7842

[Sent from the all new AOL app for iOS](#)

From: [Matthew Riste](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] High Sierra Zoning
Date: Friday, September 13, 2024 6:19:07 PM

Hello,

My name is Matthew Riste. My family and I are residents of the High Sierra neighborhood and reside on Rancho Vista Avenue. We are opposed to the proposed zoning for High Sierra and Annandale and do not want to see an apartment building and/or convenience store located in the neighborhood.

I would like to to be included on the email list to be notified for the zoning and planning meetings related to the High Sierra Neigjborhood.

Thanks,

Matthew

From: [Milt Strong](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] Protest NX3Zoning or other high density zoning
Date: Friday, June 14, 2024 8:09:41 AM

We do protest this zoning. We received information on the notice of the neighborhood Pre-Application meeting that was held on the 12th of June at the Lake Hills Golf Course on the 13th of June ; 1 day after that meeting . We have to stop pushing thru these zoning changes with no neighborhood input . Milt Strong

From: miranda@askenalaw.com
To: Cromwell, Nicole
Cc: jhalverson@sandersonstewart.com
Subject: [EXTERNAL] PROTEST TO NX3 Zoning
Date: Monday, June 17, 2024 7:31:10 PM
Attachments: [image001.png](#)



Hello,

My husband and I both protest the NX3 Zoning and any other HIGH DENSITY zoning. We live on Boca Raton Rd and bought our house partially because of the field, view, quiet, and wildlife out our back door. We were told by the ranch directly across the field that owned some of the land that they were not selling. Obviously, that changed and it is out of anyone's control, but to think of 4 story apartments or any of the like being built back there or close to it is even more devastating. We wish it would all just stay empty.

We are unsure if we can make the meeting on Wednesday but are going to try.

Thank you!!

Best regards,

Image



From: [Muri Booth](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] High Sierra zone change
Date: Thursday, September 19, 2024 6:58:45 PM



Ms Cromwell & interested parties for the proposed high density zone change in the Heights area. As I was sitting in my living room trying to compose a letter that would be helpful in making your decision to allow this zone change, it occurred to me as the two cars driven by young men at a very high rate of speed heading north on Gleneagles Blvd, that number one, traffic in this area has not limited itself to the 35 mph limit but there are rarely any local law enforcement people to enforce such laws. We have only recently moved to the city of Billings but we have already noticed that the refuse collection and mail service has been effected by the influx of citizens, yes even my household could be considered part of this problem,. If you continue on the path of high density housing it will only exacerbate these situations. I am not sure if the city and its citizens can afford anymore tax or revenue increases to fully support the numbers of people inhabiting these establishments. I drive by the Castle Rock apartments on a biweekly basis and shake my head in amazement the overflow of vehicles that have to park on the street because of possibly not the greatest of PLANNING. I would ask this of any interested person, to drive into the Castle Rock or Skyview High School areas as schools are starting, getting out or anytime during the school hours and see the congestion and confusion of drivers, students and passersbys. The corner of Wicks and Gleneagles/Governors has seen multiple collisions and numerous close calls, most of the time because of drivers impatient with children crossing legally on these streets. YES I have seen a young boy almost get run over, crossing legally but a driver was in too big of a hurry! It seems to me that there is only one reason to add dozens of vehicles to this already congested neighborhood is for somebodys pocketbook. i would suggest that with all of the very nice single family homes with nice yards and landscaping that the city deny any ideas of any high density housing. Once you go down this road there is no turning back. I feel that it is in my best interest and all of our neighbors that this area stays single family dwellings. Fianlly, there are so many reasons not to let this project happen that it makes almost no sense to me of why the city would even consider letting projects like this get built.

Respectfully

Muri Booth

From: [Murl Booth](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] Zoning change proposal
Date: Friday, June 14, 2024 5:23:34 PM

Dear Ms Cromwell

I am writing to express my opposition to the new zoning proposal near Annandale Road. The addition of these proposed apartment buildings will have an adverse effect on the already established homes in this neighborhood. Just the added influx of traffic and parking areas should be considered in any decision. We have just recently moved to this area and with the location of one junior high school and one high school in this area, it seems that these apartments will only compound this already existing problem.

I do not see these proposed builds having anything but an adverse effect on our property values.

I respectfully urge you to disapprove this proposed rezoning.

Thank you

Murl Booth

Resident on Gleneagles Blvd

Sent from my iPhone

From: bigskypm@aol.com <bigskypm@aol.com>

Sent: Monday, June 17, 2024 9:00 AM

To: Cromwell, Nicole <CromwellN@billingsmt.gov>; jhalverson@sandersonstewart.com

Subject: [EXTERNAL] Protesting NX3 Zoning-Billings Heights

My name is Paul Mazel, and I own the home at 2035 Gleneagles Blvd, Billings MT 59105. I was not provided written advance notice of the Neighborhood Pre-Application meeting on June 12th. I would have attended and loudly protested against any form of High Density Zoning. Gleneagles leads to Wicks, which is now the gateway to the new Skyway Belt road to Zimmerman Trail. High Density housing would create tons new traffic that this area could handle.

Keep our neighborhood free of High Density NX# Zoning!

Paul Mazel

From: [Jim/Paula Mahaffey](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] Proposed rezoning
Date: Friday, June 21, 2024 5:11:58 PM



Mrs. Paula Mahaffey
162 Annandale Rd.
Billings MT 59015

June 12, 2024

Nicole Cromwell, Zoning Coordinator
City Of Billings
cromwell@billingsmt.gov.
406-247-8676

Dear Ms. Cromwell,
<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

I am writing to express my strong opposition to the proposed rezoning at High Sierra Sub Block 33 Lot 1A1and COS 3776 Parcel 1B.

The building of multi-family housing will cause traffic and safety problems, destroy local wildlife habitat, and reduce the property values of our residential neighborhood.

Traffic and safety of pedestrians are major areas of concern. Traffic on Annandale Rd already has many high-speed drivers and the addition of multi-family housing will increase traffic. The local neighborhood traffic will disproportionately surge during morning and evening rush hours.

Wildlife such as deer, geese, turtles and ducks are in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi-family dwellings are inconsistent with the neighborhoods developed in the area.

I was disappointed that I received my notice of a neighborhood meeting on my doorstep the day after the meeting of June 12. There was no indication of where the

notifications were sent or of their number.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not been aware to date of the proposed change or of the meetings.

Thank you for your time and attention and service to our communities.

Respectfully,

Paula Mahaffey

From: Ralph Blee <bleefamily@yahoo.com>

Sent: Friday, June 14, 2024 8:26 AM

To: Cromwell, Nicole <CromwellN@billingsmt.gov>

Subject: [EXTERNAL] Zone Change at High Sierra Sub 14th Filing Block 33 Lot IAI and COS 3776 Parcel I B

My Name is Ralph W Blee and my residence is 176 Annandale Rd and I strongly protest the Zoning change from the N3 zone to proposed Zones N1, NX1 and NX3 for the following reasons:

1. Annandale Rd. and St. Andrews Ave were not designed to handle the traffic from the increased density of the proposed zoning changes.

2. High Serra Boulevard and Wicks Lane were not designed to handle the traffic from the increased density of the proposed zoning changes.

3. The Property Owners in the surrounding and nearby subdivisions made purchases based on this property being zoned as N3-Suburban Neighborhood, and their property values could be significantly impacted by this zoning change.

Ralph & Helen Blee.

From: [Ron Hill](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] High Sierra ZC
Date: Friday, June 14, 2024 2:51:20 PM



Hi Nicole,

The Neighborhood Pre-Application meeting for High Sierra Subdivision ZC had a low turnout due to most of the 1/4 mile notice area being undeveloped land. The ones who attended are not in favor of NX3 and some have put out additional notices. After our discussions 4 years ago, I appreciate that the notice area did extend to 1320 ft vs. the previous 300 ft.

With less than 5% of the 1/4 mile notice area having current residences, who are just recently moving in, the intent of the meeting is missed. In this type of situation, in the city limits, the 1/4 mile notice area should start where the neighborhood starts, for example Gleneagles to the east and on around. Then the meeting would serve the intended purpose, where the meeting that was held did not.

We did not see a plat or roster of land owners within the 1/4 mile notice area. Please forward that information.

Thank you,
Ron

From: [Sarah Moran](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] Zoning
Date: Thursday, June 20, 2024 8:16:35 AM



Good Morning,

I am writing to express my strong opposition to the proposed housing development in the High Sierra neighborhood. While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our community. Some my neighbors received the attached letter regarding the zoning, but many did not. I found out via Facebook. I am sure most of the residents in the area would agree with my stance had they been made aware of the zoning request, however, I fear they were not recipients of this letter.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. There are already safety concerns with the traffic congestion at Castle Rock middle school and Skyview High school, a large influx of residents will do even more harm. additionally, the construction of this project will result in the destruction of natural habitats and putting wildlife at risk.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of residents, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low-income residents could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,
Sarah Moran
406-860-0769
Sent from my iPhone

From: [Steve Coombs](#)
To: [Cromwell, Nicole](#); halvorson@sandersonstewart.com
Subject: [EXTERNAL] Zoning change to High Sierra Sub, Billings Heights
Date: Monday, June 17, 2024 4:23:40 PM



My name is Steve Coombs. I live at 1747 St. Andrews Dr. and have become aware of a zoning change that would most significantly impact my neighborhood, specifically the increase in traffic flow on St. Andrews Dr. The City of Billings already does little to stem the speed of traffic on this main road, not to mention its heavy use. I would ask to be made aware of future meetings regarding this proposal. Thank you for your attention regarding this matter.

Steve and Molly Coombs
1747 St. Andrews Dr.
Billings, MT 59105

From: [Todd Martens](#)
To: jhalverson@sandersonstewart.com; [Cromwell, Nicole](#)
Subject: [EXTERNAL] Zone Change
Date: Monday, June 17, 2024 11:11:14 AM

Good morning,

I would like to express my opposition to the proposed zone change pertaining to the High Sierra Sub 14th Filing Block 33 Lot IAI and COS 3776 Parcel IB.

My first issue concerns the manner in which we, the affected neighborhoods, were notified of the public meeting scheduled for Wednesday, June 12, 2024. I received notification of this meeting via a flyer stuck in my front door on Thursday, June 13, 2024, approximately 24 hours after the meeting took place. When I walked a loop around my neighborhood on Friday morning, I saw many of these same flyers still stuck in the doors of other residents, who clearly were notified after the meeting. This seems a bit shady to say the least since the very people likely to voice opposition to the proposed change are the ones notified of the meeting after it took place. If this is the way Sanderson Stewart and the City of Billings go about zoning changes, it probably needs looked into by someone other than local authorities.

My second issue is the increase in vehicle traffic that multiple dwelling units per structure will bring into this area. Annandale, Cherry Hills, and Boca Raton Roads and Gleneagles Boulevard are already race tracks for residents, high school students, construction workers, and others looking to avoid traffic on Wicks Lane. To exponentially increase the amount of traffic on these streets without adding safety features such as traffic lights, speed bumps, or dedicated police presence seems like accidents waiting to happen and added liability for the city.

Thank you for your time and consideration,

Todd Martens
272 Annandale Road
Billings, MT

Sent from my iPhone

From: [Traci Ortgies](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] Nx3 protest
Date: Sunday, June 16, 2024 8:29:17 AM

Nicole,

Hello I live on Gleneagles Blvd, I wasn't able to attend the meeting this last week. I am writing to you to let you know that as a home owner I am against this zoning proposal! We have lived here for 3 years and we are very happy to not have multi unit dwelling structures in our neighborhood. We had our home built here with that in mind, it is a much safer area without those structures in the area. More people means more opportunity for crime. I have lived in those type of places and they were always problematic. In my opinion I believe that more affordable homes should be built instead of these multi units!

Please reconsider your decision to allow this change!

Sincerely,

Traci Ortgies

Sent from my iPad

Tristie Smith
1432 Rancho Vista Ave
Billings MT 59105
208-651-3387

Dear City Zoning Commission,

I am writing to express my strong opposition to the proposed zone change from residential to high density in the High Sierra Subdivision. As a resident of this community, I believe that such a drastic

shift in zoning regulations would have detrimental consequences for the quality of life and overall character of our area.

First and foremost, changing the zoning from residential to high-density would significantly increase the population density in our neighborhood. This would put a strain on our existing infrastructure, including roads, utilities, public services, and schools. The increased traffic congestion, noise levels, and environmental impact would negatively impact the well-being of current residents.

Furthermore, the transition to high-density housing could lead to overcrowding, compromising the sense of community and safety that we currently have. It will also result in a decrease in property values, as high-density developments often detract from the aesthetic appeal of the neighborhood. I urge you to consider the long-term implications of this proposed zone change and the potential effects it may have on the fabric of our community. Instead of pursuing high-density development, I believe that efforts should be focused on maintaining the residential character of our neighborhood and preserving the quality of life for all residents.

Thank you for taking the time to consider my concerns. I hope that you will reconsider the proposed zone change and prioritize the well-being and interests of the community as a whole.

Sincerely,



Tristie Smith

From: [Victoria Nelson](#)
To: [Cromwell, Nicole](#); jhalverson@sandersonstewart.com
Subject: [EXTERNAL] NX3 Zoning
Date: Wednesday, June 19, 2024 7:38:27 PM



I am against and protest against the NX3 Zoning or any other High Density Zoning!
One of the main reasons I bought in my neighborhood was because it is a N3 - Suburban
Neighborhood. I am not interested in the change or the risks that come with it.
Our neighborhood should have gotten a more practical and timeful notice.

Sincerely,
A Concerned Neighbor