



NOTICE TO THE PUBLIC

In the event a quorum of the Council is present, no City-related decisions will be made during this meeting or event.

Citizens are invited to:

- Review the Agenda Packet on the City's website at: <https://ci.billings.mt.us/117/Agendas-Minutes>
- View the meeting live online at Facebook

Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to Board via email before 12:00 PM on the meeting date. All emails received prior to this time will be read into the record for the public hearing. Comments may be submitted by:

- Mail: City/County Planning Division, PO Box 1178, Billings, MT 59103
 - Email: bernsb@billingsmt.gov
- NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). A TTY number for the hearing impaired, 406-657-3079, is available upon request. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify the Planning Division Office, at 406-247-8610.

Call the meeting to order.

Introduction of City Zoning Commission Members and Planning Department Staff.

Public Comment

Approval of Minutes:

Meeting Minutes for September 3, 2024

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

a. The Exparte Communication Binder is available at the Sign-In and Agenda Station.

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

- a. **City Zone Change 1056 -- High Sierra Sub - from N3 to N1, NX1, NX3, CMU1 & P1 - A zone change request from Suburban Neighborhood Residential (N3) to Residential First Neighborhood Residential (N1), Mixed Residential 1 (NX1) Mixed Residential 3 (NX3), Corridor Mixed-Use 1 (CMU1) and Public 1 (P1), on a 53.26-acre tract of land situated partly in High Sierra Subdivision 14th Filing, Block 33, Lot 1A1 and partly in Certificate of Survey 3776 Parcel 1B in the Southeast 1/4 of Section 8 and the Northeast 1/4 of Section 17, Township 1 North, Range 26 East.**

- b. **City Zone Change 1057 -- Southwest of Rimrock Road & 58th St -- from N3 & RR3 to N2 - A** zone change request from Suburban Neighborhood Residential (N3) & Rural Residential 3 (RR3 -- County) to Mid-Century Neighborhood (N2), on portions of Lot 6A-1 and 27A of Sunny Cove Fruit Farms Subdivision, an approximate 18-acre parcel of land. A concurrent annexation petition has been submitted for the RR3 zoned land.

Other Business/Announcements

Adjournment

The City Council has designated October 28, 2024 at 5:30 p.m. as the date and time to receive the Zoning Commission recommendation for the zone changes and hold a public hearing. If approved on first reading, a **second reading will occur on November 12, 2024 at 5:30 pm.**

Before taking any action on an application for a **Zone Change**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a zone change other than the one advertised. The City Council shall take one of the following actions on the zone change requests: 1) approve the application; 2) deny the application; 3) allow withdrawal of the application; or 4) delay the application for a period not to exceed thirty (30) days.

As provided in Montana Code Annotated, Section 76-2-305(2), in the event of a protest petition against such **zone change** map amendment signed by the owners of twenty-five (25) percent or more of: (1) the area of the lots included in any proposed change; or (2) those lots or units, as defined in MCA 70-23-102, **one hundred fifty (150) feet from a lot included in a proposed change**, such proposed amendment shall not become effective except by the favorable vote of two-thirds (2/3) of the present and voting members of the city council. For purposes of this protest provision interest in the common elements of the condominium, as expressed in the declaration, included in the calculation of the protest. If the property, as defined in 70-23-102, spans more than one lot, the percentage of the unit owner's undivided interest in the common elements must be multiplied by the total number of lots upon which the property is located. The percentage of the unit owner's undivided interest must be certified as correct by the unit owner seeking to protest a change or by the presiding officer of the association of unit owners. The protest petition must be received in the Planning Division office **by 5:00 p.m. on the Friday preceding the first reading of the ordinance by the City Council.**

Testimony regarding the above-mentioned item may also be submitted in writing to the Planning Division or to the Mayor and City Council, P.O. Box 1178, Billings, MT 59103.

Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Brenda Berns, Planning Clerk email: bernsb@billingsmt.gov

Date: 10/01/2024
Title:
Presented by:
Department: Planning & Community Services
Presentation:

Information

RECOMMENDATION

The minutes of the Board meeting of September 3, 2024

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

Attachments

Minutes of September 3, 2024



**City of Billings Zoning Commission
Meeting Minutes of September 3, 2024**

The City of Billings Zoning Commission met on Tuesday, September 3, 2024 at 4:30 p.m., 316 N 26th St., 3rd Floor, Room 3101 Stillwater Building. The public may attend in person. Comments may be sent to Board via email before 1:00 PM on Tuesday, September 3, 2024. All e-mails received prior to this time will become part of the record for the public hearing.

ZC 1054 - The City Council has designated October 14, 2024 at 5:30 p.m. as the date and time to receive the Zoning Commission recommendation for the zone changes and hold a public hearing. If approved on first reading, a second reading will occur on October 28, 2024 at 5:30 pm.

ZC 1055 - The City Council has designated September 23, 2024 at 5:30 p.m. as the date and time to receive the Zoning Commission recommendation for the zone changes and hold a public hearing. If approved on first reading, a second reading will occur on October 14, 2024 at 5:30 pm.

Commission and Staff		01/02/2024	02/06/2024	03/05/2024	04/02/2024	05/07/2024	06/04/2024	07/02/2024	08/06/2024	09/03/2024	10/01/2024	11/05/2024	12/03/2024
Daniel J Brooks	Chairman	C	A	1	1	1	C	1	1	1			
Greg McCall	Vice Chair	C	1	1	A	1	C	A	1	1			
David Goss	Commissioner	C	1	1	1	1	C	1	1	1			
Beau Mulvaney	Commissioner	C	1	1	1	A	C	1	1	1			
Andy Megorden	Commissioner	C	1	1	1	1	C	1	1	1			
Nicole Cromwell	Zoning Coordinator	C	1	1	1	1	C	1	1	1			
Karen Husman	Planner 1	C	-	-	-	-	C	-	-	-			
Wyeth Friday	Director, PCSD	C	-	-	-	-	C	-	-	-			
Brenda Berns	Planning Clerk	C	1	1	1	1	C	1	1	1			

Total Number of 2024 Applications	01/02/2024	02/06/2024	03/05/2024	04/02/2024	05/07/2024	06/04/2024	07/02/2024	08/06/2024	09/03/2024	10/01/2024	11/05/2024	12/03/2024	TOTAL
Zone Change	-	1	4	2	1	-	1	1	2				12

Beau Mulvaney		X		
Andy Megorden		X		

**Commissioners Goss, McCall, Brooks visited the site of Zone Change 1054
Commissioners Goss, McCall, Brooks visited the site of Zone Change 1055**

Public Hearings:

- a. **City Zone Change 1054 – North of Highway 3 – Agriculture to Public 3 – Civic Campus**
– A zone change request from Agriculture (A) a county zone district to public 3-Civic (3), on Tracts 4,5,6A and 6B of C/S 1889 in Section 26, TIN, R25E, with total acres of 78.15. A concurrent annexation has been submitted. Tax IDs: D04591, D04592, D04593, D04593A

Hunter Kelly, Planner gave a brief overview of the proposed zoning.

Public 3 Civic

Proposed zoning allows:

- Planned Civic Campus
- Government buildings, offices and other facilities
- Limited selection of commercial and retail uses

Proposed use is an allowed use

- Development of the site will require compliance with site development standards
- Vehicle traffic increases should be minimal (1-3 full-time employees, 1 training weekend per month, and an annual training period in the summer lasting approximately 2 weeks) AJ Way is served by Hwy 3, a principal arterial.

The Planning staff recommends approval of the zone change:

- Meets the Growth Policy
- P3 compatible with adjacent zones and uses
- P3 considers public health, safety and welfare, light and air, fire and other dangers
- Compliance required for any site improvements

The City Council shall consider the Zoning Commission recommended findings of the 10 review criteria.

Questions

Chairman Brooks asked if there were any questions from the Board. There was none.

Applicant

LTC John Gehring from the Montana National Guard introduced project managers Joel Miller and Mimi Wolock. He explained the project, structured in three phases, is expected to involve 6-10 employees over the first decade, with military construction slated to start in 2034.

Chairman Brooks asked if anyone was present wished to speak on behalf of Zone Change 1054. There was no one.

Chairman Brooks then invited the Board for any further comments or questions before closing the discussion for Zone Change 1054. There was none.

Motion:

Commissioner McCall made a Motion, Seconded by Commissioner Goss to recommend Zone Change 1054 with the 10 Review Criteria to City Council to be heard on October 14, 2024 at 5:30pm.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Daniel J Brooks	X			
Greg McCall	X			
David Goss	X			
Beau Mulvaney	X			
Andy Megorden	X			

The Motion passed to Approve City Zone Change 1054 with a unanimous vote.

- b. **Zone Change 1055 – Galaxy Subdivision – Planned Development to N3, N2, and NX2 –**
A zone change request from Planned Development – Galaxy to Suburban Neighborhood (N3), Mid-Century Neighborhood (N2) and Mixed Residential 2 (NX2), on Block 3, Lots 1-6, 8, 10, 11 & 13-19; Block 4, Lots 15-44; Block 5, Lots 10-18 & Park parcel: Block 6, Lots 2-9, 11-26, 31 & 33; all in Section 21, TIN, R26E, with total acres of 32.13.

Nicole Cromwell, Zoning Coordinator provided an overview of the subject parcel as well as adjacent properties. Ms. Cromwell compared the existing zoning with the proposed zoning stating N3 allows single-family homes only, N2 allows 1 or 2 family homes, and NX2 allows 2-to-8-unit buildings.

Planning staff recommends approval of the zone change.

Zone Change 1055

Planning staff recommends approval of the zone change

- Meets the Growth Policy (2016), Infill Policy (2011) and the Heights Neighborhood Plan
- Adjacent uses and zoning are compatible with proposed zoning
- Proposed zoning is more predictable with some flexibility
- Vacant parcels tend to de-value adjacent property
- Completion of the subdivision, looping water and service lines and making a second full access will increase public safety

The City Council shall consider the Zoning Commission recommended findings of the 10 review criteria.

Questions

Chairman Brooks asked if there were any questions from the Board. Commissioner McCall clarified the previous zoning was written for 12 units specifically. Nicole stated it ranged from 8-12, however was predetermined. Commissioner McCall stated the new NX2 zoning is only 2-8 units with flexibility depending on the lot's topography or soil.

Applicant's Agent

Greg Reid, WWC Engineering –Mr. Reid explained that the zone change was needed due to the park, that required zoning as N2. The area around the park with steep slopes, was being moved from PD zoning into the City, towards the interior. The owner was interested in removing the cul-de-sacs, and the developer was waiting for the zone change to be finalized before proceeding with subdivision, though no construction was planned at this stage—only subdivision.

Two primary concerns were raised: traffic on Aronson and water pressure in the southern areas. The traffic issues are not directly related to the subdivision but involve around six or seven intersections. The water pressure problems stem from the pressure zone, akin to Alkali Creek, where pressure ranges from 50-55 psi above Senators and 120-125 psi below due to elevation differences. The City is aware of these issues, and local residents have expressed their concerns, prompting discussions about possibly splitting the pressure zones.

Board Comments

Commissioner McCall clarified that this is the 1st filing of N3 zoning that backs up to the power lines and will require multiple connections for new development.

Mr. Reid affirmed.

Public Hearing

Chairman Brooks asked if there was anyone wanting to speak in favor or against on Zone Change 1055.

Linda Holmes 657 Oasis Dr, Billings – Ms. Holmes acknowledged that the development would benefit the neighborhood but expressed concerns about traffic and water pressure. She hopes that a traffic light might be installed. She also inquired whether the existing bylaws for the Galaxy subdivision would remain in effect.

Commissioner McCall stated that typically, covenants and restrictions stay with the land, and a zone change does not alter these bylaws. However, the developer might modify the bylaws to align with the new zoning, a significant concern for homeowners.

Additionally, Ms. Holmes asked about the proportion of single-family versus multi-family units.

Wendy Ross 768 Asteroid, Billings – Ms. Ross expressed concern about the high population density, noting that over 50% of the development being multi-family seems excessive. She is worried about the increased traffic and the challenge of additional vehicles merging onto through-streets, though she is uncertain how this issue will be addressed. With many feeder streets in the area, there will be an increase in school populations across all grades, potentially adding 1.5 more vehicles per household. She asked how many households will be added with this development. Additionally, Ms. Ross is concerned about construction, as the ground is almost solid rock, and she is questioning how the roads will be built on such a surface. Ms. Ross inquired about Hultgren Park and if Northwestern Energy right-of-way will be all that exists?

Lou Hanebury 656 Oasis Dr, Billings – Mr. Hanebury stated that he supports the zone change but would prefer single-family homes. He acknowledges the current housing shortages. He is concerned about traffic flow, noting backlogs on Aronson, and requests traffic impact studies. He would also like to see a traffic light installed on Aronson. Additionally, he is worried about water pressure and hopes it will be improved.

Sue Cozzens 755 Asteroid Ave, Billings – Ms. Cozzens expressed concerns about traffic, particularly with merging onto Aronson. She was informed that construction was previously halted because of the rock composition and believes all utilities are already underground. She anticipates that construction may involve breaking through the rocks. Additionally, she thinks there is fill dirt on Neptune from past construction. The City is struggling to manage water runoff and poses a

problem as it flows downhill. She also noted that parking on the streets has increased due to the multi-family housing.

Walt Schopfer 647 Sahara Dr, Billings – Mr. Schopfer expressed concerns about traffic merging onto Aronson. He is also worried about the lots behind his property, he believes are made of sandstone, and fears that construction could cause foundation cracking. Living at the end of a cul-de-sac, he has experienced multiple breaks in the old water system and backyard flooding every other year. He noted that water flows through the sandstone and creates standing water on his property.

Applicant’s Agent Rebuttal - Mr. Reid explained that Hultgren Park was sold by the City in the early 2000s and subsequently purchased by the developer. With the zone change, the park would effectively be removed, although parks by Northwestern Energy will remain. He acknowledged the presence of rock and potential construction issues, noting that geotechnical reports will assess the rock hardness to determine whether to dig through it or consider alternative approaches. He mentioned that schools have not yet been contacted about the potential increase in students due to the new households. While additional vehicles per multi-family household are anticipated, the developer currently has no plans to alter the CCRs. Regarding stormwater, he noted that runoff typically decreases significantly after subdivision development.

Questions

Commissioner McCall noted that the City Engineer had identified around six intersections that could potentially be affected by the traffic. The developer would need to allocate funds for future improvements to those intersections.

Mr. Reid concurred and added that the engineer had requested additional intersections be considered for a wider analysis. He also mentioned that there was a request for traffic-calming measures on Aronson, an adjacent road, is somewhat uncommon.

Board Comments

Commissioner Goss mentioned that he participated in the initial meetings regarding the Galaxy subdivision. At that time, the Heights was experiencing rapid growth. Several challenges arose that impacted the development. In Montana, Special Improvement Districts were utilized to finance infrastructure, such as sidewalks. The local government was responsible for making guaranteed interest payments to bondholders, and ultimately led to a decline in the market. While Commissioner Goss stated he cannot speak to how everything concluded, he believes this was a significant issue.

Chairman Brooks inquired with the Planning staff about the number of buildings or households, noting that there are currently 312 dwelling units. He asked if the proposed reduction of 138 was based on maximum capacity or if it was an estimate derived from historical data.

Nicole Cromwell responded that it’s a reasonable estimate and could even be lower.

Motion:

Commissioner Goss made a Motion, Seconded by Commissioner McCall to approve Zone Change 1055 with the 10 Review Criteria to City Council to be heard on September 23, 2024 at 5:30pm.

Board Comment

Commissioner Goss emphasized that if the zone change is denied, development will still proceed. He noted that this is not agricultural land, and restarting the process now would help move through the subdivision process. While he acknowledged the validity of the concerns raised, he pointed out that if the zone change isn't approved, the existing regulations from 1978 will be in effect, significantly limiting the potential for future changes.

Chairman Brooks mentioned that regarding the traffic calming issue, we are seeking public input specifically about Aronson Ave. He also expressed his gratitude to the developer for addressing the community's need for affordable housing.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Daniel J Brooks	X			
Greg McCall	X			
David Goss	X			
Beau Mulvaney	X			
Andy Megorden	X			

The motion was passed to Approve City Zone Change 1055 with a unanimous vote.

Other Business: There was none

Nicole Cromwell, Zoning Coordinator advised the Board there will be a City Zoning Commission meeting on October 1, 2024 with several agenda items. Chairman Brooks advised the Board that he will be unable to attend the meeting.

Adjournment: The meeting adjourned at 5:43PM

ATTEST: To be Approved by a motion at the next regularly scheduled meeting.

--Brenda J Berns, Planning Clerk

Zoning Commission

Date: 10/01/2024
Title: Zone Change 1056 - High Sierra - from N3 to N1, NX1, NX3, CMU1 and Public
Presented by: Nicole Cromwell
Department: Planning & Community Services
Presentation: Yes

Information

RECOMMENDATION

Planning staff is recommending denial of the proposed zone change based on the findings of the 10 review criteria for Zone Change 1056.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

This is a zone change for parts of two parcels in the High Sierra neighborhood in Billings Heights north of Skyview High School and adjacent to the existing city limits. The High Sierra neighborhood began development in 1984 and is still filing extensions of the subdivision to the north. There are now 21 filings for the High Sierra subdivisions. The original subdivision set out 44+ acres for a new high school for Billings Heights as well as the initial residential homes on Fantan, High Sierra Blvd, Picador Place, Siesta Ave, Morocco Blvd and others south of Sierra Grand Blvd. The original zoning consisted of a single family district, a commercial zone west of Gleneagles Blvd and the public zoning for the high school. The second filing of High Sierra was not filed until 2002 and divided land west of the high school for churches, civic uses and several other large parcels that ended up as city parkland. High Sierra Subdivision totals about 675 acres and has 264 vacant acres of land owned by builders, and 18 vacant acres of land owned by the school district (north of Sierra Grand Blvd). There are about 41 vacant acres of land owned by religious entities. About 50% of the total land area is not yet developed. Thirty-one percent of the developed land is for residential dwellings, with 204.4 acres (30%) of developed public land for parks, schools and other civic uses. Nearly 70% of the 675 acres is currently zoned N3 - Suburban Neighborhood, 30% is zoned Public 1 or Public 2. A very small percentage - 1.2% is zoned for residential use of more than one single family dwelling. This zoning is concentrated on the Wicks Lane frontage and consists of N2, NX2 and CMU1.

There are 1,000 residential dwellings built within the High Sierra subdivisions and 90% of these units are owner-occupied. This high percentage is unusual for most Billings residential neighborhoods, which consistently average about 65% owner-occupied. In addition, 70% of the High Sierra land area is zoned for single-family dwellings. This is a high percentage for most Billings neighborhoods, where 50 to 60 percent on average is zoned N3. One of the goals of the 2016 Growth Policy was to ensure that each neighborhood had a mix of housing choices available. This means that new neighborhoods or even existing neighborhoods should allow through zoning all the housing configurations including single-family, two-family, townhomes, patio homes and multifamily structures. Neighborhoods that allow this variety are also more financially sustainable for the community, and resilient to changing market forces. A homogenous zoning pattern can lead to fragility due to market forces, and the inability for the city to provide services to a geographically sprawled out neighborhood as costs continue to increase year over year.

The proposed zone change, however, is not entirely conforming to the 2016 Growth Policy to increase housing choices or with the existing Heights Neighborhood Plan. The proposed layout of the five new zone districts places all the higher density development on the very edge of the city limits where future development may or may occur. There are no plans for the 1,000+ acres north of High Sierra Subdivision and within the Limits of Annexation for the city. Most of this land is not owned by this applicant. Placing higher density zoning adjacent to land in the county zoned Agriculture when there are no impending plans for the continuation of city services or urban neighborhoods appears to be outside good planning principles. Good planning includes consideration of existing and proposed future land uses, ensuring compatibility between the developing areas and future development. Planning staff can surmise some of the potential future development based on the planned street network in this area, including the extension of Annandale Rd (arterial) to the west and Gleneagles Blvd to the north as another arterial. High Sierra Blvd is a collector street that does not extend north into the subject property except as shown on the proposed zoning map. For example, planning for a small amount of commercial zoning at the intersection of Annandale Rd and High Sierra Blvd makes sense as this neighborhood continues to build-out with no local or neighborhood services. The lack of these local services can contribute to traffic congestion by requiring a car trip for every necessity. The N1 zoning also makes sense to allow smaller lots and to allow the option for two-family dwellings. The proposed NX1 zone location appears to be applied with too broad a brush. The NX1 zone as defined and described is to allow up to 4-unit buildings that match the style and character of the N1 zone district. There are several areas where the NX1 zone is across the street from areas left in the N3 zone district. These areas would be better served with either an N1 or N2 zone district. Planning staff cannot make a recommendation of "partial" approval of a proposed zone change. This same restriction applies to the Zoning Commission and City Council.

The proposed zoning will change the potential future build-out impact of the High Sierra neighborhood. As previously mentioned, there are over 260 acres of undeveloped land proposed for residential use. Filings for the High Sierra neighborhood have always calculated the traffic and service impacts based on an assumed density of dwellings and residents. These impacts will need to be re-calculated based on the proposed zoning. This normally happens at the time of subdivision review and approval by the City Council. The lack of information on further development to the north, and the continued traffic problem of extending "dead-end" arterial and collector streets as well as water and sewer lines will be exacerbated by the proposed zoning. Arterial and collector streets are intended to create a whole network - not to be extended incrementally to a new dead-end. The recent completion of Skyway Drive from Alkali Creek Road to Highway 3 was a project that finally created after 20 years of planning and engineering an arterial connection outside the closed loop of arterials in Billings Heights. Gleneagles Blvd will eventually connect to the north to Alexander Road and Annandale Rd will eventually connect to Alkali Creek Road but this may also be 20 years in the future.

Planning supports zoning that allows a variety of housing options in neighborhoods. This application, however, needs refinement to ensure compatibility and connections to existing and planned city services and will not force higher densities to the edge of the city limits. The proposed zoning also is not conforming to the existing Heights Neighborhood plan that indicated that medium density neighborhoods should continue to the west of Lake Elmo Drive and Main Street. Planning recommends denial of this proposed zone change in this configuration.

STAKEHOLDERS

The applicant conducted a pre-application meeting on June 12, 2024, at the Lake Hills Golf Course. The meeting was attended by at least a dozen property owners. The mailed notification area for this property is a 1/4-mile radius. Questions were mainly concerned with public safety, traffic and density within the area proposed for the NX3 zoning. The pre-application information is attached to this report.

Soon after the pre-application meeting, planning staff started to receive emails of opposition and concern about the proposed zone change. The planning staff has collated these emails and these are attached to the report. The primary concerns reflect those expressed at the pre-application meeting about traffic, higher density, public safety and school population. The planning staff posted the zone change at the closest public right of way in two places - the dead-end of Las Palmas and the southwest corner of Gleneagles and Cherry Hills Rd. A legal ad was published, the application details published on the Current Zoning Applications' web page, and notice was mailed to the 98 owners within 1/4-mile of the subject property.

ALTERNATIVES

The Zoning Commission may:

- Recommend denial and adoption of the findings of the ten review criteria for Zone Change 1056; or,
- Recommend approval and adopt different findings of the ten review criteria for Zone Change 1056; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request.

As of the date of this report, the applicant has not requested a delay or a withdrawal of the application. The Zoning Commission must make a recommendation to the City Council. In the case of a tie vote, the item will be delayed to the next Zoning Commission meeting date.

FISCAL EFFECTS

There will be no impact of the Planning Division budget from the approval or denial of the zone change request.

SUMMARY

Prior to any recommendation to the City Council, the Zoning Commission shall consider the following:

1. Is the new zoning designed in accordance with the Growth Policy?

The proposed zone change is not consistent with the following guidelines of the 2016 Growth Policy:
Strong Neighborhoods:

- Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels.
- Neighborhoods that are safe and attractive and provide essential services are much desired.

Home Base:

- A mix of housing types that meet the needs of a diverse population is important.
- The Housing Needs Assessment is an important tool to ensure Billings recognizes and meets the demands of future

development.

- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe.

The proposed zone change is not consistent with the following goals of the Billings Heights Neighborhood Plan:

- Develop housing patterns that are compatible with existing neighborhoods.
- Encourage high-density multifamily development along arterial routes.
- Maintain similar housing in established neighborhoods.

The proposed zoning will allow a significant expansion of higher density residential use on a system of dead-end streets adjacent to undeveloped agricultural land in the county. The Growth Policy and Neighborhood Plan both encourage the development of a variety of housing choices, especially choices for low to moderate income families. This location is not appropriate for the proposed mix of neighborhood districts due to the uncertainty of the extension of the arterial and collector streets, and the adjacent undeveloped county land. There are few housing choices in this neighborhood, which consists almost exclusively of single family homes on larger lots. Adding housing choices will strengthen the neighborhood. However, the proposed zoning plan is not in conformance with the goals of the growth policy and neighborhood plan primarily due to the site location.

2. Is the new zoning designed to secure from fire and other dangers?

The new zoning requires minimum setbacks, open and landscaped areas and building separations. The new zoning, like all zoning districts, provides adequate building separations and density limits to provide security from fire and other dangers from other structures in the development. This location, however, cannot be secure from fire or other dangers posed by the system of incomplete and unconnected streets adjacent to undeveloped county land. Placing additional residential units at the very end of this system would prevent quick and efficient access throughout the neighborhood by fire and public safety services.

3. Whether the new zoning will promote public health, public safety and general welfare?

Public health and public safety will not be promoted by the proposed zoning. The additional dwelling units would impose an extra burden on the existing public safety systems for this area on the northwest edge of the Heights. The proposed zoning plan would not promote public health or general welfare by increasing the daily vehicle traffic demand at the very end of an unconnected system of arterial and collector streets. The developer would only be responsible for improving the subject property access, but not completing the connections of High Sierra Blvd, Annandale Road, or Gleneagles Blvd. The subdivision review would require the developer to pay some contribution toward these future improvements, but they would not be required automatically. Skyway Drive, the only arterial network street that connects to a location other than Main Street/6th Ave N was just completed this year. It took more than 20 years to plan, engineer and build this connection.

4. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

Transportation: The proposed zoning will significantly increase post-development traffic volume on all the local and arterial streets. These are newer streets with most of the development occurring in High Sierra in the last 20 years. A traffic impact study (TIS) will be necessary at the time of development. The TIS may require some contribution to future improvements, but would not require the developer to pay all the cost to connect the un-connected arterial and collector streets.

Water and Sewer: The City can provide water and sewer to the property. High Sierra is within two different pressure zones for the water system. It is not served by Billings Heights water district. The existing water system would likely need to be looped to serve this parcel that is several hundred feet from the current end of the distribution system.

Schools and Parks: Schools and parks should not be negatively affected by the proposed zoning. The student population will increase depending on the demographic of the new residents. The school district has banked land for a future elementary school in the subdivision. There are two public parks dedicated in High Sierra (one in 8th Filing and one in 14th Filing). Neither park has been developed. A park maintenance district has been established for the neighborhood. As new filings are submitted, the PMD expands, lowering the maintenance cost per household. Neither existing neighborhood park is within a 15-minute walk since there are no connecting streets built between the subject property and the existing street network.

Fire and Police: The subject property is served by city public safety services. The Police and Fire Departments did not provide any comment on the proposed zoning. The planning staff is concerned about providing adequate access to the end of the street system to higher density housing.

5. Will the new zoning provide adequate light and air?

The proposed zoning provides for sufficient setbacks to allow for adequate separation between structures and adequate light and air.

6. Will the new zoning effect motorized and non-motorized transportation?

Traffic generation from a potential 670 new dwelling units will be between 5,000 and 6,000 new vehicle trips per day. This trip count includes trips to the new residences for services such as mail, delivery, solid waste and similar, as well as trips by the occupants. This increase in vehicle traffic would be about 75% more than existing traffic generated by residential development in the High Sierra. All of this traffic would have to use the "downstream" network to reach Wicks Lane and other arterial streets on a daily basis. Other types of traffic - schools, churches, assisted living - also contribute to the existing transportation volume. Adding this level of new traffic to an unconnected street system would have a negative effect both on motorized and non-motorized transportation. The bikeway and trail master plan indicated there would be mostly on-street bike facilities in this neighborhood. The only marked facility is on High Sierra Blvd north of Siesta Avenue to the current dead-end of the collector.

7. Will the new zoning promote compatible urban growth?

The new zoning does not promote compatibility with urban growth. The proposed zoning will allow this parcel to provide new housing that is not compatible with the adjacent undeveloped county land.

8. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?

The proposed zoning does not consider the character of the district and the suitability of the property for the proposed use. The proposed zoning plan allows a higher density housing choice to be over 40% of the proposed land use in this small 53-acre area of High Sierra.

9. Will the new zoning conserve the value of buildings?

There are no existing structures on the property. New construction and development tends to raise property values on adjacent lots, but it is not known how this development may effect those values.

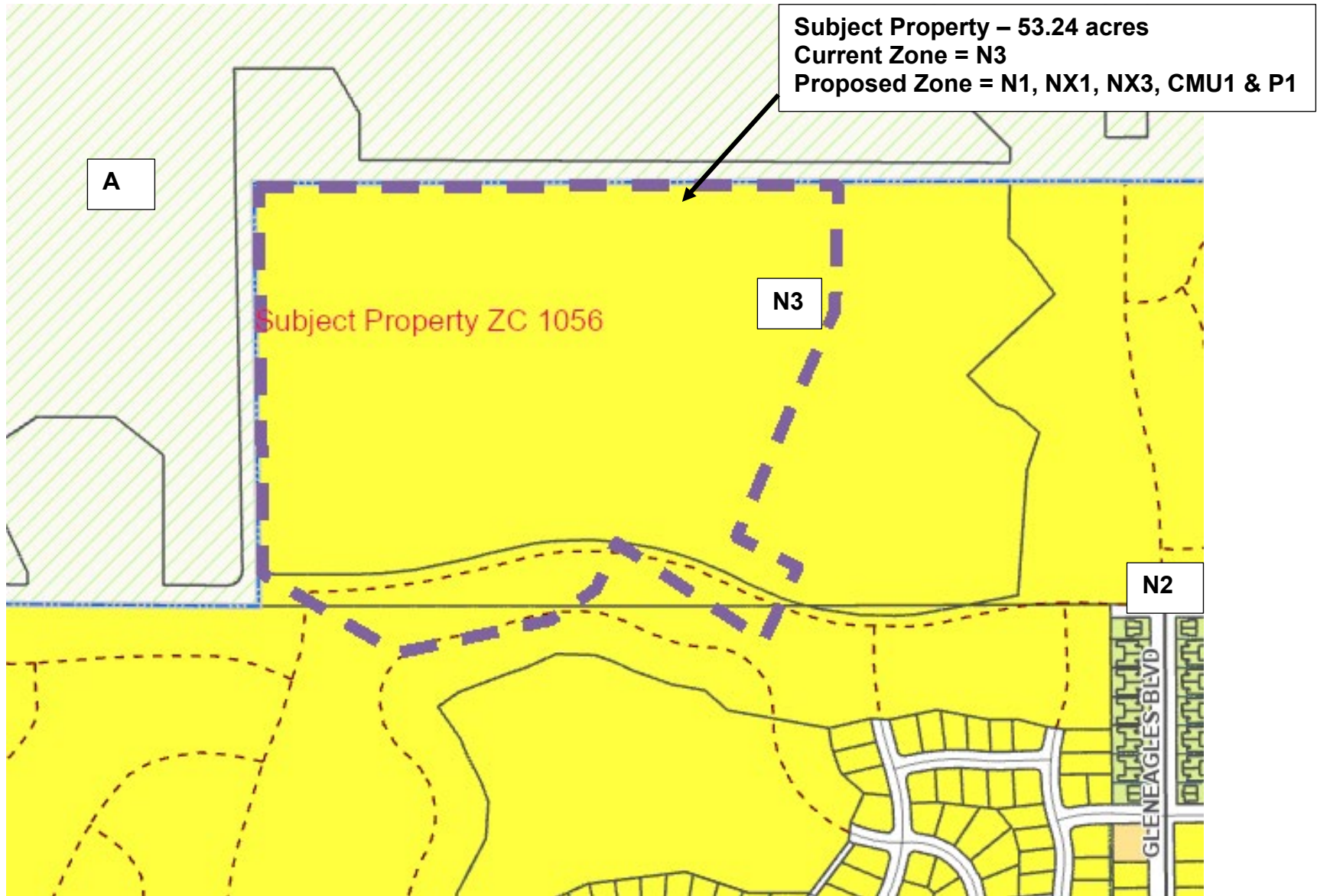
10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

The proposed zoning is not the most appropriate use of the land. Some of the proposed zoning plan - N1, NX1 - may be appropriate if properly laid out. Additional density or commercial service districts may be appropriate in the future when there is connectivity of the arterial street system and the county land in the limits of annexation is prepared for development.

Attachments

Zoning Map and Site Photos ZC 1056
Chart of Zoning Hisotry ZC 1056
Application and Pre App Info ZC 1056
Applicant Letter ZC 1056
Public Comment as of 9/20 ZC 1056

City Zone Change 1056 – High Sierra Sub 14th and C/S 3776 – 53.26 acres N3 to N1, NX1, NX3, CMU1 and Public 1
Zoning Map and Site Photos



Proposed new zoning of subject parcel

EXHIBIT A

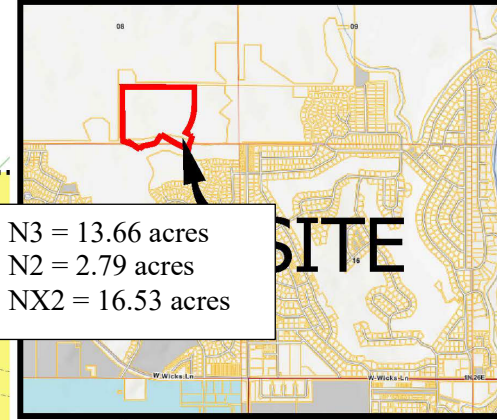
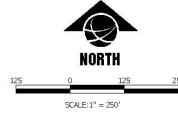
ZONE CHANGE
WITHIN A PORTION OF

HIGH SIERRA SUB 14TH FILING BLOCK 33, LOT 1A1 & COS 3776 TRACT 1B

PREPARED FOR : HIGH SIERRA II INC.

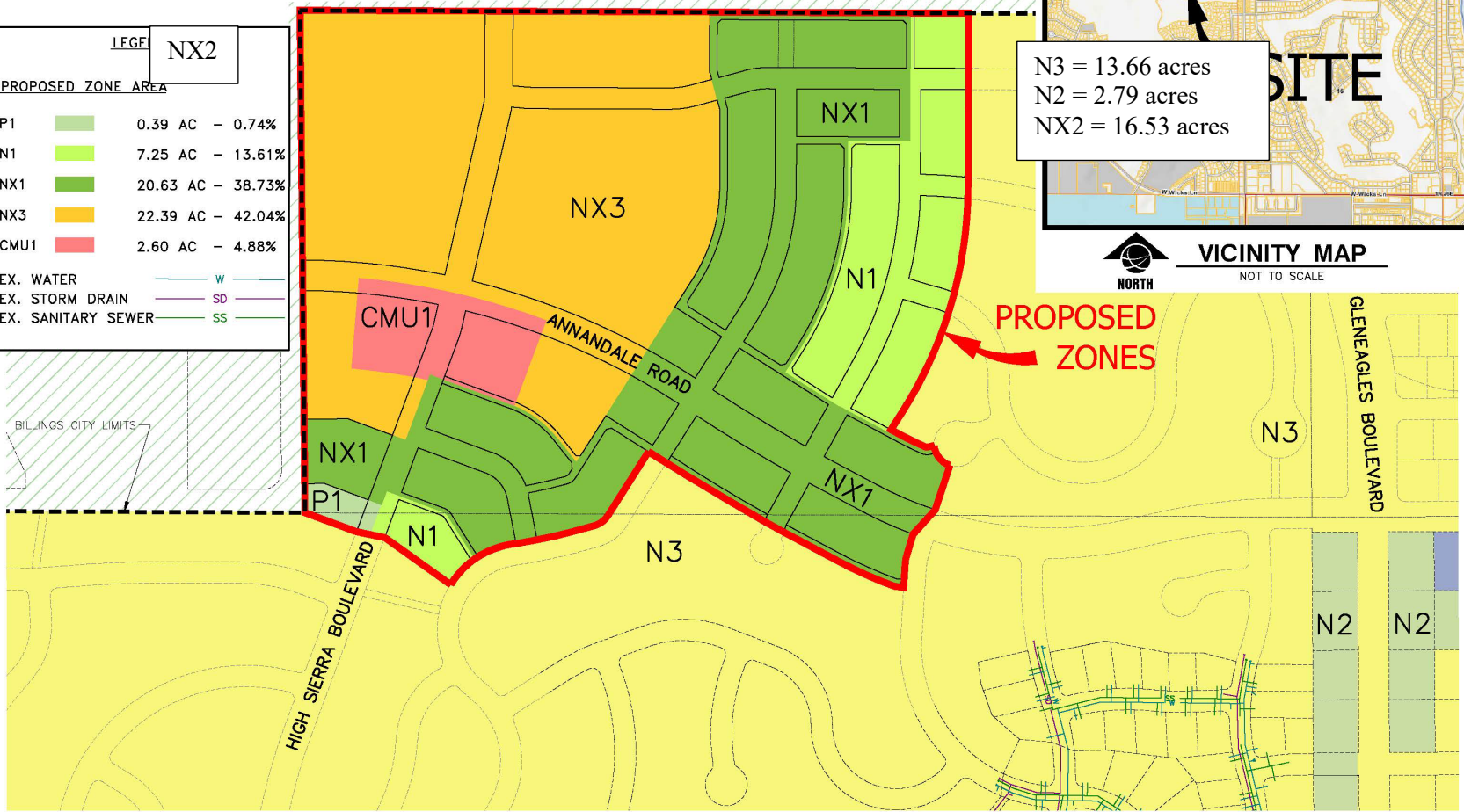
PREPARED BY : SANDERSON STEWART

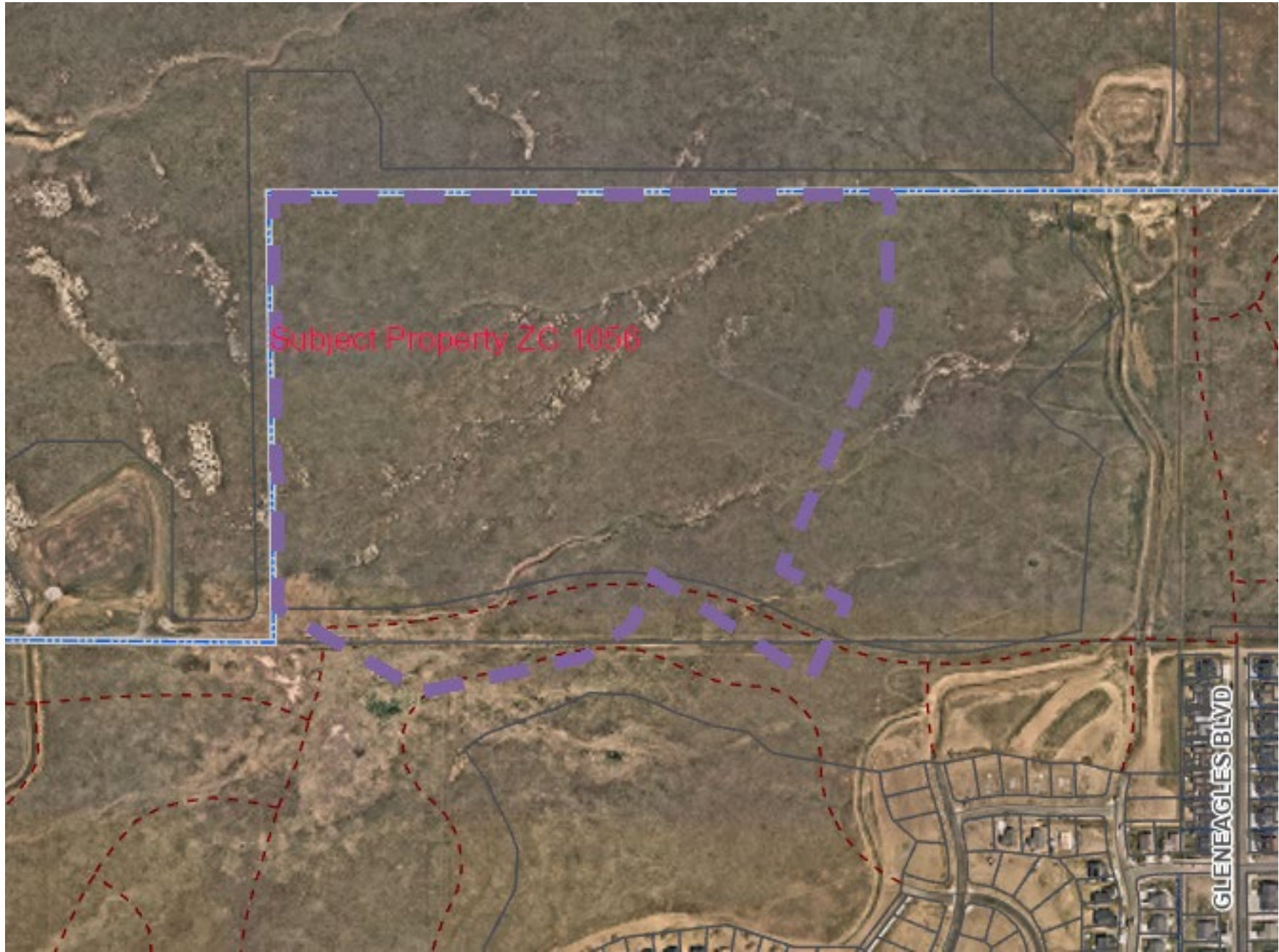
AUGUST, 2024
BILLINGS, MONTANA



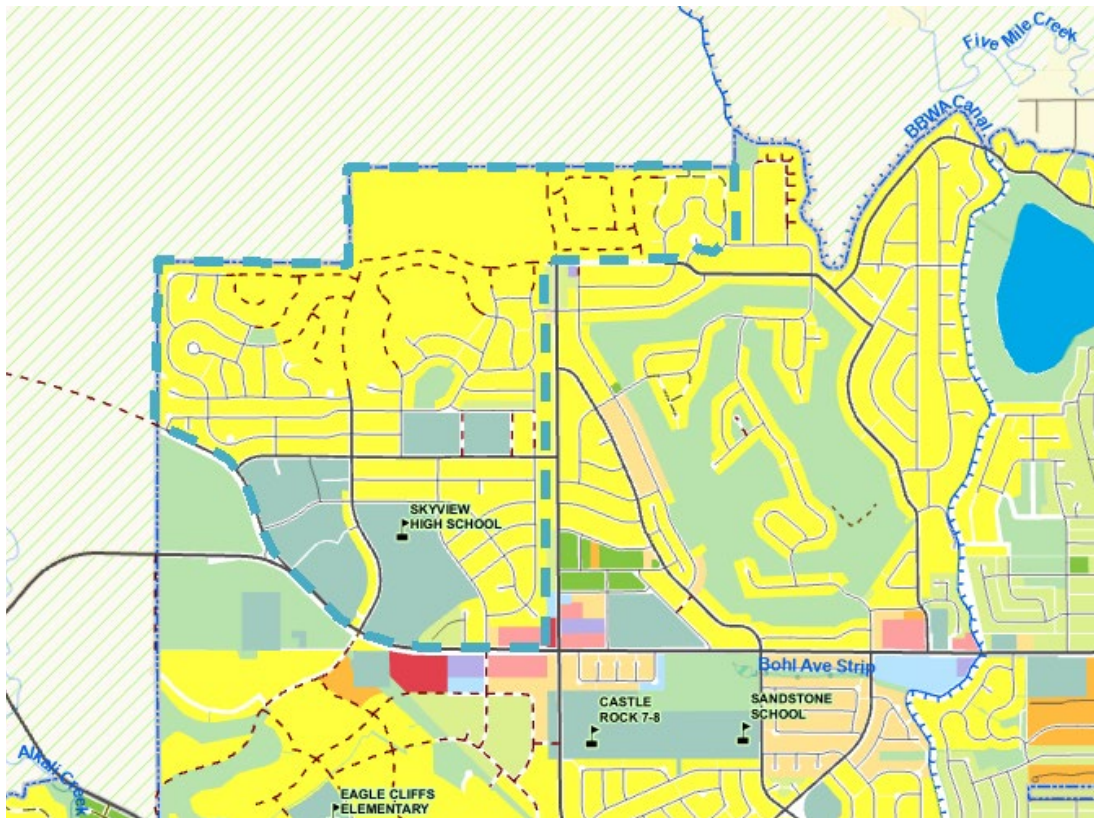
VICINITY MAP
NOT TO SCALE

LEGEND		NX2
PROPOSED ZONE AREA		
P1		0.39 AC - 0.74%
N1		7.25 AC - 13.61%
NX1		20.63 AC - 38.73%
NX3		22.39 AC - 42.04%
CMU1		2.60 AC - 4.88%
EX. WATER		W
EX. STORM DRAIN		SD
EX. SANITARY SEWER		SS

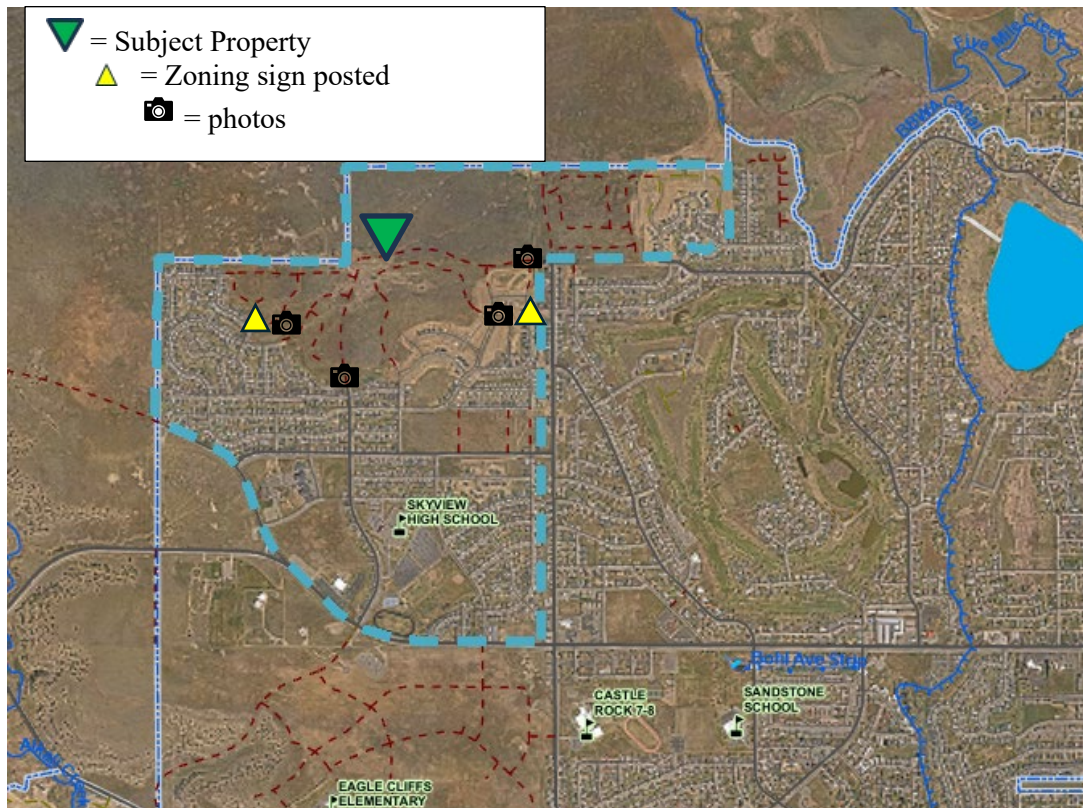




Current aerial of subject property



High Sierra Neighborhood Zoning and Aerial





Subject Property – view east/northeast from current dead-end of Las Palmas



View northeast from current dead-end of Las Palmas



Posting on southwest corner of Gleneagles Blvd and Cherry Hills Rd



View northeast on Cherry Hills Rd to Gleneagles Blvd



View east on Cherry Hills Rd to Gleneagles Blvd



View northwest from intersection of Hermosa St and Matador Ave



View west from current dead-end of Las Palmas



View south across public park between Las Palmas and Topanga Ave



View north from current dead-end of High Sierra Blvd



View west from current dead-end of Gleneagles Blvd and Annandale Rd

Zoning History for ZC 1056 – High Sierra – N3 to N1, NX1, NX3, CMU1 and P1

SUBJECT PROPERTY	Zone Change #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
	City ZC 822	11/13/2007	A-1 to R70-R & R96	Yes	Original 400-acre Dover Ranch Annexation – Now zoned N3
SURROUNDING PROPERTY	Zone Change #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
High Sierra 16 th - Mission Oaks Dr	ZC 979	8/10/2020	R70-R to R-50	Yes	To allow more lot coverage – Now zone N2
2300 Block of Gleneagles Blvd	ZC 949	11/16/2016	R60-R to R-50	Yes	To allow duplex & increase lot coverage – Now zoned N2
2260 Gleneagles	County ZC 16	7/1974	R96 to RMF	Yes	Last lot in ZC 16 – Now zoned NX2
Skyview Ridge Sub – south of Skyview HS	ZC 814	7/23/2007	A-1 to R96, R70-R, R60, RMF-R, RO, NC, CC and Public	Yes	State School Trust Land – Now zoned CMU1, CMU2, NMU, NO, NX2, NX3, N2, N3 and P1

CITY ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** N3 Suburban Neighborhood

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

Zone Change Request from N3 Suburban Neighborhood Residential to N1 First Neighborhood Residential, NX1 Mixed Residential 1, NX3 Mixed Residential 3, CMU1 Corridor Mixed Use 1, and P1 Parks and Open Space

3. **Legal Description of Property:**

Attached Exhibit B

4. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force

Yes, Heights Neighborhood Task Force

5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to on line application Exhibit C

6. **A brief synopsis of the meeting results including any written minutes or audio recording.**

please attach to on line application Exhibit D

7. **The undersigned affirm the following:**

1) The pre-application neighborhood meeting was held on the 12th, day of June, 2024.

2) The zone change application is based on materials presented at the meeting.

Owner (s):

Oakland, Gary Telephone: 406-248-3641

Address:

175 N 27TH ST STE 900 BILLINGS, MT 59101 Email: goakland@oaklandcompanies.com

Agent (s):

John Halverson Telephone: 406-869-3311

Address: 1300 N Transtech Way, Billings, MT 59102 Email: jhalverson@sandersonstewart.com

Complete this form and upload to your on-line Zone Change application

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 1056 Project # PZX-24-00202

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the **City of Billings** Zoning Regulations.

Present Zoning N3 Suburban Neighborhood

Proposed Zoning: Zone Change Request from N3 Suburban Neighborhood Residential to N1 First Neighborhood Residential, NX1 Mixed Residential 1, NX3 Mixed Residential 3, CMU1 Corridor Mixed Use 1, and P1 Parks and Open Space

PARCEL TAX ID# D05244 & A37164 CITY ELECTION WARD 2

Legal Description of Property: Attached Exhibit B

Address or General Location (If unknown, contact City Engineering): CS 3776 AM TR1B High Sierra 14th Block 33, Lt 1A1

Size of Parcel (Area square feet or acres): 53.26 Acres

Present Land-Use: Residential

Proposed Land-Use: Residential, Commercial

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s) Oakland, Gary

(Record Owner)

175 N 27TH ST STE 900 BILLINGS, MT 59101

(Address)

406-248-3641

(Phone Number)

goakland@oaklandcompanies.com

(email)

Agent(s): John Halverson

(Name)

1300 N Transtech Way, Billings, MT 59102

(Address)

406-869-3311

(Phone Number)

jhalverson@sandersonstewart.com

(Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature:  Date: 8/7/2024

(Record Owner – Digital Signature Allowed)

Exhibit B

ZONE CHANGE BOUNDARY DESCRIPTION

A tract of land situated in the SE1/4 of Section 8 and NE1/4 of Section 17, T. 1 N., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Beginning at a point being the S1/4 corner of Section 8,

T. 1 N., R. 26 E., P.M.M.,; thence, from said Point of Beginning, N 00°33'28" W a distance of 1319.60 feet; thence S 89°45'01" E a distance of 1755.72 feet; thence S 00°14'59" W a distance of 382.47 feet; thence S 11°07'26" W a distance of 48.76 feet; thence S 08°31'23" E a distance of 57.87 feet; thence along a non-tangent curve to the right with a central angle of 30°37'56", a radius of 1107.00 feet, and a length of 591.84 feet (chord bears S 17°03'07" W a distance of 584.82 feet); thence S 32°22'05" W a distance of 56.30 feet; thence S 61°52'49" E a distance of 35.62 feet; thence along a curve to the left with a central angle of 4°20'21", a radius of 815.00 feet, and a length of 61.72 feet (chord bears S 64°02'59" E a distance of 61.71 feet); thence along a non-tangent curve to the left with a central angle of 37°59'13", a radius of 20.00 feet, and a length of 13.26 feet (chord bears S 85°12'46" E a distance of 13.02 feet); thence N 75°47'37" E a distance of 13.91 feet; thence along a non-tangent curve to the left with a central angle of 67°13'26", a radius of 60.00 feet, and a length of 70.40 feet (chord bears S 38°13'28" E a distance of 66.43 feet); thence S 18°09'49" W a distance of 122.49 feet; thence S 42°15'08" W a distance of 86.57 feet; thence S 17°01'17" W a distance of 54.93 feet; thence along a curve to the left with a central angle of 13°26'08", a radius of 116.00 feet, and a length of 27.20 feet (chord bears S 10°18'13" W a distance of 27.14 feet); thence S 03°50'30" W a distance of 59.85 feet; thence N 86°24'51" W a distance of 16.81 feet; thence along a curve to the right with a central angle of 16°41'06", a radius of 40.00 feet, and a length of 11.65 feet (chord bears N 78°04'18" W a distance of 11.61 feet); thence along a curve to the right with a central angle of 7°50'57", a radius of 1185.00 feet, and a length of 162.34 feet (chord bears N 65°48'17" W a distance of 162.21 feet); thence N 61°52'49" W a distance of 131.01 feet; thence along a curve to the right with a central angle of 5°12'06", a radius of 4225.00 feet, and a length of 383.57 feet (chord bears N 59°16'46" W a distance of 383.43 feet); thence N 60°18'01" W a distance of 56.06 feet; thence S 32°22'05" W a distance of 197.69 feet; thence along a curve to the right with a central angle of 41°00'22", a radius of 64.00 feet, and a length of 45.80 feet (chord bears S 52°52'16" W a distance of 44.83 feet); thence along a curve to the right with a central angle of 7°49'27", a radius of 1652.00 feet, and a length of 225.59 feet (chord bears S 77°17'10" W a distance of 225.42 feet); thence along a curve to the left with

Exhibit B

a central angle of $48^{\circ}46'55''$, a radius of 228.00 feet, and a length of 194.12 feet (chord bears $S\ 56^{\circ}48'26''\ W$ a distance of 188.31 feet); thence $N\ 55^{\circ}02'32''\ W$ a distance of 211.71 feet; thence $N\ 78^{\circ}17'12''\ W$ a distance of 76.13 feet; thence $N\ 69^{\circ}38'50''\ W$ a distance of 143.75 feet to said Point of Beginning; said described tract containing a gross area and net area of 53.244 acres, more or less.

Exhibit C

Name	Address	Phone
George Zorzakis	2239 W. Skokie Dr.	409-9793
Cheryl Zorzakis	2239 W. Skokie Dr.	409-9793
Terry Odegard	2101 Lake Hills St.	406-855-4351
T. J. Smith	^{Chair for} 2238 Ridgeway Drive _{Heights Task Force}	406-690-7845
Stacey Torture	627 Pinehurst R	406-861-1276
Deanna Redfern	2143 Gleneagles	406-698-5918
Joan Roll	838 HERMOSA ST.	505-275-0692
Trent Parks	2259 Gleneagles	406-208-4146
Chris Tolzien	2424 Cleo Circle	406-281-0609
Brendon Hill	2241 Clubhouse Way	406-860-1765
Ron Hill	142 Annandale	406-860-8844
Joe Wallace	2201 Club House Way	406-256-5099

MEETING MINUTES

PROJECT: HIGH SIERRA II CONCEPT & ZONE CHANGE			
Project No: 82061_154			
Meeting Location: 1930 Clubhouse Way, Billings, MT 59105		Meeting Date: 06/12/24 5:30 PM	
Meeting Subject: Zone Change Neighborhood Pre-Application Meeting		Prepared by: John Halverson	
Attending:	(See attached sign-in sheet)		
Sanderson Stewart:	John Halverson	Gary Owen	
Oakland Co.	Landy Leep		
Date of Issue: 7/31/ 24			

Minutes:

- Mr. Halverson opened the meeting at 5:30 PM by introducing himself and outlining the agenda, which included a presentation on the zone change, a brief explanation of the new zoning code and why zoning is necessary for municipalities, and time for questions and comments. He also outlined the planned approval timeline of a July 1 submittal, August 6 Zoning Commission hearing, and August 26 City Council hearing.
- Mr. Halverson showed a map of the proposed zone change and its location at the NW corner of the High Sierra subdivision and anticipated development in the Dover ranch to the NW of the High Sierra subdivision. He also pointed out the major roadways that will handle the added traffic from this development: Annandale, Gleneagles, and High Sierra Blvd.
- Mr. Halverson gave an overview of the existing zones in the vicinity of the proposed zone change and that the proposal would add approximately 670 residential dwellings to the subdivision.
- Mr. Halverson distributed pages from the Billings zoning code pertaining to the zones proposed. He showed examples of the kinds of

Exhibit D

buildings that the NX3 zoning allows, which have a 4-story maximum and tend to be built as 3 stories in the Billings market.

- Mr. Halverson then showed examples of NX1 and N1-zoned development and neighborhoods in Billings where those zones exist, and how the proposal creates a stepping transition from the NX3, to the NX1, to N1 to N3.
- After completing that presentation, Mr. Halverson took questions and comments from the attendees.
- An attendee asked what the purpose of the zone change was, and stated that the original intent of the subdivision was to be exclusively single family. They expressed concern that the heights is patrolled by 2 police officers, and that BPD is struggling to properly patrol the city, and that they do not want to be put in danger by multifamily residential land uses.
 - Mr. Halverson mentioned that the City of Billings had just recently approved budget to hire additional police.
 - The attendee vigorously disagreed.
 - Mr. Halverson stated that BPD will have an opportunity to comment on the development during subdivision.
- An attendee stated that there is a need for the kind of development proposed in the zone change, but that they do not want it at the location proposed. They expressed a concern that higher density would negatively affect safety, and that they like the neighborhood as it is.
 - Mr. Leep stated that the additional 670 residents this development will host need to live somewhere.
- An attendee stated that they were impressed that the developer built starter homes in High Sierra.
 - Mr. Leep stated that the people buying starter homes come from apartments and multifamily developments.
- An attendee expressed concern with traffic, stating that Gleneagles is a specific concern.
 - Mr. Halverson responded that the proposal locates additional density on collectors and arterials, High Sierra (collector), Annandale (minor arterial), and Gleneagles (principal arterial) to help disperse traffic and that the subdivision approvals process identifies traffic impacts and required contributions for improvements by the developer. He also stated the recently-opened inner belt loop will receive much of the west-end-bound traffic from the proposed development.

Exhibit D

- Mr. Ron Hill stated that he likes duplexes on Annandale and expressed concern with larger density.
- An attendee asked about water service to the NX3 buildings and Heights Water System Development Fees (SDF).
 - Mr. Owen responded that Gleneagles BLVD is the boundary between Heights Water and City of Billings water service, and that the entirety of the proposed zone change area is within the City of Billings service area.
- An attendee asked what the benefit of such development is to the area residents.
 - Mr. Halverson responded that the density of NX3 development makes provision of services less costly on a per-capita basis and can reduce taxes. He also stated that such development makes commercial uses more viable.
 - Several attendees responded positively to the idea of commercial uses being included in the zone change. One stated that commercial development at this location "could be very nice." Another stated that a neighborhood restaurant had recently closed and that they did not want to see another car wash at this location.
- An attendee expressed their view that NX3 is too much for the area.
- An attendee stated that city departments like police fire and school districts should weigh in at this stage of the development process.
- Mr. Halverson closed the meeting by stating that any further questions could be directed to him.

T 01 N R 26 E S 17 CS 3776 Parcel 1B

Zone Change Request from N3 Suburban Neighborhood Residential to N1 First Neighborhood Residential, NX1 Mixed Residential 1, NX3 Mixed Residential 3, CMU1 Corridor Mixed Use 1, and P1 Parks and Open Space

Statement of Proposal

Gary Oakland and Oakland Companies are seeking rezone Parcel 1B, T 01 N R 26 E S 17 CS 3776.

The intent of the requested zoning will allow for future development which provides of single-family homes, duplexes, townhomes, and multi-family residential dwellings.

The proposal is designed to provide a stepping and gradual increase in residential density compared to that of the surrounding High Sierra 2 subdivision to the south and east. It also provides a greater degree of housing choice in the area and will support workforce housing.

Responses to Questions in Zoning Application

- a. **In what ways is your proposal consistent with the statutory criteria, guidelines and policies of the adopted Growth Policy?**

The Growth Policy states:

In the next 20 years, Billings will manage its growth by encouraging development within and adjacent to the existing City limits, but preference will be given to areas where City infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from development. The City will prosper with strong neighborhoods with their own unique character that are clean, safe and provide a choice of housing and transportation options.

The requested zoning is in compliance with the following growth guidelines:

Essential Investments (Relating Public and Private Expenditures to Public Values)

- ***The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plan.***

Local access streets within the proposal area will be designed for low speeds and to calm traffic and provide safe environments for all users while still providing enough room for emergency vehicles to safely navigate. The zone change proposal is also designed to have high levels of network connectivity so that trips generated by the development will have immediate access to arterial and collector streets, thus minimizing the impact on surrounding neighborhoods.

- ***Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.***

All future development in the proposal area will provide pedestrian connections to adjacent streets and neighborhoods.

- ***Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community.***

The zone change proposal includes a 0.39-acre park zoned P1. As a requirement of zoning, the area within the proposal zoned NX3, which is 22.39 acres, will also contain 7 public open spaces.

- ***Infill development and development near existing City infrastructure may be the most cost effective.***

The zone change proposal is within the city limits of Billings, and is nearby to areas already served by city water and sewer. Because this application proposes an increase in residential density, City and municipal infrastructure will be more cost effective than less-dense development, on a per-capita basis.

- ***Neighborhoods that are safe and attractive and provide essential services are much desired.***

The design of this master-planned neighborhood, in compliance with relevant subdivision and zoning regulations, will promote a high level of public safety. This includes streets, parking and recreational areas which are easily observable from residences within the development. This property will not impact public health, safety, and welfare any differently than the other neighborhood developments which are developed in accordance with the City's zoning requirements.

Community Fabric (Attractive, Aesthetically Pleasing, Uniquely Billings)

- ***Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods***

This master-planned neighborhood will be developed in accordance with the City's code regulating street sections to include planted boulevards. This will ensure that vehicular traffic is calmed and can navigate the development at slow, safe speeds for all street users. Street-front landscaping will be provided in accordance with the zoning code's landscape section, providing street trees and other water-efficient landscaping.

- ***Planning and construction of interconnected sidewalks and trails are important to the livability of Billings.***

This master-planned neighborhood will feature sidewalks on all streets, including pedestrian connections to adjacent development and the surrounding pedestrian network.

- ***Developed parks that provide recreation, special amenities, and active living opportunities are desirable for an attractive and healthy community***

The zone change proposal includes a .39-acre park zoned P1. As a requirement of zoning, the area within the proposal zoned NX3, which is 22.39 acres, will contain 7 public open spaces.

Strong Neighborhoods (Livable, Safe, Social and Resilient Neighborhoods)

- ***Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels***

The mixture of zones and housing types within this zone change application, CMU1, NX3, NX1, N1 provides a diversity of housing choices to serve residents of all life stages and incomes. The largest part of the site, 42.04% gross, is proposed as NX3 which, because of its efficient use of land and materials, will create more attainable dwellings than in the existing, N3-zoned neighborhood. The inclusion of NX3 will provide greater housing choice because very little NX3-zoned land exists in the surrounding area.

NX1 is the second-most prevalent zone district in the application, with 38.7% of the site's gross area. This zone, which exists about three-quarters of a mile to the southeast, can host structures of up to four units, which will likely take the form of townhomes or fourplexes. This zone is described in the zoning code as a transitional zone and provides structures that are very similar in scale to single-family structures.

The third-most prevalent zone district by area is N1, First Neighborhood at 13.61% of gross. This zone allows single-family dwellings and duplexes, and is a gentle increment of density above the adjacent N3-zoned land.

At the center of the proposal area, at the intersection of Annandale Rd. and High Sierra Blvd. is a small, 2.6 acre area of CMU1, which allows ground-floor commercial within buildings of the same scale as NX3. This commercial land use was added to the application in response to public comment received during the neighborhood pre-application meeting.

The spectrum of residential zones included in this application creates a gradual transition from surrounding N3-zoned areas through N1, NX1, NX3 and CMU1. The diversity of housing types in the application provides the mixture and choice in housing that the Growth Policy calls for.

- ***Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, good will and social interaction.***

By including a small area of land at the center of the application area that allows commercial uses in the ground floor, this application creates a viable neighborhood center to which surrounding residents can walk or bike. In addition to neighborhood commercial

destinations, this application also includes an area zoned P1 for parks. The NX3 zoned area is also required to include seven public open spaces that will be designed and located at the time of subdivision or master site plan review.

The proposal area is about 0.6 miles from Skyview High School, and 1.6 miles from Castle Rock Middle School, which will allow any school-aged children to walk or bike to school and free parents living in the area from the necessity of driving their children to school.

- ***Public safety and emergency service response are critical to the well-being of Billings' residents and businesses.***

Future development within the zone change application area will use named streets within its bounds to better address locations within and provide an enhanced level of public safety. Per City of Billings subdivision regulations, compliance with which will be confirmed during the subdivision approval process, future development will connect to the surrounding road network at two or more locations.

Prosperity (Promoting Equal Opportunity and Economic Advancement)

- ***Predictable, reasonable City taxes and assessments are important to Billings' taxpayers.***

The increased population per acre that will result from this proposed zone change will promote efficient use of land, city services and provide relatively high tax revenues per acre compared to less-dense residential development.

- ***Community investments that attract and retain a strong, skilled and diverse workforce also attracts businesses.***

This master-planned neighborhood will attract a wider range of age and economic groups seeking housing alternatives to large lot, single-detached residential. The homes planned for this neighborhood will provide access to both stable housing and home ownership for working class and aging Billings residents alike. The application's inclusion of a commercial node at the intersection of Annandale Rd. and High Sierra Blvd. has the potential to reduce those residents' transportation costs by allowing them to walk or bike a short distance to neighborhood commercial businesses. The increase in density that will result from the proposed zone change will also reduce tax burden that will support the high-quality services that a modern work force demands.

The development that will occur as a result of this Zone Change will help Billings manage its growth by encouraging development within and adjacent to the existing City limits, giving preference to areas where City and municipal infrastructure exists and helping to maintain fiscal responsibility for the City. This development will allow the City to increase tax revenue, decrease tax burden on residents, and promote prosperity by further developing a variety of neighborhoods with their own unique character that are governed by City regulations and provide housing choice and additional housing inventory.

The Billings Heights Neighborhood Plan states:

- **Public Safety Goal: Provide safety for residents and development as it occurs. To lower emergency response times by providing easy access to emergency vehicles.**

Before any development occurs within the proposed zone change area, it will go through a subdivision review process which will ensure that the development complies with all City of Billings subdivision standards, including roadway construction, dimensions and emergency access standards.

- **Public Safety Goal: Provide safe routes for pedestrians to travel between schools, parks, neighborhoods and other community facilities.**

Development within the proposed zone change area will be accessed by streets designed to City of Billings standards to include boulevard sidewalks, which will provide safe routes for pedestrians to destinations within the zone change area and to schools, parks, and community facilities in the surrounding area.

- **Transportation Goal: Improve continuity of arterial routes within the Heights and between the Heights and other areas of the city.**

The proposed zone change is located and designed so that vehicular trips generated thereby will have direct access to arterial and collector streets, thus avoiding added vehicular traffic on any local access streets. The proposal centers its most intense residential land use around the intersection of Annandale Rd. (minor arterial) and High Sierra Blvd. (collector). That intersection is the point of greatest network connectivity in the remaining undeveloped High Sierra 2 subdivision. From that point, trips destined for the west end will have access via High Sierra Blvd. to Skyway Dr. and the Inner Belt Loop. Trips from the proposed development to destinations in the downtown or within the Heights will have access via Annandale Rd. to the principal arterials of Gleneagles Blvd. and Wicks Ln. Therefore, this zone change meets the plan's goal of improved continuity of arterial and locating increased density on arterials. Additionally, before any development takes place because of this zone change, a Traffic Impact Study (TIS) will be completed to determine its impact on the surrounding network and what expense the developer will be required to bear to make those improvements.

- **Transportation Goal: Improve safety for motorized and non-motorized transportation facilities.**

All development within the proposal area will comply with City of Billings engineering standards. Streets within the proposal area will include boulevards and sidewalks. Local access streets within the development will include traffic calming elements to improve safety for all street users of various modes.

- **Transportation Goal: To encourage traffic analysis as high density housing or large commercial development occurs. Employ sufficient development oversight to ensure feasibility of future transportation facility plans.**

Any future development within the proposed zone change area will be subject to master site plan review and subdivision review, which requires a Transportation Impact Study, which will determine what the impacts of the development will be on the surrounding transportation network, and for what portion of the expense of those improvements the developer is responsible.

- **Land Use Goal: Prohibit high intensity commercial development in residential areas. Provide less intensive commercial development on arterial intersections within residential neighborhoods.**

At the neighborhood pre-application meeting held on June 12 agents of the applicant asked attendees about their opinion of possibly including commercial zoning in the zone change application. Attendees reacted positively and stated that there is a desire and need for neighborhood commercial. Because of that feedback, a small area of CMU1 has been added to the intersection of Annandale Rd. (minor arterial) and High Sierra Blvd. (collector). This commercial will be of a scale consistent with the surrounding structures within the application area. Commercial land use at that intersection will support neighborhood commercial development, capturing some trips within the bounds of the development, and providing a neighborhood center to the area.

- **Land Use Goal: provide safe, good quality and affordable housing in the Heights. Develop housing patterns that are compatible with existing neighborhoods. Encourage high density multi-family development along arterial routes. Maintain similar housing in established neighborhoods.**

The proposed zone change meets all of the goal statements above. By gradually increasing residential density toward the center of the development area, it will provide residential dwellings that make more efficient use of land and materials, and are therefore more affordable than the existing, large lot single family zoning.

The proposal includes a gradual transition of residential densities from the existing N3 zoning to N1 to NX1 to NX3. By doing so, it ensures that each zone is adjacent zones which are compatible in scale.

The zone change proposal centers its highest-intensity residential uses at the intersection of Annandale Rd. (minor arterial) and High Sierra Blvd. (collector) and uses NX1 to line a segment of Annandale Rd. These higher-density residential land uses are better suited for arterial frontage because they can be accessed from the rear by vehicles, thus eliminating the need for frequent curb cuts.

The zone change proposal is located away from existing residential development in the High Sierra subdivision, thus isolating any established neighborhoods from the new, multifamily residential neighborhood this application seeks to establish.

- **Housing Goal: To provide housing and commercial development compatible with existing development. To meet residents preferred vision of the Heights.**

This application meets this goal by providing a gradual transition from undeveloped, N3-zoned areas within the High Sierra subdivision. In doing so, this application ensures that all zones are adjacent to zones of compatible scale. By introducing increased residential density, this proposal makes neighborhood commercial uses possible at the intersection of Annandale Rd. and High Sierra Blvd.

- **Economic Development Goal: Attract new businesses and corporations [to the heights].**

By producing multifamily apartments, fourplexes, and townhomes that make more efficient use of land and materials, future development entitled by this zone change will provide housing for the workforce that businesses and corporations need.

- **Economic Development Goal: Provide residents/visitors easier physical access to businesses and services in the Heights.**

The increased residential density in this zone change proposal will make it more efficient to provide bus transit service to the subject area of the heights. The existing, low-density residential development in the area surrounding the proposal area makes more frequent, more useful bus transit service in the area infeasible.

By locating increased density at the highly-connected intersection of High Sierra Blvd. and Annandale Rd., this proposal ensures that the residents of this development will have multi-modal access to employment and commercial destinations the West End, Downtown, and Heights.

- **Economic Development Goal: To attract small and medium businesses to the eights. To promote “life to work” concept where people work close to or within walking distance of their homes.**

By including a small amount of commercially-zoned land (2.6 acres) within the zone change proposal area, this development will create a small neighborhood center that will employ a small number of workers who could potentially live in the development and walk to work.

The 10 Zone Change Criteria:

- ***Whether the new zoning is designed in accordance with the Growth Policy***

Yes, this zone change proposal and future development that will occur as a result will be consistent with the Growth Policy statement and guidelines on previous pages. The proposal area has already been annexed into the city and is adjacent to parcels where municipal services exist. The design and configuration of this zone change proposal creates a gradual, stepping increase in residential density which creates a transition from the scale of existing residential uses in the area to the larger scale residential zones proposed at the center of the application area.

- ***Whether the new zoning is designed to secure from fire and other dangers***

Yes, the subject parcels will be serviced by City fire and police services and will be designed in accordance with City of Billings rules and regulations thus assuring protection from common dangers.

- ***Whether the new zoning will promote public health, public safety and general welfare***

Yes, all development within the proposed neighborhood will be designed to comply with the City zoning code which regulates density and land use transitions. All residential uses will be subject to City of Billings building codes, and the utility and surface infrastructure will be constructed in accordance with City of Billings rules and regulations assuring compliance to this criterion. All public spaces within the neighborhood are also designed to be easily observable from residences, which provides a higher level of public safety.

- ***Whether the new zoning will facilitate the adequate provision of transportation, water sewerage, schools, parks and other public requirements***

Yes, the proposed neighborhood will provide streets designed in compliance with relevant City of Billings regulations for adequate transportation provision. Impacts on the road network will be determined during later subdivision and master site plan approvals processes, which will include a Transportation Impact Study. Water, sewer and storm facilities will also be developed in accordance with all relevant regulations. The residential densities proposed in this master-planned community will create a neighborhood that costs less for schools to serve, as it will require less distance for buses to travel for student pick up and drop off. The zone change proposal includes a 0.39-acre park zoned P1. In addition to this zoned open space, the area within the proposal zoned NX3 will contain 7 public open spaces.

- ***Whether the new zoning will provide adequate light and air***

Yes. All future development within the application area will be developed in accordance with City of Billings rules and regulations and therefore meets this requirement.

- ***Whether the new zoning will affect motorized and nonmotorized transportation***

The proposal centers its most intense residential land use around the intersection of Annandale Rd. (minor arterial) and High Sierra Blvd. (collector). That intersection is the point of greatest network connectivity in the remaining undeveloped High Sierra 2 subdivision. From that point, trips destined for the west end will have access via High Sierra Blvd. to Skyway Dr. and the Inner Belt Loop. Trips from the proposed development to destinations in the downtown or within the Heights will have access via Annandale Rd. to the principal arterials of Gleneagles Blvd. and Wicks Ln. The design and configuration of the

zone change proposal therefore directs new traffic to arterial and collector roads rather than local streets and mitigates the impact of those new trips on existing residential uses.

When this development progresses through the approvals process to master site plan review, a Traffic Impact Study will be completed, and the developer will be responsible for any improvements the study deems necessary because of the trips generated by this development.

The zone change will continue to support and address growth needs and have additional connections to the local street network while concentrating housing within the established City of Billings projected growth areas.

- ***Whether the new zoning will promote compatible urban growth***

The proposal area is about 280 feet from existing platted N3 area to the east and 900 feet from the nearest platted area to the south. In addition to that existing buffer, the proposal's designs provide a stepping, gradual increase in residential density from the smaller-scale N3-zoned land around it, through N1, NX1, to the NX3 and CMU1 at its core. This stepping ensures that all residential zones in and outside the application boundary are adjacent to development of similar scale.

- ***Whether the new zoning considers the character of the district and the peculiar suitability of the property for the particular use.***

Yes. Recent developments in the surrounding area including changes to the Limits of Annexation Map and completion of the Inner Belt Loop have made this location suitable for more intense development.

The 2023 Limits of Annexation Map adopted by the City of Billings brought much of the land surrounding the proposal area into the Zone 1 Petition Area, anticipating that those areas will be annexed and developed for urban land use in the near future.

The application's location and configuration around the intersection of Annandale Rd. (Minor Arterial) and High Sierra Blvd (collector) will give its residents easy access to destinations in both the downtown and Billings Heights. The recent completion of the Inner Belt Loop has significantly increased the subject property's network connectivity and access to destinations in the West End of Billings. This high level of connectivity and access makes the subject area suitable for more intense levels of development.

- ***Whether the new zoning will conserve the value of buildings***

Yes. Although there is no evidence to suggest that the development of more compact development or multi-family residential uses has any negative effect on the value of adjacent, existing single-detached residential uses, the gradual stepping up toward the center of the zone change proposal area ensures that residential uses both within and outside of the application area are adjacent to buildings of similar scale.

- ***Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings***

Yes. The City of Billings continues to need projects that provide housing choice within financial reach of working people. It is appropriate to continue to promote development within City Limits boundaries that makes efficient use of costly land, labor, and construction materials. This zone change helps support an appropriate level of development which will serve the City both now and in the future.

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

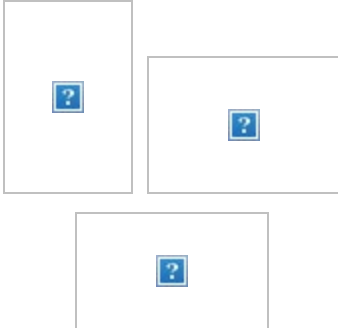


Nicole and John,

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

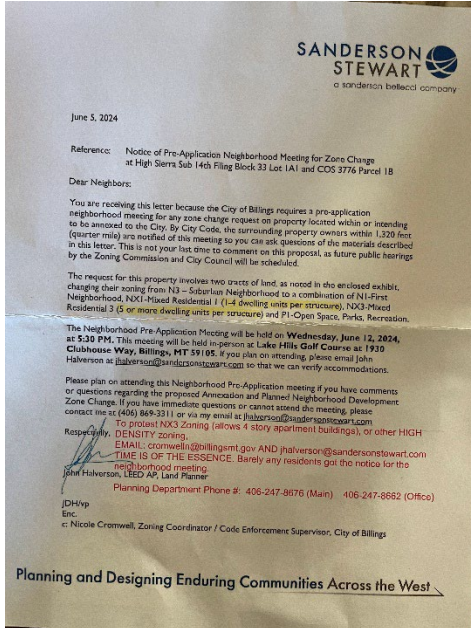
From: Frank Munson <frank.munson623@yahoo.com>

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.

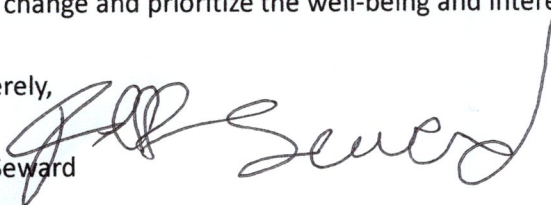
Furthermore, the transition to high-density housing could lead to overcrowding, compromising the sense of community and safety that we currently have. It will also result in a decrease in property values, as high-density developments often detract from the aesthetic appeal of the neighborhood. Not knowing 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 flourish extending upwards and to the right.

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 1A1 and 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

Zoning Commission

Date: 10/01/2024
Title: Zone Change 1057 - 58th & Rimrock
Presented by: Hunter Kelly, Planner 1
Department: Planning & Community Services
Presentation: Yes

Information

RECOMMENDATION

Planning Staff is recommending approval and adoption of the findings of the 10 review criteria for Zone Change 1057.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

This is a zone change request for property legally described as a portion of Lots 6A-1 and 27A of the Sunny Cove Fruit Farms Subdivision, from Suburban Neighborhood Residential (N3) & Rural Residential 3 (RR3 -- County) to Mid-Century Neighborhood (N2), an approximate 18-acre parcel of land. The proposed zoning would facilitate residential development. In order for these parcels to be developed, they will be annexed into the City of Billings. This will give access to municipal water and sewer, among other utilities. When properties are annexed into the City of Billings (City), they must also go through a concurrent process to have the property re-zoned to a City Zoning District. The N2 district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes developed during the middle of the twentieth century. This district may also be used for new neighborhoods designed with similar characteristics of the mid-century neighborhoods. These characteristics include homes wide on the lot, proportionate garages located in the front facade, low pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.

nbsp;

APPLICATION DATA

OWNER: Thomas Romine
LEGAL DESCRIPTION: A portion of Lots 6A-1 and 27A of the Sunny Cove Fruit Farms Subdivision
ADDRESS: None
CURRENT ZONING: Suburban Neighborhood Residential (N3) & Rural Residential 3 (RR3 -- County)
PROPOSED ZONING: Mid-Century Neighborhood (N2)
EXISTING LAND USE: Vacant
PROPOSED LAND USE: Residential Development
SIZE OF PARCEL(S): 18 Acres

SURROUNDING LAND USE & ZONING:

NORTH: Yellowstone Club Estates -- N3 Zoning
SOUTH: Sunnycove Fruit Farms -- RR3 Zoning
EAST: Sweetgrass Creek - N1, N2, N3, NX1 and P1
WEST: Sunnycove Fruit Farms -- RR3 Zoning

Planning staff recommends approval and adoption of the findings for the 10 review criteria for Zone Change 1057 as detailed in the summary section of this report. The proposed Mid-Century Neighborhood (N2) is compatible with nearby existing facilities and would fit in well with nearby developments.

STAKEHOLDERS

Planning staff notified the surrounding owners, published a legal ad, and posted the property as required by the zoning regulations. At the time this staff report was submitted, Planning staff has not received any correspondence on the proposed zone change from surrounding owners. A pre-application neighborhood meeting was conducted by the applicant on 14th Day of August, 2024 at the western end of Mared Street, and 22 persons signed the attendance sheet. The pre-application meeting notes and sign in sheet are attached.

ALTERNATIVES

The Zoning Commission may take one of the following actions:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1057; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1057; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request.

In case of a tie vote on the zone change, the application will be delayed for 30 days until the next Zoning Commission meeting. The Zoning Commission must forward a recommendation with findings to the City Council. The applicant has not requested a delay or a withdrawal of the application at this time.

FISCAL EFFECTS

Approval or denial of the proposed zone change will not have an effect on the Planning Division budget.

SUMMARY

Prior to any recommendation to the City Council, the Zoning Commission shall consider the following:

1. Is the new zoning designed in accordance with the Growth Policy and neighborhood plans?

The proposed zone change is consistent with the following guidelines of the 2016 Growth Policy:

- Strong Neighborhoods:
 - Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels
 - Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction
 - Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale street lights, street trees and walkable access to public spaces
 - Neighborhoods that are safe and attractive and provide essential services are much desired Implementation of the Infill Policy is important to encourage development of underutilized properties
- Home Base:
 - A mix of housing types that meet the needs of a diverse population is important
 - The Housing Needs Assessment is an important tool to ensure Billings recognizes and meets the demands of future development
 - Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe
 - Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings
 - Public safety and emergency service response are critical to the well-being of Billings' residents
 - Homes that are safe and sound support a healthy community

The proposed zoning will allow for a slightly higher density housing than the established N3 and RR3 Zone districts. The applicant is intending to develop the property in a way that allows for a large amount of duplexes, however no specific plans have been submitted to the city to the effect.

2. Is the new zoning designed to secure from fire and other dangers?

The new zoning requires minimum setbacks, open and landscaped areas, and building separations. The new zoning, as do all zoning districts, provides adequate building separations and density limits to provide security from fire and other dangers. Additionally, the annexation of the property provides for municipal water service for the site. Any new construction on the site will follow applicable building codes.

3. Whether the new zoning will promote public health, public safety and general welfare?

Public health and public safety are promoted by the proposed zoning. New construction on the site will follow building code requirements to ensure and promote public health, public safety and general welfare. Public health and public safety will be promoted by the proposed zone change.

4. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirement?

Transportation: The existing zoning and new development will increase traffic on the adjacent street network. City Engineering will review any new development proposed to determine updates that may be required to any original traffic management plan. Surrounding intersections will be evaluated for any needed traffic management improvements. At this time, there no immediate plans for a subdivision, master site plan, or building permit that would add any internal roads or connections to adjacent lots or streets.

Water and Sewer: The City provides water and sewer to the property. The utilities will be provided in accordance with the associated annexation agreement that is mutually agreed upon between the City of Billings and the Property Owner/Developer. This agreement is a strict condition of approval for annexations. Water and Wastewater will be extended to the property via Rimrock Road. Per the annexation agreement, the Developer shall pay any water system and wastewater system development fee prior to the issuance of any building permits.

Schools and Parks: Schools and parks may be negatively affected by the proposed zoning. The proposed development does

include residential uses, therefore, additional students due to this zone change would be anticipated. At the time of this staff report, SD #2 had reported all schools near the subdivision are near or over capacity.

Fire and Police: The subject property is served by city public safety services. The property is currently served by the Billings Fire Department and upon annexation will continue to be served. The nearest fire station is Fire Station 7 which is located approximately 1.60 miles away. The Police and Fire Departments expressed no concerns with the zone change.

5. Will the new zoning provide adequate light and air?

Similar to criteria 2 and 3, the proposed zone, like all zones, requires minimum setbacks to allow for adequate separation between structures and adequate light and air. This parcel is presently vacant therefore any new structure(s) will be required to meet the standards required by Section 27-500.1 and Building Code Requirements.

6. Will the new zoning effect motorized and non-motorized transportation?

The new zoning itself will not impact motorized and non-motorized transportation. Once developed, there will be increased volume to the transportation network, both motorized and non-motorized. A traffic impact statement will be required if the proposed development is intended to create more than 500 Average Vehicle Trips per day and is generally delivered at the time of Master Site Plan or Subdivision Application.

7. Will the new zoning promote compatible urban growth?

The proposed zoning is compatible with the adjacent zoning and existing uses in the vicinity. Most of the city-zoned areas in the vicinity allow for single family homes and duplexes, which is the current plan for this development.

8. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?

The proposed zoning does consider the character of the district and the suitability of the property for the proposed use. The proposed zoning will allow single family and duplex residential development. The proposed zoning is compatible with the adjacent zoning and existing development and uses in the vicinity. The property is suitable for the proposed use and will fit in the surrounding Subdivisions for Yellowstone Club Acreage, Sweetgrass Creek, and Glynn Abbey Sub.

9. Will the new zoning conserve the value of buildings?

The property is currently vacant, therefore the new zoning will not have an impact on the value of buildings for the parcel. Any new structures will need to be in compliance with zoning and building codes, therefore, there are no concerns related to the conservation of value of buildings on the parcels subject to the zone change.

10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

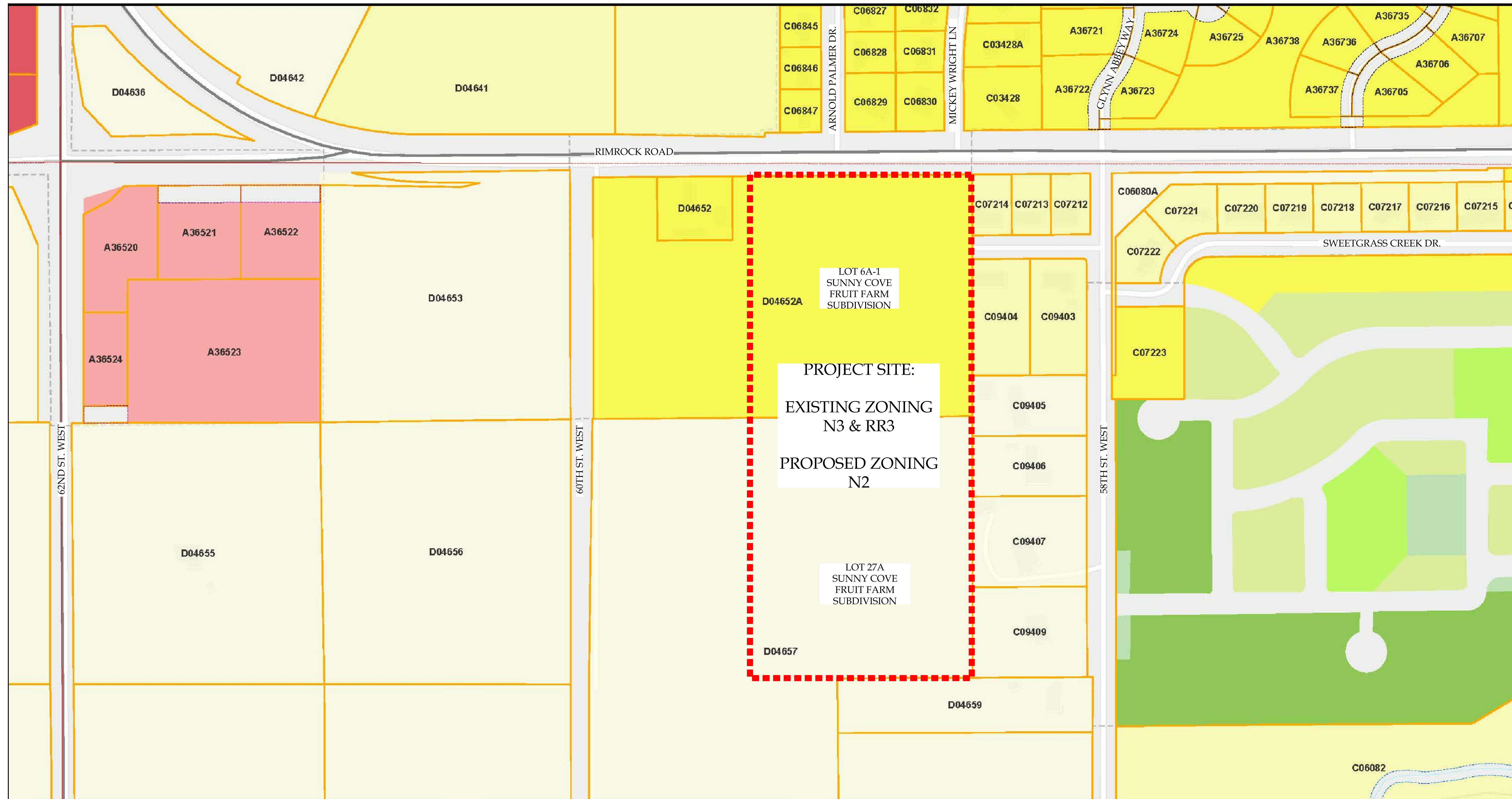
The landowner has chosen the N2 zone as the most appropriate zone and intends to develop the property in accordance with the requirements of the zoning. A use like this is in the adjacent Sweetgrass Creek, and therefore does encourage the most appropriate use throughout the City of Billings.

Attachments

Zoning Map and Photos
Zone Change Application
Zoning History
Neighborhood Meeting Minutes
Neighborhood Meeting Attendance List
Zoning Ordinance 1057

PROPOSED REZONING MAP

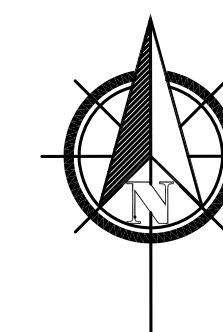
BILLINGS, MONTANA



LOCATION MAP

NOT TO SCALE

- | | |
|--|--|
| Parcels - Ownership lines | N3 - Suburban Neighborhood |
| Zoning - Billings County | N4 - Large Lot Suburban Neighborhood* |
| CMU1 - Corridor Mixed-Use | NX1 - Mixed Residential 1 (1-4 du/structure) |
| CMU2 - Corridor Mixed-Use & Commercial Centers | P1 - Open Space, Parks, Recreation |
| N1 - First Neighborhood | RR1 - Rural Residential (1 to 2.99 acres)* |
| N2 - Mid-Century Neighborhood | RR3 - Rural Residential (3 to 9.9 acres)* |



LEGEND







EXEMPT
3-534430
MICHIGAN







ZONING
REQUEST

057

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 1057 Project # PZX-24-00215

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning Suburban Neighborhood Residential (N3) & Rural Residential (RR3)

Proposed Zoning: Mid-Century Neighborhood (N2)

PARCEL TAX ID# D04652A & D04657 CITY ELECTION WARD 4

Legal Description of Property: Portions of Lot 6A-1 and 27A of Sunny Cove Fruit Farms Subdivision.
Final Legal Description is yet to be Determined.

Address or General Location (If unknown, contact City Engineering): Southwest of Rimrock Rd and 58th St. W.

Size of Parcel (Area square feet or acres): 18-Acres (proposed)

Present Land-Use: Agriculture

Proposed Land-Use: Residential

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s) Thomas E. Romine

(Record Owner)

1128 N. 32nd. Street, Billings, MT 59101

(Address)

406-671-7444

(Phone Number)

thedrom@outlook.com

(email)

Agent(s): Papez Development Services

(Name)

5420 Molo Rd. Billings, MT 59106

(Address)

406-545-5284 james@pds-eng.net

(Phone Number)

(Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: Thomas E Romine Date: 08/23/24

(Record Owner – Digital Signature Allowed)

SUBJECT PROPERTY	Application	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
Rimrock & 58th	Current	9/1/24	N3 and RR3 to N2	TBD	
SURROUNDING PROPERTY	Application	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
5640 Grand Ave	City ZC 942	1/13/16	A-1 to Public	Y	For a New School
CS 3618	City SR 941	5/9/16	Church	Y	LDS Meeting House
Sunny Cove FF Lots 101 & 124	City ZC 729	5/10/04	A-1 to R-96 & R70	Y	
Sunny Cove FF Lot 65A	City ZC 734	7/12/04	A1 to R-70	Y	
CS 1323 Tr 1&2 & CS 1815 Tract 1	City ZC 803	5/14/07	A-1 to R-150	Y	For Cottonwood Park
Cottonwood Grove	City ZC 734 Annex	2/28/05	A-1 to R-70	Y	
Mont Vista Sub	City ZC 851	7/13/09	PD	Y	
MK Sub	City ZC 925	9/22/2014	NC to CC	Y	The Den
Daybreak Sub	City ZC 920	5/26/2014	A-1 to R-60	Y	
Grand Peaks Sub	City ZC 938	8/24/2015	R-96 to R-70	Y	
Silver Creek Estates	City ZC 940	11/23/2015	R-96 to R-70	Y	
Copper Ridge	City ZC 960	8/28/2017	Un-zoned to R-70 and R-50	Y	
Coal Creek Sub	City ZC 961	1/8/2018	RP to CC	Y	
Hawk Creek	City ZC 971	12/17/2018	NC to PD-NC	Y	Diamond X Brewing
Sweetgrass Creek	City ZC 998	9/27/21	N4 to PND	Y	

MEETING MEMORANDUM

TO: CITY OF BILLINGS PLANNING DEPARTMENT
FROM: JAMES W. PAPEZ, P.E.
SUBJECT: NEIGHBORHOOD ZONE CHANGE MEETING_LOTS 6A-1 AND 27A SUNNYCOVE FRUIT FARMS SUBDIVISION
DATE: AUGUST 14, 2024

NEIGHBORHOOD MEETING RECAP MEMORANDUM

On Wednesday August 14th at 5:15 PM, a neighborhood meeting was conducted to collect comments and/or concerns associated with a proposed zone change over a portion of Lots 6A-1 and 27A of the Sunny Cove Fruit Farms Subdivision. The meeting was held at the west end of Mared Street which is located just east of the subject property. Notification letters for the meeting were sent out on August 6th to notify all property owners located within 1,320-feet of the subject property.

In attendance at the meeting were approximately 22 members of the public.

Questions/Concerns for the individuals present are shown below:

Where is the property located at?

-The property in question is located on portions of Lot 6A-1 and 27A. An exhibit showing the property was provided to the attendees.

Where is the closest similar zoned area?

-A N2 zoned area is located across 58th Street to the east.

What type of homes can be constructed on the proposed N2 zoning?

-N2 zoning allows for the construction of 1 and 2 family homes.

How will the subdivision be accessed?

-Access to the subdivision has not been finalized and will be dictated by the City and County. We are currently in discussions with both the City and County to determine how the subdivision will be accessed.

How much right-of-way does Rimrock Road have, and will you be reconstructing Rimrock Road with new shoulders and turning lanes?

-Rimrock Road currently has a 110-ft right-of-way. Improvements to Rimrock Road will be based on the findings of the traffic study and requirements set forth by the City of Billings.

How many homes are you proposing?

-The final number of proposed homes is not known at this time. The developer anticipates the subdivision could contain around 100-120 units on 7,000-10,000 sf lots.

Do the covenants allow for lots less than 1.5-acre in size?

-The covenants have been amended and will no longer be in effect once brought into the City and zoned.

Where can we review the covenants?

-Covenants are available from the title company or the clerk and recorder.

Residents expressed concern that they would lose parking on Mared Street if it is used as an access point.

-The County has requested that the City annex Mared Street along with a portion of 58th Street. The City has not yet determined if they are willing to annex Mared Street or the requested portion of 58th Street.

Will the housing be subsidized or Section 8?

-No

What is the anticipated value of the houses?

-\$375,000 to \$500,000.

What is the elevation of the groundwater?

-Ground water was noted 7-8 feet below grade from the monitoring wells placed on the property.

Why not just build on property that has N2 zoning?

-There has been a high demand for this type of home and there are currently not enough homes of this zoning type to fulfill demand.

What is a Mid-Century Neighborhood.

-The description of a Mid-Century Neighborhood from the municipal code was read out loud.

Will there be an alley or roadway located along the back of the properties that abut 58th Street?

-The final design has yet to be determined. It is not anticipated that a roadway or alley will be constructed along the eastern property line of the proposed development.

What are the next steps in this process?

-After the neighborhood meeting the application will be filed with the planning department who will prepare their findings and notify the impacted residents. The application will be presented to the Zoning Commission at which time the public is allowed to provide their concerns and comments. The Zoning Commission will make a recommendation on to approve or deny the application which will then be provided to the City Council, who will make the final decision to approve or deny the zone change request.

Concerns were raised that Glynn Abbey across Rimrock Road did not complete the necessary ditching to address stormwater which they state overtops Rimrock Road and impacts them.

Multiple individuals stated concerns associated with dewatering that will be necessary for deep utility installation. Property owners reported foundation settlement associated with dewatering from Glynn Abbey Subdivision and the sewer main in 58th Street.

Concerns were raised about the impacts to the water table if the existing agricultural land is no longer irrigated.

Residents expressed concern that they would lose parking on Mared Street if it is used as an access point.

Residents expressed concern that their taxes would increase as a result of the development.

ZONE CHANGE NEIGHBORHOOD MEETING

PROJECT: 58th Street and Rimrock Road
Subdivision

MEETING DATE: August 14, 2024, 5:15 PM

CONTACT: James Papez, P.E.,
(460) 545-5284

LOCATION: West End of Mared Street

NAME	ADDRESS	PHONE	EMAIL
JLW Papez	5420 Hob Rd	545-5284	James@pds-eng.net
Trent Parks	2259 Glenayles	208-4146	parks.t@genat.com
Travis McNeil	2029 East Park	697-2113	travis@humbdesign.com
Roger Daniel	62 nd / Rimrock	252 3411	rdanielinsure.com@gmail.com
Constance Papez	2905 Arnold Palmer	406-670-7472	
Michael Papez	2905 Arnold Palmer	208-446-6874	
Scott Rosett	2424 58th 58th St.	617-721-5075	scott.rosett@gmail.com
Maya Mansukhani	5805 Mared St	970-331-1493	mayamansukhani@yahoo.com
Jen Staton	5819 Rimrock	406-671-7884	jennifer@westernskiesmt.com
Dennis Talbot	3005 Mickey Wright	406-591-2410	dtalbot52@gmail.com
Kim Talbot	3005 Mickey Wright	406-591-2401	
Gary Dickhaut	3045 Arnold Palmer	406-671-0132	
Theresa Dickhaut	" "	406-820-9599	gtdickhaut@charter.net
Ross RIGHMIRE	5811 MARED	602-396-9813	
Laura Kelly	2520 58 th St W	406-488-4882	Prairiechicken@me.com
John Kelly	2520 58 th St W	406-488-9243	lauragkellysupplyllc.com

Ta

ORDINANCE 24-_____

AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THE ZONE CLASSIFICATION for A portion of
Lots 6A-1 and 27A of the Sunny Cove Fruit
Farms Subdivision, BE AMENDED

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. RECITALS. *Title 76, Chapter 2, Part 3, MCA, and Sections 27-1628, BMCC,* provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.

Section 2. DESCRIPTION. A portion of Lots 6A-1 and 27A of the Sunny Cove Fruit Farms Subdivision is presently zoned **Single Family Residential (N3) and Rural Residential 3 ac – 9.99 ac (RR3)**, and is shown on the official zoning map within this zone districts.

Section 3. ZONE DISTRICT AMENDMENT. The official zoning map is hereby amended and the zoning for **A portion of Lots 6A-1 and 27A of the Sunny Cove Fruit Farms Subdivision**, is hereby changed from **Single Family Residential (N3) and Rural Residential 3 ac – 9.99 ac (RR3)** to **Mid-Century Neighborhood (N2)**, and as shown on Exhibit A, and from the effective date of this ordinance, the area shown on Exhibit A shall be subject to all the rules and regulations pertaining to **Mid-Century Neighborhood (N2)**, as set out in the Billings, Montana City Code.

Section 4. EFFECTIVE DATE. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 5. REPEALER. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 6. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other

provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 28th day of October, 2024.

PASSED, ADOPTED and APPROVED on second reading this 12th day of November, 2024.

CITY OF BILLINGS

BY: _____

William A. Cole, Mayor

Attest:

BY: _____

Denise R. Bohlman, City Clerk

Zone Change 1057 – A portion of Lots 6A-1 and 27A of the Sunny Cove Fruit Farms Subdivision

Exhibit A

PROPOSED REZONING MAP BILLINGS, MONTANA



LOCATION MAP

NOT TO SCALE

- Parcels - Ownership lines
- Zoning - Billings County**
- CMU1 - Corridor Mixed-Use
- CMU2 - Corridor Mixed-Use & Commercial Centers
- N1 - First Neighborhood
- N2 - Mid-Century Neighborhood
- N3 - Suburban Neighborhood
- N4 - Large Lot Suburban Neighborhood*
- NX1 - Mixed Residential 1 (1-4 du/structure)
- P1 - Open Space, Parks, Recreation
- RR1 - Rural Residential (1 to 2.89 acres)*
- RR3 - Rural Residential (3 to 9.6 acres)*

LEGEND

