

From: [Amy Remsberg](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] No storage unit
Date: Tuesday, March 5, 2024 7:46:03 PM

I know this is later than the meeting; however, I would be remiss if I didn't write to tell you that I am against a storage unit on wicks near Skyview. This will change the aesthetic and make air more commercial in a suburb area.

Thank you,

Amy Remsberg Pincock

From: [Erik Neva](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] Re-zoning
Date: Tuesday, March 5, 2024 12:38:11 PM



have lived in the Copper Ridge development for about 7 years. Every year the traffic has become worse and worse. If there is a 450 unit development west of 70th street West it would completely change this entire area and make traffic unbearable.

Please reconsider this, we have a reasonably quiet neighborhood now and I really don't want it to change. thank you, Erik Neva

From: [John Felton](#)
To: [Berns Brenda](#); [Cromwell, Nicole](#)
Subject: [EXTERNAL] city zone change 1046 - public input
Date: Tuesday, March 5, 2024 11:22:59 AM



I have lived at 1614 Morocco Dr, Billings, MT 59105 since March 1996. Over those years, the neighborhood has added hundreds of homes, but there is still limited access in and out of hte neighborhood, which includes large traffic flows related to Skyview High School and Harvest Church, in addition to the thousands of people who live in the area.

I oppose the proposed zoning change for two primary reasons:

1. The increased traffic on Wicks Lane will cause an already difficult traffic flow situation to get worse. The only traffic control west of Governors Blvd. on Wicks Lane are two three-way stops, which are very backed up during transit to and from the high school and the church. If there is access off of Governors Blvd. south of Wicks, the congestion at Castle Rock Middle School will also be exacerbated.
2. A storage facility will have to be lit for safety, which will negatively impact the quality of life for residents, as well as requiring 24 hour access which will create more road noise.

This is a residential area that will be hurt by hte expansion of space into more commercial space, especially those that include 24 hour commercial activities.

Thank you.

John Felton
1614 Morocco Drive
Billings, MT 59105
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406-670-2664

From: Josh Benson <joshbenson@outwestgaming.com>
Date: March 5, 2024 at 12:20:00 PM MST
To: CromwellN@ci.billings.mt.us
Cc: Rachel Kline <rachelkline@outwestgaming.com>
Subject: Letter of opposition

Nicole,

Please consider this email a letter of opposition to approve the zone change which would allow a storage unit along Wicks. I personally feel that adding storage units across the street from Skyview would be an eye soar and is inconsistent with the areas current use. Wicks has the potential to be something very special for the Heights and I would hate to see that land be used for large warehouses. There are two schools (one of them is directly across the street) as well as neighborhoods that are at risk of losing their appeal. A storage unit doesn't seem consistent or attractive for the neighborhoods literally across the street. If the storage unit(s) were moved back a bit and kept directly off Wicks, it would save the neighbors from having a warehouse across their street and likely preserve value as well as set a more attractive and appropriate trend for other developers as this land gets built out.

Respectfully,

Josh Benson

Outwest Gaming|Managing Partner

O: 406.656.1934|C: 763.607.3400

2701 Gabel Road

Billings, MT 59102

From: [Leia Bushman](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] Heights storage
Date: Tuesday, March 5, 2024 3:18:24 PM

Hello,

I am writing to express my concern about the proposed storage unit to go in across the street from Skyview High School. I believe in growing businesses, and want to support local owners. However, the Heights has been a part of town that has been neglected as far as up and coming, exciting new businesses goes. All the new restaurants, shopping, activities has gone in on the far Westend of town. Now the new connection between the Heights and the Westend is nearing completion, which could draw new businesses that provide desirable services for our Heights community. This proposed area could be huge for new restaurants, grocery stores, and other shopping. There are plenty of areas just outside of town that would be good for a storage unit. Please don't allow this prime location be taken and future use hindered due to a storage facility.

Thank you for your time and effort to hear the concerns of the Heights residents.

Sincerely,
Leia Bushman

From: [Megan Shimamoto](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] Heights Zone Change
Date: Tuesday, March 5, 2024 11:29:48 AM



Good Morning,

I would like to comment about the proposed zoning change to put a storage facility near Wicks and Skyview. Over the years, the City of Billings has put millions of dollars into developing Skyway Drive and the upcoming Inner Belt Loop. Much time and attention was placed to ensure the development of those roads kept the natural beauty of the surrounding areas as much as possible. If this proposed zoning change for a storage facility is approved, all the time and dollars to keep the natural beauty will have been wasted. The storage units would be an eyesore to the already overcrowded area.

As a homeowner in the heights, I want support to business growth, but keep it to the areas that are already zoned for business and keep it out of the residential areas.

Sincerely,

Megan Shimamoto
1875 Gleneagles Blvd.

From: [Nikki Ecker](#)
To: [Cromwell, Nicole](#)
Subject: [EXTERNAL] Storage Facility
Date: Tuesday, March 5, 2024 12:57:18 PM



I am reaching out in regards to the proposed Storage Facilities going in on Wicks by Skyview. The mission statement of the task force is partially "to improve quality of life and promote community spirit through the improvement"...

WHY is improvement in the Heights area constantly Storage Facilities/Gas Stations/Banks/Car Wash/Casino's? How do these things promote community spirit or improve the Heights community? It has become a running joke that every time something new is being built in our area, that it is one of the 5 facilities that I mentioned. There are homes, schools, and churches in this area. Surely the land could be used in the future for something that can have a better fit? Something that actually promotes community spirit? Something that would fit in with the residential homes and schools in the area.

My family is from out of the state. When they drive up through the Heights, they always comment on how many banks/casino's/car washes there are. Limited restaurants, limited family services. The West end has been building up different areas for years. Making things more welcoming, and adding variety. Do we really need to add a storage facility around our High School and Middle School? Around a neighborhood? That does NOT read community. It does not bring in community spirit. It literally reads that we sell our land for money, and we do not care of the eye sore that we place by neighborhoods. We don't care that we are telling our students that we feel a utility for storage is more important than bringing in something useful for families and students in the immediate areas. We need to allow new and fresh expansion that FITS into the community surroundings. A storage facility that brings with it outsiders as well as theft? That is what fits into this area? We (our family) are now on our 3rd Storage Facility in 10 years because we've had our belongings stolen. Even with security at our facilities. These places are a magnet for theft. Yes, they serve a purpose. But do we really think this area NEEDS a storage facility? That is not going to promote community. It will just blend in with the rest of what has gone on in the Heights.

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Nikki D Ecker
Study Hall Room 121
[Skyview High School](#)
[406-281-5222](#)
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