

Dear Zoning/Planning division,

I am writing to express my strong opposition to the proposed request by Yellowstone Country Club to rezone three areas currently designated as P1 park/open space to suburban zoning for housing development within the Yellowstone Country Club neighborhood.

While these parcels are privately owned, they are intentionally zoned as P1 park/open space and function as important open space and recreational resources for the surrounding community. Two of the three areas contain well-established trail systems that have been in continuous use for over 30 years. These trails are very popular and frequently used, providing valued walking and recreational opportunities and serving as an integral part of the neighborhood's character and livability.

I have attached photos of the middle lot to clearly show the area in question and the existing trail conditions. The images demonstrate how established and actively used this corridor is.

Approving a rezoning of P1 open space for residential development would conflict with the City of Billings' adopted City Council strategies and priorities, which include a stated mission to increase parks, trails, recreation, and cultural investments. Reducing existing open space and established trail access runs counter to these goals and weakens long-term planning efforts intended to protect and enhance community recreation assets.

As Billings continues to grow, preserving designated open space and trail corridors is critical to maintaining quality of life and honoring the City's planning commitments. Once P1-zoned land is converted to suburban development, the opportunity for open space and trail connectivity in this area is permanently lost.

I respectfully urge you to oppose this rezoning request and to uphold the intent of the P1 park/open space designation in accordance with the City's adopted strategies and priorities.

Thank you for your time and consideration.

Sincerely,
Sarah Mahowald
Billings, Montana







