

## Jessie Redfield

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**From:** Kale Rasmussen  
**Sent:** Wednesday, November 8, 2023 9:54 AM  
**To:** Jessie Redfield  
**Subject:** Fw: Jensen rezoning

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**From:** Kathy Johnson <kathyj59270@gmail.com>  
**Sent:** Tuesday, November 7, 2023 7:34 PM  
**To:** Kale Rasmussen <buildingofficial@cityofsidneymt.com>  
**Subject:** Jensen rezoning

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This is in regards to the Hill Top Shop rezoning that Troy and Janelle Jensen are requesting. I, along with my husband, Kirk, are NOT in favor of the rezoning on this area.

Thank you for your time,  
Kathy Johnson  
1875 Sunflower Lane  
Sidney, MT 59270

Sent from [Mail](#) for Windows

## Jessie Redfield

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**From:** Kale Rasmussen  
**Sent:** Wednesday, November 8, 2023 9:53 AM  
**To:** Jessie Redfield  
**Subject:** Fw: Re-zoning meeting

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**From:** Camille Clausen <camilleclausenphoto@gmail.com>  
**Sent:** Tuesday, November 7, 2023 9:43 PM  
**To:** Kale Rasmussen <buildingofficial@cityofsidneymt.com>  
**Subject:** Re-zoning meeting

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Hello!

I am unable to make the meeting tomorrow due to illness, but I wanted to submit a letter to the board/officials. Please share with all appropriate parties, and I give permission for the letter to be read aloud if that is protocol/possible. Thank you!

To whom it may concern:

My name is Camille Clausen, and to my knowledge, our family is the newest member of the Hilltop Estates neighborhood. We purchased our home 2 years ago in 2021 on Madison Lane. Our house, as well as at least a dozen others, are along the Madison Lane and Red River Drive roads, whose homes overlook the property in question for re-zoning. This does not include the residential neighborhoods that line and face that property from the other side.

A lot of valid and reasonable points have been made about traffic, safety, not having assurance of what kind of business ends up there through the years, and many others. One point that I don't feel that has been touched on enough is the property value of all the surrounding homes.

When we were house hunting in Sidney, a very large portion of the reason we chose the home we did was because of the location and the view. Would we have still purchased the home if we didn't have the view? Possibly. But would not have been willing to pay close to what we did for it. Knowing this, a B1 zoning change does concern me in terms of the property value of all the surrounding homes on all sides.

Now, do I feel someone should not be able to conduct business because of someone's view? Absolutely not. But it isn't about a view or one individual, it's about an entire neighborhood and the property value of our section of town.

As we all know, things can change as well as ownership of properties and what they are used for. However, a zoning change is different because it changes the integrity of all of the surrounding residential area, from traffic, to lights, to safety, and property value.

I have been a business owner in Richland County since 2009, and understand the many challenges small/local businesses face. I have compassion for those who are trying to utilize their resources to grow and expand. However, I do not believe this zoning change serves the greater good, for all the reasons listed above, and many others.

As a member of the community and neighborhood in question, I oppose this proposal. Thank you for your time and consideration.

Camille Clausen