

From: [Whitney Scott](#)
To: [Council](#)
Subject: [EXTERNAL] Opposition to Rezoning
Date: Tuesday, February 10, 2026 4:35:32 PM



Dear Members of the Billings City Council,

I am writing as a resident of the Yellowstone Country Club (YCC) neighborhood and as a frequent and devoted user of the trail system that surrounds and defines our community. I strongly oppose the zoning application to rezone portions of Tract 11A-1 and Agricultural Tract 11A-2 to N3.

Converting land currently designated as parks and open space into suburban neighborhood zoning undermines the very reasons many of us chose to live in this area and to invest in membership at YCC. These open spaces and trail systems are not incidental amenities, they are core to the character, livability, and long-term value of this neighborhood and to the broader Billings community.

While it has been suggested that trail access would remain available elsewhere, this framing overlooks a critical reality: these specific tracts serve as the primary entry point to the trail system and are foundational to how the system is accessed, experienced, and revered. They are not interchangeable parcels of land. They are the main trailhead, the gateway, and a cornerstone of the beauty and reverence the trail system enjoys.

I have personally seen countless families use these exact areas, not the trails above or beyond them, for wedding photos, Christmas cards, daily hikes, and for gathering to watch Fourth of July fireworks. These lands are where people enter the system, where they pause, where they connect, and where the iconic rock formations create a sense of awe that defines the experience. Losing or compromising these tracts erodes access to the entire system, regardless of whether other trails technically remain open.

This situation reflects a troubling pattern in our culture: when profit pressures arise, parks and open land are treated as expendable. That approach erodes public trust and disregards the long-term community benefits that open space provides health, recreation, environmental stewardship, and a shared sense of place.

Zoning decisions are not merely technical exercises; they are value statements. As an elected body representing the people of Billings, I urge you to consider whether converting designated parks and open space into suburban development aligns with the community's interests or the intent of the original zoning. Once open space is lost, it cannot be reclaimed.

The Rimrocks, the trail system, and the preserved land surrounding our neighborhoods are a public benefit. I hope the Council will recognize their significance and vote against the proposed rezoning in favor of protecting the parks and open space that make this area special, not just today, but for generations to come.

Thank you for your time and consideration.

Sincerely,

Whitney Scott
Billings, Montana
YCC Neighborhood Resident

From: [Jeff and Naomi Heidner](#)
To: [Council](#)
Subject: [EXTERNAL] Please Stop YCC from Rezoning P1 to N3
Date: Tuesday, February 10, 2026 7:31:51 PM



Good Evening, Council Members:

I am writing to request that the Yellowstone Country Club (YCC) and 22500 NOL LLC not be allowed to rezone the property by the YCC from P1 (open space) to N3 (residential).

My family and I use this area weekly to ride mountain bikes on the trails that connect from the temple to Ironwood. The local mountain bike league (NICA Dirt Dogz) that my kids and I are a part of also use these trails for practice throughout the year. We value our parks and open spaces around Billings and ask that these areas be preserved like it was intended when the land was originally developed in the 1960's.

Thank you for your attention to this matter.

Sincerely,

Jeff Heidner

From: [John Russell](#)
To: [Council](#)
Subject: [EXTERNAL] Stagecoach Trail
Date: Tuesday, February 10, 2026 2:54:15 PM



- The Stagecoach Trail was chosen as the **first choice** in the **2016 Valley to Rims Feasibility Study**
- There is currently **no safe access** by pedestrian or other alternative travel to the Rim trails and parks.
- Federal Infrastructure Transportation Alternatives Grant and Private funds contributed to nearly 90% of the \$ 5.5 million **already** appropriated for this project.
- The Stagecoach Trail completion would greatly contribute to the **Billings Marathon Loop**, a 26 mile mostly protected trail loop circumnavigating our city.
- Having a shared-use path near a business or residence **increases property value**.
- **Billings is competing** for qualified law enforcement, education, and health professionals to name a few. Building our community with thoughtful infrastructure helps make Billings a place where people want to live, work, and raise their families. **(Over)**

-

We are in support of building the **Stagecoach Trail (SCT)**. This would be an ADA-Compliant shared-use path safely connecting the Skyline and Skyway shared-use paths above the Rims to the Northwest Connector path on Rimrock Road.

-

In a **2022 random trail survey** of Billings residents **85.5%** (+ 13%) (95% Confidence) identified the SCT as very important (49.1%) or somewhat important (36.4%)

--

John J. Russell
3039 Barton Dr.
Billings, MT 59102
406-670-0749

From: [John Russell](#)
To: [Council](#)
Subject: [EXTERNAL] Stagecoach Trail
Date: Tuesday, February 10, 2026 3:17:05 PM



Build the Stagecoach Trail

We are in support of building the **Stagecoach Trail (SCT)**. This would be an ADA-Compliant shared-use path safely connecting the Skyline and Skyway shared-use paths above the Rims to the Northwest Connector path on Rimrock Road.

1.
There is currently **no safe access** by pedestrian or other alternative travel to the Rim trails and parks.
2.
Federal Infrastructure Transportation Alternatives Grant and Private funds contributed to nearly 90% of the \$ 5.5 million **already** appropriated for this project.
3.
The Stagecoach Trail completion would greatly contribute to the **Billings Marathon Loop**, a 26 mile mostly protected trail loop circumnavigating our city.
4.
Having a shared-use path near a business or residence **increases property value**.

Some residents of the Durland Heights have shared concerns about building the SCT on park land adjacent to their subdivision. Their voiced concerns are important and deserve to be heard. At the

same time, it is also important to remember that this is City-owned land, has been carefully studied for years and garners strong support across Billings. Some of Durland Heights residents' voiced concerns include:

1.

Loss of natural habitat- The SCT design is planned with minimal environmental impact, using existing disturbed land. Shared-use paths often improve stewardship of open spaces. This will allow access to the park year round.

2.

Crime and safety fears- Well used trails often **reduce** crime by bringing more “eyes on the space”.

3.

Parking and Congestion- A majority of users will likely be walkers, runners, and cyclists already in the area.

4.

Neighborhood Representation- Since 2016, the SCT has been selected as the best option for Rimrocks to Valley access. During that time, there have been many opportunities for public comment. The overwhelming voice from the public has been support for building the Stagecoach Trail. In a 2022 random trail survey of Billings residents **85.5%** (+ 13%) (95% Confidence) identified the SCT as very important (49.1%) or somewhat important (36.4%)

Billings is competing for qualified law enforcement, education, and health professionals to name a few. Building our community with thoughtful infrastructure helps make Billings a place where people want to live, work, and raise their families. We are proud and

grateful for the vision and planning by our City Leaders and Planners and we urge you to continue moving forward with the Stagecoach Trail.

--

John J. Russell
3039 Barton Dr.
Billings, MT 59102
406-670-0749

From: [Pam Ellis](#)
To: [Council](#)
Cc: [Kukulski, Chris](#); [Friday, Wyeth](#)
Subject: [EXTERNAL] TIF Districts
Date: Tuesday, February 10, 2026 1:30:48 PM



I was happy to see the council approve further discussion of CM Boyett's proposal to evaluate the organization of the 3 TIF Districts. Paying a TIF Director a 6 figure salary (one in excess of that paid to the City Manager and the Superintendent of Billings Public Schools) appears to me an abuse of public resources. My understanding is that the bulk of work put forward by the TIF Districts requires a lot of work by the Planning Department. \$600,000 for management of 3 TIF Districts demonstrates a shocking lack of oversight by the TIF boards and the city council. SBURA manages \$30 million a year in tax dollars with the lowest paid administrator. I encourage the council to bring the management of the TIF under the city umbrella, hire additional planning staff if needed, and use public tax dollars as they were intended--to stimulate development, not pay excessive management fees.

Pam Ellis

From: [Katelyn Hoefle](#)
To: [Council](#)
Subject: [EXTERNAL] YCC Rezoning Vote
Date: Tuesday, February 10, 2026 2:34:53 PM



My name is Katelyn Hoefle, and I live in the Yellowstone Country Club Estates. I am an avid user of the open spaces zoned into our subdivision. I love having these open areas available for all our use.

Recently, the Yellowstone Country Club hired a local engineering firm to survey our open areas for possible refining to become residential lots, changing the character and structure of our subdivision .

Open spaces are a big part of who we are as Montanans. Having a chance to enjoy the beauty and freedom of our natural setting is essential to all of us.

I would ask you to consider doing two things to protect our subdivision. One, vote no to YCC's request to change our zoning code; and two, ask that Scott Aspenlieder, who owns the survey company, recuse himself from any YCC decision relating to the use of open lands.

Thank you for your time in reading my request.

Katelyn Hoefle
Sent from my iPhone

From: [Kelli P. Wilson](#)
To: [Council](#)
Subject: [EXTERNAL] Yellowstone Country Club Estates rezoning
Date: Tuesday, February 10, 2026 1:47:27 PM



Hello, my name is Kelli Wilson and I live in the Yellowstone Country Club Estates. I am an almost daily user of the paths along the north end of the neighborhood and I love having these open areas available to our neighborhood and community. I am also a lover of Montana and it's natural, awe inspiring beauty.

Additionally, I am a member of the Yellowstone Country Club. I am very familiar with their financial situation and understand the need behind the sale of their land assets. As an active and invested member, I very much desire for the club to continue to be a gathering place for our membership and I understand that the rezoning and sale of land assets may be a necessary step.

Considering these two conflicting interests, I would like to propose a middle ground: is it possible to rezone 4 of the 7 lots, but keep 3 as parks/open space? Specifically, I think it would be reasonable to maintain the three lots on Ben Hogan (Lots 4, 5 and 6 of the attached plat) as open space considering these are the most frequently used for recreation. The majestic, rocky point of the rimrocks that is directly behind these lots is breathtaking and loved by many. The development of these three lots will significantly alter a classic Billings rimrock vista.

I believe that this is a fair compromise and equitable resolution to the two legitimate desires in this issue.

It has also come to my attention that Council-member Scott Aspenlieder is the owner of a company contracted to be involved in the development of this project. This is a clear conflict of interest. I simply request that he carefully considers both sides of this issue and makes decisions based on the community members that he represents, not his own personal gain.

Thank you for your time and thoughtful consideration.

Kelli



From: [Puckett, Samantha](#)
To: [.MayorAndCouncil](#); [Associated Press](#); [Billings Gazette](#); [Darrell Ehrlick-Daily Montanan](#); [Denise Smith](#); [Iffland, Kevin](#); [jhaynie@khmt.com](#); [Krivitz, Brian](#); [KTVQ](#); [Kukulski, Chris](#); [KULR8](#); [Lennick, Matthew](#); [Mayo, Shawn](#); [NBC Missoula](#); [Northern Broadcasting](#); [Scott Twito](#); [sfredricks@desertmountainbroadcasting.com](#); [St. John, Rich](#); [Town Square Media](#); [Wake Up Montana](#); [Wooley, Brandon](#); [Yellowstone County News](#); [Yellowstone Public Radio](#)
Subject: Drug Investigation press release
Date: Tuesday, February 10, 2026 3:30:15 PM
Attachments: [EMHIDTA press release.pdf](#)
[image001.png](#)

Good afternoon,

Please see the attached press release from the U.S. Attorney's Office on a drug investigation and arrest that occurred in the Billings area and Laurel on February 5th, 2026. Let me know if you have any questions.



Samantha Puckett

Administrative Lieutenant

Billings Police Department

pucketts@billingsmt.gov

Monday-Thurs 7:00 am-5:00 pm

billingsmt.gov

P.O. Box 1554 • Billings, MT 59103

P 406.869.3928 **F** 406.657.8417

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

February 10, 2026

Press Release: Drug Investigation and Search Warrant Service

This press release provides information from the US Attorney's Office:

A Billings man accused of possessing 45 pounds of methamphetamine for distribution appeared today in federal court, U.S. Attorney Kurt Alme said. Lane Demarais, 45, is charged by complaint with possession with intent to distribute methamphetamine, which carries a mandatory minimum term of imprisonment of ten years, a maximum term of life, a fine of up to \$10 million, and at least five years of supervised release. U.S. Magistrate Judge Timothy Cavan presided and Demarais was detained pending further proceedings.

The affidavit in support of the complaint alleges that on Thursday, February 5, 2026, the Eastern Montana HIDTA drug task force (EMHIDTA) served several search warrants in Billings and Laurel. The coordinated effort resulted in the seizure of several firearms, over \$31,000 in cash, and approximately 45 pounds of methamphetamine in individually wrapped one-pound packages.

Assistant U.S. Attorney Colin Rubich is prosecuting the case. The investigation is being conducted by the EMHIDTA, which includes agents and officers from the FBI, DEA, Border Patrol, Homeland Security Investigations, U.S. Postal Inspection Service, Billings Police Department, Yellowstone County Sheriff's Office, and Montana Department of Corrections Probation and Parole. Service of the search warrants included assistance from the Billings Police Department Street Crimes Unit, SWAT Team, and Drone Team, the Laurel Police Department, and the Yellowstone County Sheriff's Office TRT.

The charging document is merely an accusation and defendants are presumed innocent until proven guilty beyond a reasonable doubt.

Media Contact:

Lt. Samantha Puckett
Administrative Lieutenant
Billings Police Department
Phone: 406-869-3928
Email: pucketts@billingsmt.gov

P.O. Box 1554
Billings, MT 59103

P 406.657.8460
F 406.657.8417

From: [Aspenlieder, Scott](#)
To: [Katelyn Hoefle](#); [Council](#)
Subject: RE: [EXTERNAL] YCC Rezoning Vote
Date: Tuesday, February 10, 2026 2:38:02 PM

Katelyn

As a matter of policy and practice any time my firm is representing a developer or applicant I recuse myself from the vote and discussion. That's the way I and the City have operated for the last two years I've served this Ward.

From: Katelyn Hoefle <katiehoefle@icloud.com>
Sent: Tuesday, February 10, 2026 2:29 PM
To: Council <council@billingsmt.gov>
Subject: [EXTERNAL] YCC Rezoning Vote



My name is Katelyn Hoefle, and I live in the Yellowstone Country Club Estates. I am an avid user of the open spaces zoned into our subdivision. I love having these open areas available for all our use.

Recently, the Yellowstone Country Club hired a local engineering firm to survey our open areas for possible refining to become residential lots, changing the character and structure of our subdivision .

Open spaces are a big part of who we are as Montanans. Having a chance to enjoy the beauty and freedom of our natural setting is essential to all of us.

I would ask you to consider doing two things to protect our subdivision. One, vote no to YCC's request to change our zoning code; and two, ask that Scott Aspenlieder, who owns the survey company, recuse himself from any YCC decision relating to the use of open lands.

Thank you for your time in reading my request.

Katelyn Hoefle
Sent from my iPhone

From: [Kelli Wilson](#)
To: [Council@yellowstonecc.com](#)
Subject: RE: 2022 Yellowstone Country Club Board Meeting
Date: Monday, February 14, 2022 1:02 PM

Kelli

On issue that came before the council which my firm is representing a developer or applicant I recuse myself from voting. That's how I've handled these issues the two years on council and this will be no different.

From: Kelli P Wilson <kelli.p.wilson@gmail.com>
Sent: Tuesday, February 15, 2022 1:46 PM
To: Council <council@yellowstonecc.com>
Subject: [OTTERMAN] Yellowstone Country Club Estates rezoning



Hello, my name is Kelli Wilson and I live in the Yellowstone Country Club Estates. I am an almost daily user of the paths along the north end of the neighborhood and I love having these open areas available to our neighborhood and community. I am also a lover of Montana and it's natural, awe inspiring beauty.

Additionally, I am a member of the Yellowstone Country Club. I am very familiar with their financial situation and understand the need behind the sale of their land assets. As an active and involved member, I very much desire for the club to continue to be a gathering place for our membership and I understand that the rezoning and sale of land assets may be a necessary step.

Considering these two conflicting interests, I would like to propose a middle ground: is it possible to rezone 4 of the 7 lots, but keep 3 as parks/open space? Specifically, I think it would be reasonable to maintain the three lots on Ben Hogan (Lots 4, 5 and 6 of the attached plot) as open space considering these are the most frequently used for recreation. The majestic, rocky point of the covecks that is directly behind these lots is breathtaking and loved by many. The development of these three lots will significantly alter a classic Billings overlook view.

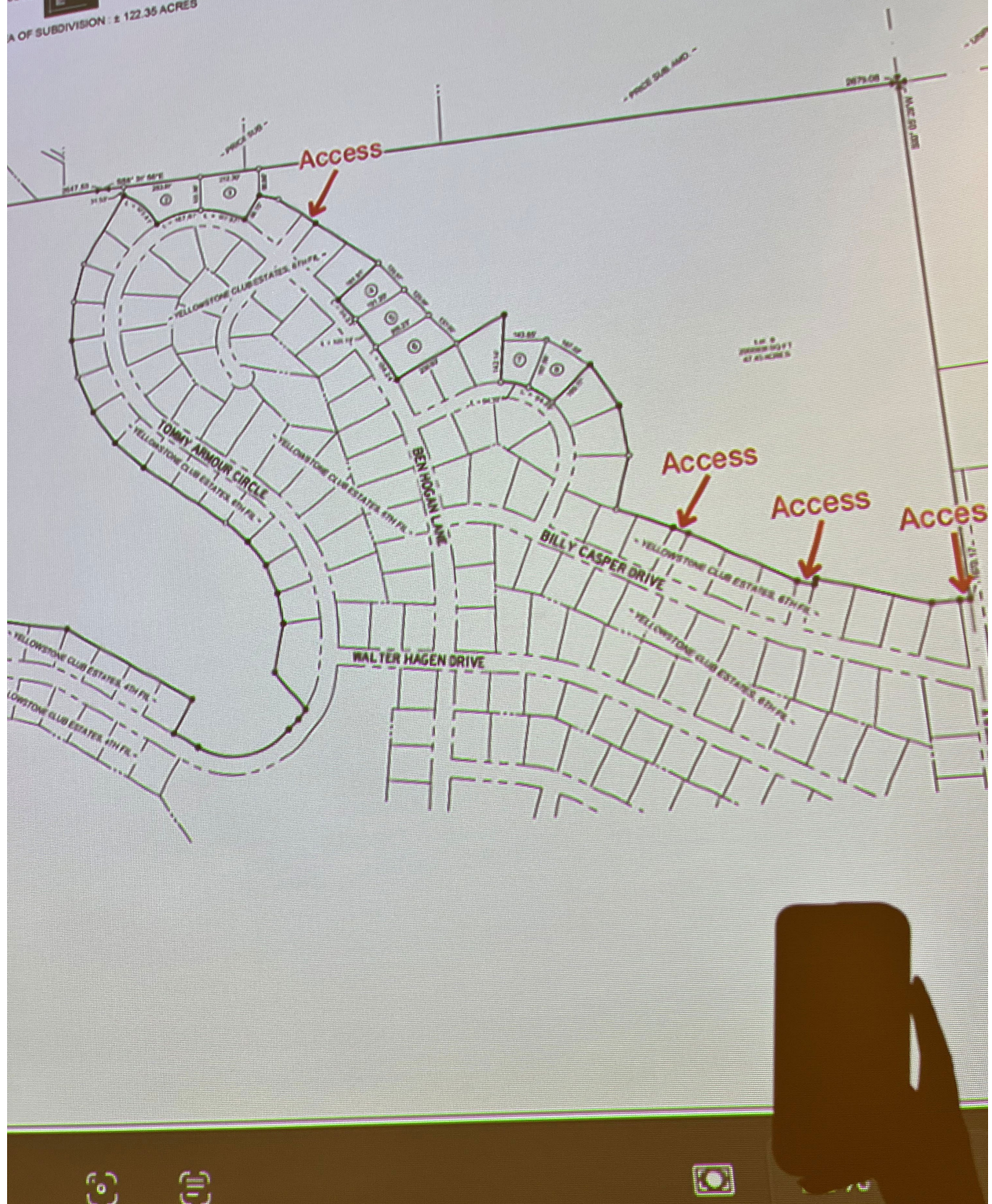
I believe that this is a fair compromise and equitable resolution to the two legitimate desires in this issue.

It has also come to my attention that Council member Scott Appenlander is the owner of a company contracted to be involved in the development of this project. This is a clear conflict of interest. I simply request that he carefully considers both sides of this issue and makes decisions based on the community members that he represents, not his own personal gain.

Thank you for your time and thoughtful consideration.

Kelli

2 OF THE AMEND
SURVEY NO. 836 LOCATED
25 EAST, P.M.M., YELLOWSTONE COO
CLUB
PREPARED BY : PERFORMANCE ENGINEERING, LLC
A OF SUBDIVISION : ± 122.35 ACRES



From: [Kelli P. Wilson](#)
To: [Aspenlieder, Scott](#)
Cc: [Council](#)
Subject: Re: [EXTERNAL] Yellowstone Country Club Estates rezoning
Date: Tuesday, February 10, 2026 3:36:26 PM



Great, thanks Scott

Kelli

On Feb 10, 2026, at 1:51 PM, Aspenlieder, Scott
<AspenliederS@billingsmt.gov> wrote:

Kelli

On issue that come before the council which my firm is representing a developer or applicant I recuse myself from voting. That's how I've handled these issues the two years on council and this will be no different.

From: Kelli P Wilson <kelli.p.wilson@gmail.com>
Sent: Tuesday, February 10, 2026 1:46 PM
To: Council <council@billingsmt.gov>
Subject: [EXTERNAL] Yellowstone Country Club Estates rezoning

Hello, my name is Kelli Wilson and I live in the Yellowstone Country Club Estates. I am an almost daily user of the paths along the north end of the neighborhood and I love having these open areas available to our neighborhood and community. I am also a lover of Montana and it's natural, awe inspiring beauty.

Additionally, I am a member of the Yellowstone Country Club. I am very familiar with their financial situation and understand the need behind the sale of their land assets. As an active and invested member, I very much desire for the club to continue to be a gathering place for our membership and I understand that the rezoning and sale of land assets may be a necessary step.

Considering these two conflicting interests, I would like to propose a middle ground: is it possible to rezone 4 of the 7 lots, but keep 3 as parks/open space? Specifically, I think it would be reasonable to maintain the three lots on Ben Hogan (Lots 4, 5 and 6 of the attached plat) as open space considering these are the most frequently used for recreation. The majestic, rocky point of the rimrocks that is directly behind these lots is breathtaking and loved by many. The development of these three lots will significantly alter a classic Billings rimrock vista.

I believe that this is a fair compromise and equitable resolution to the two legitimate desires in this issue.

It has also come to my attention that Council-member Scott Aspenlieder is the owner of a company contracted to be involved in the development of this project. This is a clear conflict of interest. I simply request that he carefully considers both sides of this issue and makes decisions based on the community members that he represents, not his own personal gain.

Thank you for your time and thoughtful consideration.

Kelli

<image001.jpg>