



CITY ZONING COMMISSION
CITY OF BILLINGS, MONTANA
TUESDAY, AUGUST 8, 2012

SUBJECT: Zone Change #901, EBURD Code Zone Change
THROUGH: Candi Beaudry, AICP, Planning Director
PRESENTED BY: Steve Zeier, TIF Coordinator

ANALYSIS OF GENERAL MANUFACTURING IN RAIL SPUR VILLAGE

A list of businesses was presented on August 7th, 2012 by Jerry T. Ray & Company. It was their position that these businesses were categorized as General Manufacturing in nature. See the analysis below per the General Manufacturing definition and table as provided by EBURD Code July Draft Table 27-1806-4.

Vemco, Inc. Bailey Garage Doors Project Sheet Metal Proper Supply Motion Industries Skyline Stainless Community Home Oxygen	Bargreen Ellingson CHS / Mountain Mudd Thermax Insulation Duff Norton Jacks Reliable Tent & Awning Bandag Tire
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4 businesses are not in the EBURD and therefore will not be affected by the EBURD Code.

- Bailey Garage Doors
- Reliable Tent & Awning
- Bandag Tire
- Proper Supply

7 businesses are categorized as Warehouse/Distribution, therefore not affected.

- Vemco, Inc
- Motion Industries
- Community Home Oxygen
- Bargreen Ellingson
- CHS/Mountain Mudd
- Thermax Insulation
- Duff Norton Jacks

2 businesses are categorized as Fabricated Metal Products under the EBURD code they would be classified as Craftsman Industrial Use and permitted and are therefore not adversely affected.

- Project Sheet Metal
- Skyline Stainless/Air Controls

Conclusion: It is the conclusion of City Planning that none of the business listed by Mr. Ray are affected adversely under the new EBURD proposed code.