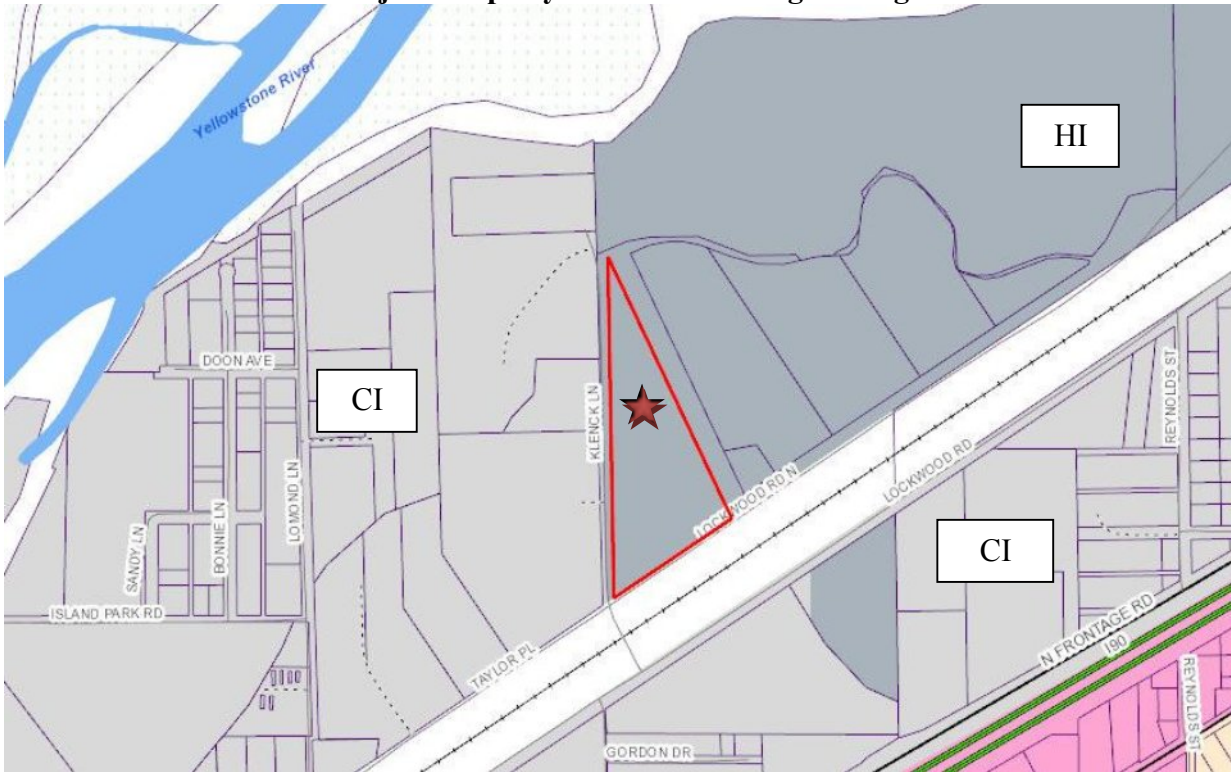


Attachment A
Subject Property and Surrounding Zoning



Subject Property ★

Attachment B
Photos of the Subject Property and Surrounding Area



Subject property looking north



Looking east across subject property



View west from subject property



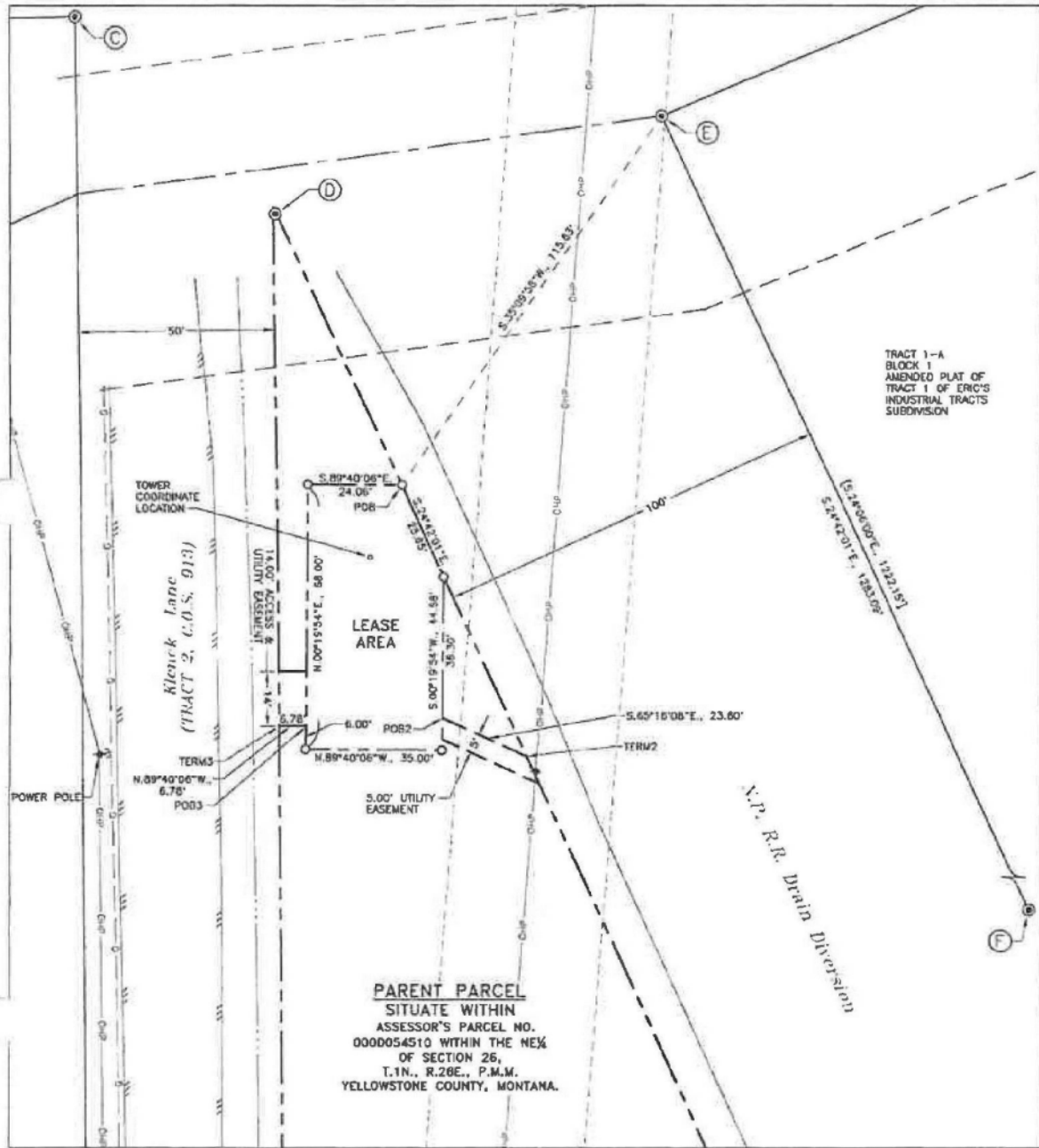
North corner of subject property



View of wireless tower 3500 feet from proposed wireless tower, at the intersection of Steffes Road (to the left) and Lockwood Road.



Attachment C
Site Plan



EASEMENT AND LEASE AREA OVERVIEW

SCALE: 1" = 30'

Attachment D
Applicant's Letter



December 30, 2014

Chairperson
Yellowstone County Board of Adjustment

Dear Chairperson,

Verizon Wireless is proposing a 100 foot tower and 12' x 26' equipment shelter at 527 Klenck Lane, Billings, MT 59101. This is a vacant lot and is zoned heavy industrial.

There are trees to the east, and a trucking company to the west. The Yellowstone River is to the north. The property is triangular in shape and Verizon Wireless is proposing to use the point of the triangle. This is typically a mostly unusable area for commercial or industrial development.

Verizon Wireless is requesting this variance because there is another wireless tower within 1 mile. That tower serves the freeway well, but it is not centered to serve the population in this area of Billings. The proposed Verizon Wireless site is further north and will serve some population in the Heights as well as the freeway and areas south of the Yellowstone River.

Because there are many factors that go into determining an exact build date for a new wireless communications facility, Verizon Wireless would like to request that the variance, if approved, be in effect for three years.

Thank you very much for hearing this case.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Howell".

Kevin Howell
President, Digital Skylines, Inc.
Representing Verizon Wireless



Yellowstone County
Variance Application
Klenck Lane / Verizon Wireless site BIL Lockwood

Supplemental Information Enclosed:

1. Answer the following questions:
 - A. What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?
The zoning regulations call for a one mile radius between wireless towers, even in Heavy Industrial. Verizon Wireless would like to place a tower further to the north than the existing tower. If the tower is further north it will allow Verizon Wireless to be better centered in the population and not just serve the freeway and minimal population south of the freeway. The tower will serve some population in the Heights without having to place another tower in the Heights. The site is also designed to serve the eastern portion of the Metra and visitors that attend events there. The closer we place towers to the population that is utilizing them, the more effective the tower is. The major obstacle to collocating on the existing tower is that the desired population may not be served well, which would trigger the need for another site farther north.
 - B. Why is there a need for the intended use of the property at this location?
People are using wireless technology at a huge rate. Nationally, 41% of homes have no landline at all and rely on wireless technology exclusively for all of their calls. That means that over 2 of every 5 homes have no way to call 911 except over wireless. Verizon Wireless is trying to keep up with the demand. Verizon Wireless is working on more than a dozen new wireless sites in the metro Billings area. This proposed site would support both voice calls and wireless data.
2. Prepare a written statement addressed to the Chairperson of the Board of Adjustment. State what is intended to be done with the property, including new construction or change in the use of the property, and why the variance is being sought.
A written statement addressed to the Chairperson of the Board of Adjustment is attached.

COUNTY VARIANCE

APPLICATION FORM
ID: County Variance # 271 - Project # PZ-15-00001

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings-Yellowstone County Unified Zoning Regulations.

TAX ID # D05451 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: S26, T01 N, R26 E, FRAC W PART SENE & NESE W OF RY DRAIN DITCH & 50' STRIP ON W SIDE OF SENE NESE

Address or General Location (If unknown, contact County Public Works): 527 Klenck Lane, Billings, MT 59101

Zoning Classification: Heavy Industrial

Size of Parcel (Area & Dimensions): 2252 Sq. Ft.

Covenants or Deed Restrictions on Property: Yes _____ No x

If yes, please attach to application

Variance Requested: Approval to build a 95' self-support cell tower at lat/lon 45 48 27.86 / -108 26 59.77


Facts of Hardship: There is an existing wireless tower within 1 mile of Verizon Wireless' proposed location. While that tower serves the freeway well, it cannot cover the area to the north including the population in the Heights as well as the freeway and areas south of the Yellowstone River. The proposed new site will allow continuous coverage and capacity throughout this area of Billings.

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Marte M Nelson Trust (Attn: Steve Nelson)
(Recorded Owner)
3007 Radcliffe Drive, Billings, MT 59102
(Address)
(406) 259-9168 steve@stevensontrucking.com
(Phone Number) (email)

Agent(s): Kevin T. Howell, President, Digital Skylines, Inc. Representing Verizon Wireless
(Name)
11340 N 105th Place, Scottsdale, AZ 85259
(Address)
(480) 425-9353 khowell@digitalskylines.com
(Phone Number) (email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Variance. Also, I attest that all the information presented herein is factual and correct.

Signature:  Date: 12-24-14
(Recorded Owner)