

January 7, 2016

Nicole Cromwell
Zoning Coordinator
City-County Planning Division
2825 3rd Ave. North, 4th Floor
Billings MT 59101



Regarding: County Zone Change #669, Project Number 15-217

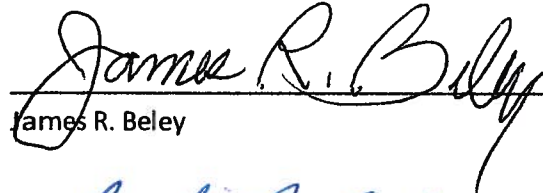
Dear Ms. Cromwell:

We wish to state our opposition to the above request for a zone change. The property in question is directly across Highway 3 from our residence. Our objection is based on the following:

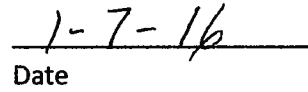
1. The stated purpose of a helipad for Billings Flying Service is to maintain and refurbish helicopters for re-sale, industrial work, and fire suppression. This purpose does not fit the criteria for the PUBLIC zoning designation. The proposed business does not provide a service to the public as all activities are strictly for the private use of the business of Billings Flying Service.
2. The applicant gives absolutely no indication of their plans for the remainder of the property and therefore there is no reason for changing the remainder of the property from Agriculture-Open Space (A-1) to Controlled Industrial.
3. Controlled Industrial would provide too heavy of use for the area along Highway 3. There is no railroad access and trucking access to major interstate highways is limited. Water and sewer is limited or nonexistent. There is no other Controlled Industrial zones in this region of the county.
4. The requested zoning change does not meet the following criteria as established by the Planning Division:
 - Criteria 7.** A Helipad can hardly be considered compatible with the present urban growth in the area which is residential subdivisions.
 - Criteria 8.** A Helipad at any stretch of the imagination does not consider to the character of the residential neighborhoods adjacent to the property.
 - Criteria 9.** The Helipad and any industrial zone change will absolutely decrease the value of existing properties adjacent to the property.
 - Criteria 10.** The Helipad and commercial use would not be the best use of this land. The county has an opportunity to carefully plan for the entire corridor along the North side of Highway 3 and promote something that would truly be beneficial to Yellowstone County. This could include a walking trail, picnic areas, natural wildlife area to complement the existing wildlife habitat currently attracted to the open range land and ephemeral pond with surrounding trees and nearby rimrock formations.
 - Criteria 11.** Neither zone change is compatible with the adjacent zoning of residential properties.

We would prefer the county not establish such a major precedent on such a small piece of property but rather take the opportunity to establish a comprehensive zoning plan along the North side of Highway 3 that would be something less intensive and provide more of a buffer or gradual transition from the adjacent residential properties to any future commercial endeavors.

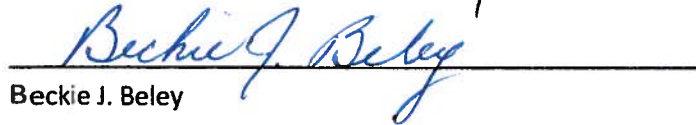
Sincerely,



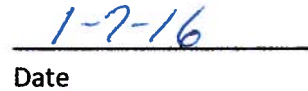
James R. Beley



Date



Beckie J. Beley



Date

3382 Stoney Ridge Rd.
Billings MT 59106