

January 6, 2016

Planning Division
Planning & Community Services Department
2825 3rd Avenue North, 4th Floor
Billings, Montana 59101

RE: County Zone Change #669
Project Number: 15-217

Ladies and Gentlemen,

My wife Brenda and I live at 3420 Masterson Circle, which is within 300 feet of this proposed zoning change. This letter is being written to inform you that we are not in favor of zoning change referenced above.

We invested in our home here on the Rims over 10 years ago and have enjoyed living here very much. We enjoy being out in our yard and it gives us immense pleasure keeping it up. Also, we entertain family, neighbors and friends in our back yard during the summer. This proposed zoning change would certainly impact those activities.

We are very concerned regarding this proposed zoning change and the impacts it will create regarding property values, noise levels, potential pollutions and traffic congestion in the immediate area. Historically, this has been a very peaceful and quite neighborhood. We are about ready to retire and have relied on the value of our property to assist in our retirement plan.

This area of the Rims provide so much for the City of Billings with its beauty as well as its bike paths and walking trails. An industrial re-zoning adjacent to our neighborhood would have a major impact on these activities and the area in general.

Further, I'd call your attention to the letter attached to the Zoning Change Application, under Item 2, explaining the need for the zoning change, that states in part "Concerning proper land use, the Yellowstone County and City of Billings 2008 growth Policy Update sets two relevant goals: a. Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans; and, b. New developments that are sensitive to and compatible with the character of adjacent City neighborhoods and County town sites.". It seems to us, as owners of adjacent property, that neither of these goals will be met by allowing the proposed zoning change.

My wife and I appreciate you taking the time to consider our letter; and, request that you ask yourself, if this area was your home and your life style was being jeopardized and the value of your home would most likely be devalued by this proposed zoning change, what would your reaction be?

Sincerely,



Robert (Bob) Dossett
3420 Masterson Circle
Billings, Montana 59106
Phone: 406-534-1255

cc: Yellowstone County Board of County Commissioners
P.O. Box 3500
Billings, Montana 59107

