



COUNTY OF YELLOWSTONE ZONING COMMISSION

AGENDA-Monday, April 11, 2016

3:30 PM

**BILLINGS LIBRARY COMMUNITY ROOM (1ST FLOOR)
510 NORTH BROADWAY, BILLINGS, MONTANA**

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

Call the meeting to order.

Introduction of the Yellowstone County Zoning Commission Members and Planning Department Staff.

Public Comment

MOTION. Approval of Minutes: February 8, 2016; February 12, 2016. There was no meeting on March 14, 2016.

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

a. The Exparte Communication Binder is available at the Sign-In and Agenda Station.

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

- a. **Item #1-County Zone Change 672 – Colton Blvd & 60th St West** – A zone change request from Agriculture-Open Space (A-1) to Agriculture Suburban (AS) on Lot 71 of Sunny Cover Fruit Farms, a 10 acre parcel of land. The applicant and agents conducted a pre-application neighborhood meeting on February 24, 2016 at 3555 Racquet Drive. Presented by Nicole Cromwell, Zoning Coordinator

- b. **Item # 2 - County Zone Change 673 – East of Cherry Creek/Danube Court Manufactured Home Park** – A zone change request from Residential 9,600 (R-96) to Residential Manufactured Home (RMH) on a portion of Lot 2, Block 1 of Cherry Creek Estates, a 16.77 acre parcel of land. The owners and agents conducted a pre-application neighborhood meeting on February 18, 2016 at the Cherry Creek Community Center at 1955 N Cherry Creek Loop. Tax ID: A31450. Presented by Wyeth Friday, Planning Division Manager.

Other Business/Announcements

Adjournment

Following the public hearing, the County Zoning Commission will make a recommendation to the Yellowstone County Commissioners. The **Board of County Commissioners** public hearing will be held **on TUESDAY, April 26, 2016, at 9:45 a.m. in Room 403A, 4th Floor of the Yellowstone County Courthouse**. The Board of County Commissioners will hear all persons wishing to speak relative to the proposed zone changes.

Information on the preceding item may be obtained at the Yellowstone County Planning Department, 2825 3rd Avenue North, 4th Floor or phone 657-8246. Anyone wishing to be heard on this matter may appear at this hearing. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Tammy Deines, Planning Clerk, at 247-8610 or e-mail at deinest@ci.billings.mt.us

County Zoning Commission

Meeting Date: 04/11/2016

Information

Subject

MOTION. Approval of Minutes: February 8, 2016; February 12, 2016. There was no meeting on March 14, 2016.

Attachments

YZC_2016_02_08_DRAFT

YZC_2016_02_12_DRAFT



Yellowstone County Zoning Commission Minutes for the Meeting of Monday, February 8, 2016

The County Zoning Commission met on Monday, February 8, 2016 in the Billings Library Community Room, located at 510 North Broadway. This meeting was continued on Friday, February 12, 2016.

The Board of County Commissioners public hearing will be held on Tuesday, February 23, 2016, at 9:45 a.m. in Room 403A, 4th Floor of the Yellowstone County Courthouse.

At 4:00 p.m., Chairman Cook opened the meeting and introduced the County Zoning Commission members and staff in attendance: Nicole Cromwell, Zoning Coordinator; Dave Green, Planner II, Tammy Deines, Planning Clerk, Robbin Bartley, Admin I

Commissioners and Staff		01_11_2016	02_08_2016	02_12_2016											
Dennis Cook	Chairman	-	1	1											
Al Littler	Vice Chairman	-	1	1											
Jerry T. Ray	Commissioner	-	1	1											
Troy Boucher	Commissioner	-	1	1											
Ryan Wittman	Commissioner		1	1											

Attending: (Attached)

Public Comment

Chairman Cook asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public can be heard on any subject that is not on the agenda; the Yellowstone County Zoning Commission will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion.

Disclosure of Conflict of Interest: There was no disclosures of conflict of interest.

Disclosure of Outside Communication: The following items were received and available in the Exparte Communication Notebook:

YCZC #671: (opposition) presented by George Nielson, 2050 East Lane, Billings, MT during the public hearing. “Criteria to be used for Review of Zone Changes/Josephine Landing”

YCZC #669: (opposition). Presented during public hearing. Letter Jim Camp, 101 Sky Ranch Drive, Billings, Montana

YCZC #669 (favor) 2/11/16 letter. Tolliver Law Firm, 1004 Division St., Billings, Montana

YCZC #669 (opposition), 2/16/16 email. Joel Anderson, joela@ctagroup.com

YCZC #669, (opposition), 2/09/16 letter. James R. Scott, PO Box 7113 Billings, Montana



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YCZC #669, (opposition), 2/08/16 letter. Rimrock Neighborhoods Task Force, Lyle Gabrian, Chair, Rimrock Neighborhoods Task Force

YCZC #669, (opposition), 02/08/16 email. Scott Langman, slangman@montana.net

YCZC #669, (opposition), 2/08/16 letter. Diane A. Jung, 4239 Blackpool Trail, Billings, Montana

YCZC #669, (favor), letter, Mike Nash, 505 Cemetery Road, Park City, Montana

YCZC #669, (opposition), 02/08/16 letter, Dave Kinnard, 106 Sky Ranch Drive, Billings, Montana

YCZC #669, (opposition), 02/04/16 letter, James & Beckie Beley, 3382 Stoney Ridge Road, Billings, Montana

YCZC #669, (opposition), 02/04/16 letter and attachment, Tim Filz, Christensen Fulton & Filz, 2825 3rd Ave N., Suite 100, Billings, Montana

YCZC #669, (opposition), 01/06/16 letter, Robert (Bob) Dossett, 3420 Masterson Circle, Billings, Montana

YCZC #669, (opposition), 01/07/2016 letter, Ben T. Sather, Sather & Holm, PLLC, 2301 Montana Ave., Ste 202, Billings, Montana

YCZC #669, (opposition), 01/06/16 letter, attachment. Tim Filz, Christensen Fulton & Filz, PLLC, 2825 3rd Ave N., Suite 100, Billings, Montana

YCZC # 669, (favor), 01/13/16 letter, Rob Bergeson, Edwards Flying Service, 1691 Aviation Place, Billings, Montana 59105

YCZC #669, (favor) 01/25/16 letter, attachment. Kenneth Tolliver, Tolliver Law Firm, 1004 Division Street, Billings, Montana

YCZC #669, (favor), letter, Tanner Woodcock

Approval of the November 9, 2015 Meeting Minutes (The December meeting was cancelled due to a lack of agenda items. The January 11, 2016 meeting was cancelled due to a lack of a quorum). Chairman Cook called for approval of the November 9, 2016 meeting minutes.

Motion

Al Littler made a motion and Jerry Ray seconded the motion to approve the November 9, 2016 meeting minutes. The motion carried with a unanimous voice vote.

Item #1. Motion. County Zone Change #670 – 3329 Driftwood Lane – Former Lockwood Fire Station – A zone change request from Residential 9,600 (R-96) to Community Commercial (CC) on Lot 7, Block 1 of McIntosh Subdivision, a 24,132 square foot parcel of land generally located at 3329 Driftwood Lane. A pre-application neighborhood meeting was



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held on November 30, 2015 at the new Lockwood Fire Station at 501 Johnson Lane. Tax ID: C08725.

Dave Green opened this agenda item and gave the staff report.

REQUEST

Item # 2 - County Zone Change #670 – 3329 Driftwood Lane – Former Lockwood Fire Station – A zone change request from Residential 9,600 (R-96) to Community Commercial (CC) on Lot 7, Block 1 of McIntosh Subdivision, a 24,132 square foot parcel of land generally located at 3329 Driftwood Lane. A pre-application neighborhood meeting was held on November 30, 2015 at the new Lockwood Fire Station at 501 Johnson Lane. Tax ID: C08725. Presented by Dave Green, Planner II.

RECOMMENDATION

The Planning staff is forwarding a recommendation of Approval based on the 11 criteria for zone changes.

Discussion

Chairman Cook called for discussion from the Commission members. Chairman Cook asked if the Lockwood Steering Committee reviewed the land use proposal. Dave Green explained that the current plans depict this parcel as a commercial corner; the draft plan has not been finally vetted and reviewed.

Applicant

Chairman Cook called for presentation by the applicant.

Chuck Plat, Diamond Real-Estate, 145 Grand Ave, Billings, Montana

Mr. Plat is the representative for the Lockwood Volunteer Fire Service. He explained that this is a unique property as the fire station was built in this location so it would best serve the community. The building is 30 years old but is very well maintained. The Lockwood Fire Department has relocated and they have met with City Planning to discuss the potential for this property. Through these discussions, it became evident an industrial use will not work at this location, and Community Commercial zoning seemed to be the better fit.

Public Hearing 3:13 p.m.

Favor: Chairman Cook opened the public hearing and called for anyone wishing to speak in favor or against of County Zone Change #670. There was no one wishing to speak in favor of County Zone Change #670

Opponents: Chairman Cook called for anyone wishing to speak in opposition of County Zone Change #670.



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Kevin Johnson, 3348 McIntosh Drive, Billings, Montana

Mr. Johnson has resided at this address for 35 years. He described the structure as “a large conglomeration”. Mr. Johnson does not want a commercial use on this parcel and he asked what kind of business will go in. He stated he is against this application. Commissioner Ray asked what Mr. Johnson would find acceptable, and Mr. Johnson replied he doesn’t know.

Gene Holman, 3340 McIntosh, Billings, Montana

Mr. Holman stated he is against this application. He would like to see the structure torn down and a residential use put in its place. He stated he doesn't want diesel trucks on this property which is adjacent to his residence.

Rebuttal: Chairman Cook called for rebuttal.

Chuck Plat, Diamond Real-Estate, 145 Grand Ave, Billings, Montana

Mr. Plat stated the value from the sale of the building will be used within the community. There is an exhaust system within the building that may accommodate vehicle.

Chairman Cook asked if there was anyone else wanting to speak in favor or against Yellowstone County Zone Change #670. There was none. At 3:19 p.m., Chairman Cook closed the public hearing and called for a motion.

Motion

Commissioner Whitman made a motion and it was seconded by Commissioner Littler to forward a recommendation of Approval to the Board of County Commissioners based on the 11 criteria for zone changes.

Discussion

Commissioner Littler inquired regarding allowed uses for Community Commercial zoning. Dave Green responded and said the zoning will allow for a truck repair business but not a truck stop. He stressed that any proposed new used will have to conform to the current zoning, and a zoning compliance permit will be required for construction on the property. Ms. Cromwell the proposed zoning allows for auto repair shops, car washes, day care facilities, offices, and retail uses.



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Chairman Cook called for a Roll Call vote

Name	Favor	Against	Abstain
Chairman Cook	x		
Commissioner Boucher		x	
Commissioner Littler	x		
Commissioner Ray	x		
Commissioner Wittman	x		

The motion carries 4-1 with Commissioner Boucher voting against the motion. This application will be heard on March 1, 2016.

Item #2 - County Zone Change #671– Elysian Road and East Lane – Josephine Landing Planned Development – A zone change request from Agriculture-Open Space (A-1) to Planned Development with a mix of land uses including residential and commercial Tracts 1 & 2 of C/S 3592 and Tract 1 & 2 of C/S 3594, a 142 acre parcel of land. A pre-application meeting was conducted on December 28, 2105, at McCall Homes at 1536 Mallowney Lane. Tax IDs: D01915, D01916.

REQUEST

Item #2 - Zone Change #671 - A zone change request from Agriculture-Open Space (A-1) to Planned Development with a mix of land uses including residential and commercial Tracts 1 & 2 of C/S 3592 and Tract 1 & 2 of C/S 3594, a 142 acre parcel of land. A pre-application meeting was conducted on December 28, 2105, at McCall Homes at 1536 Mallowney Lane. Tax IDs: D01915, D01916. Presented by: Nicole Cromwell, Zoning Coordinator

RECOMMENDATION

The Planning Division recommends approval and adoption of the findings of the 11 criteria for Zone Change #671.

Ms. Cromwell opened with a PowerPoint presentation and gave an overview of the staff report. Due to the timing of the development, the applicant has chosen to apply for a zone change within the County, proceed with a petition for annexation, and then develop the parcel in phases. She explained the form based code transect zones T5 and T4, and the allowable uses for these zoning types.

Discussion: Chairman called for discussion from the Commissioners. There was none.



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Applicant: Chairman Cook called for presentation by the applicant.

Greg McCall, McCall Development, 1615 Front Street, Billings, Montana

Mr. McCall stated they are proceeding with a Planned Development zone change based on a form based code, similar to the code used for Josephine Crossing Subdivision. He said this is more of an urban style pattern with connectivity throughout the neighborhood. He explained the related density in the form based code in comparison to the existing code per request of Commissioner Littler. Mr. McCall said it is very similar to Josephine Crossing, except there is some opportunity for larger yard types. He stated the school district just completed a large addition, is aware of the proposed build out, and is prepared for this type of growth.

Public Hearing: At 3:33 p.m., Chairman Cook opened the public hearing and called for anyone wishing to speak in favor of County Zone change #671.

Favor

Leroy Walter, 1807 East Lane, Billings, Montana

Mr. Walter said his family has owned this parcel has for almost 100 years and he feels it is time to develop it. Mr. Walter said he would like to see this project move forward as it is good for the community.

Opposition: Chairman Cook called for anyone wishing to speak in opposition of County Zone Change #671.

Katheryn Nilson, 1424 Hondo Way, Billings Montana

Ms. Nielson stated her family has owned their property over 100 years. She said she feels the development of the Yellowstone Valley farm ground is a travesty. She commented there is land located north, east, and northwest of this parcel that would be excellent for development; and there are still several local farmers producing good crops, creating jobs and a strong community. Ms. Nilson voiced concern with traffic congestion, air congestion, and having too many people in this area. She stated this type of community should be built in walking distance of schools, and stores. Ms. Nilson is in opposition and feels approval of this application will be detrimental to future generations.

George Nilson, 2050 East Lane, Billings, Montana

Mr. Nilson is opposed to this application. He submitted copies of a packet to each member of the Commission and verbally addressed each one of the criterion.



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Henry Nilson, 1424 Hondo Way, Billings, Montana

Mr. Nilson commented on page 3 of the criterion listed in their packet. He asked when construction will begin and stressed the need to “concentrate on Billings and not building a slum”. He said this application violates the Montana Code Annotated. Mr. Nilson is a member of the Canyon Creek irrigation system. He voiced concern with construction next to the ditch and stated access is needed for maintenance. He asked if there will be a storm drain system as he did not find one listed in the proposal. Mr. Nilson is concerned with storm water flows into the Yellowstone River, and commented on the potential for water contamination.

Commissioner Ray asked if Mr. Nilson has drain ditches that will go through this property. Mr. Nilson referred to a posted plat map and noted the irrigation flows. He said his family has owned their property for 100 years; they are agricultural proponents; and oppose any development of agricultural lands.

Kelly Goodman, 2201 East Lane, Billings, Montana

Ms. Goodman owns an adjacent parcel next to the river. She said she does not want future residents of this subdivision to trespass on her land or their dogs to chase livestock. She asked how this development will affect traffic the infrastructure at King Avenue and Mallowney Lane; and stressed the need for fire protection as there are grain fields in the vicinity.

Nancy McGrath, 5005 Zimmerman Trail, Billings, Montana

Ms. McGrath is a member of the Rimrock Neighborhood Task Force. She commented on community growth. She doesn't feel the infrastructure in this neighborhood can support the additional houses and roads. Ms. McGrath agrees with the Nilson's point of preserving agricultural lands.

Rebuttal-Chairman Cook called for rebuttal

Greg McCall, 1615 Front Street Billings, Montana

Mr. McCall thanked the Nielson family for bringing forward their concerns. He explained they chose this subdivision design to preserve farmland. Mr. McCall said they met with community members and worked to build Elysian School. He said the City embraced the idea of development in this area and avoiding the use of septic systems. He said the use of the City's services will pay back the infrastructure costs. Mr. McCall desires to create a walkable neighborhood. He said sprawling commercial uses will continue to develop if this parcel is not annexed into the City. The McCalls plan to develop in a smart way, and bring density, a tax base, and community into an area that is ready for it to happen.



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Chairman Cook asked if there was anyone else wanting to speak in favor or against Yellowstone County Zone Change #671. There was none. Chairman Cook closed the public hearing and called for a motion.

Motion

Commissioner Littler made a motion and it was seconded by Commissioner Whittman to recommend approval and adoption of the findings of the 11 criteria for Zone Change #671.

Discussion

Chairman Cook called for discussion. Commissioner Littler said he is aware of several of the issues brought up during the hearing today. He commented the City/County Planning Board will address traffic and surface water issues during the subdivision review.

Name	Favor	Against	Abstain
Chairman Cook	x		
Commissioner Boucher		x	
Commissioner Littler	x		
Commissioner Ray	x		
Commissioner Wittman	x		

The motion carries 3-2 with Commissioner Ray and Commissioner Boucher voting against the motion.

Item #3 - County Zone Change #669 – West of Billings Logan Airport – 2300 Block of Highway 3 North – A zone change request from Agriculture-Open Space (A-1) to Public (P) on the north 600 feet of Tracts 13 and 14 of C/S 2037 (~18.49 acres), and Controlled Industrial (CI) on 20 acres directly south of the proposed Public zone on Tracts 13 & 14, C/S 2037, a 58.66 acre parcel of land. The 20 acres immediately north of Highway 3 will remain in the A-1 zoning district. A pre-application meeting was conducted on November 20, 2015 at the Tolliver Law Firm, 1004 Division Street. Tax IDs: D04575L, D04575M.

RECOMMENDATION

The Planning Division recommends denial based on the proposed findings of the 11 criteria for Zone Change 669.

Chairman Cook called for the staff presentation. Zoning Coordinator Nicole Cromwell opened this agenda item with a PowerPoint presentation and gave an overview of the staff report. She explained the request and reviewed a posted map of the airport noise overlay district and an influence area map. She pointed out the Billings Logan Airport is located directly east of this parcel and the existing business is located at 6309 Jellison Road. Staff is recommending denial based on the review criterion. The uses in the Controlled Industrial zone may not be compatible with residential zones and future uses may be incompatible with the public zone. Planning staff has received several letters of public comment and they are available in the ex parte notebook. Sixty-eight persons signed in to testify at the last hearing on January 11, 2016 and were notified



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of this hearing.

Discussion- Chairman Cook called for questions and discussion from the Commission members. Ms. Cromwell concurred with Commissioner Ray and said a helicopter pad may be allowed in unzoned areas or in areas zoned for this use.

Applicant-Chairman Cook called for presentation by the applicant.

Tyler Dugger, Tolliver Law Firm, 3203 Westfield Drive, Billings, Montana

Mr. Dugger stated he is an associate attorney at Tolliver Law Firm, which has represented Billings Flying service for a number of years. He related the development history of the current airport and gave some background information on this application. This proposal is requesting Public, Controlled Industrial, and Agricultural-Open zoning. Mr. Dugger consulted regulations and found this use is allowed exclusively in public zoning whether the parcel is owned by a public entity or not. He read aloud the definition of Controlled Industrial zoning. He noted this property borders Highway 3 and is adjacent to Billings Logan International Airport, and said these factors should be weighed as a part of this decision. Mr. Dugger stressed the need to balance the interests of current property owners interested in development; concerned area residents; the airport; and the applicant, Billings Flying Service; who wishes to expand its business. Mr. Dugger provided the Commissioners with a depiction of the designated zone change and the surrounding area. He pointed out the aircraft elevations during approach and departure. Mr. Dugger commented on the neighboring residential area and said they are aware of the concerns. He said it is important to keep in mind the value of these properties is related to the view, the quality of construction, and access to the City center. He said Billings Flying Service makes every effort to alleviate concerns, including concerns with dust issues. He said dust wreaks havoc with aviation equipment. To address concerns with noise and increase air travel, they conducted a helicopter test with two landings of the on the site, closer than where the eventual landing pad will be located. Mr. Dugger presented a video of the flight test to the Commission and those in attendance. Mr. Dugger said it is important to take into account the interests of the current owners as the property is currently underutilized. Due to the impacts of the airport, the location deters livestock and they are unable to farm. Billings Flying Service sees the proximity to the airport as an advantage and this is a unique opportunity to put this land to use. The Chinook project will afford Billings Flying Service potential customers throughout the globe. When coming to Billings to explore an investment, these customers expect to come to the airport area.

Mr. Dugger gave his observations on the three criterion listed in the staff report. The Division recommended denial but the recommendation is not supported by the City's Findings.



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Furthermore, Billings Flying Service does not believe the staff adequately discussed the integration of the Controlled Industrial zoning and the helipad. The staff report over balances residential interests and under balances the owners' interests. If not this, then what? There has not been an adequate answer. The staff report does not address the crippling impact of the airport on future development.

Mr. Dugger argued the criterion in the staff report and stated there is not one disqualifying criterion noted. He continued with comments on the criterion in the Findings he feels is most relevant to striking a balance for a decision.

1. **Is the new zoning designed in accordance to the Yellowstone County and City of Billings 2008 Growth Plan?** The report notes zoning this property to Public, (18.5 acres), and CI, (20 acres), would be consistent with neighborhood character and land use patterns in this area. The airport influence zone combined with a lack of public services will limit the type of services in this zone.
2. **The proximity to existing airport allows expansion in a coordinated manner.** This business will bring economic advantages, high paying jobs, and capital into the community
3. **Address health and general welfare.** They have attempted to address the noise. The test revealed the highway noise is often more than the helicopters. The closest residence to the proposed CI zone is over 700-feet so noise from any of these uses will not be likely to impact these residences.
4. **Will the new zoning be compatible with urban growth and its uses?** The proposed zoning may be compatible with the adjacent zoning south and west. Remember the location of the airport and that it is the prominent feature. Whatever is ultimately built has to be compatible with the airport and protect its ability to grow. The proposed zoning will be compatible with existing uses.
5. **Will the new zoning encourage most appropriate use of this land?** This parcel is located directly west of the airport and east of dryland grazing properties. The Public zoning and Controlled Industrial, (CI), zoning could allow more intense uses but should be compatible with existing and future uses on these lands.

Mr. Dugger summarized and said Billings will continue to grow and the aviation will grow with it. This parcel should be zoned so it is compatible with the airport's growth. The Chinook program gives Billings Flying Service the opportunity to supply personnel and equipment overseas. Billings Flying Service would like take this community and the economy with it.



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Chairman Cook called for questions and discussion from the Commission members. Commissioner Ray asked about the flight pattern and if property has to be zoned to land a helicopter. Mr. Dugger replied they would use a typical east to west approach.

Gary Blaine, Billings Flying Service, 6309 Jellison Road, Billings, Montana

Mr. Blaine further replied to Commissioner Ray, and stated they can land anywhere unless there is a City or County ordinance against it; including landing on the highways in Montana. The flight approach pattern is a typical east to west approach. There will be very few departures and arrivals as this is a maintenance facility and not a flight test facility. Flight controllers mandate their direction but it would be unlikely to fly over the southern homes. They have permission to land on the airport property if needed.

Public Hearing 4:39 p.m.

Chairman Cook opened the public hearing and called for anyone wishing to speak in favor of County Zone change #669.

Favor

Gary Blaine, Billings Flying Service, 6309 Jellison Road, Billings, Montana

Mr. Blaine gave brief history of Billings Flying Service and his aviation background. He explained his interest in the Chinook helicopters. There is worldwide market for Chinook helicopters and they plan to maintain them here in Billings. Billings Flying Service has purchased two Chinook helicopters and worked through the certification process. There are future opportunities to work domestically in the western United States. He stressed the importance of having quality service and the necessity for quick service to help facilitate the repair process. Billings Flying Service works with the US Forest Service, the Department of Defense, and internationally. Chinook helicopters are faster, lift more, burn less fuel, and are easy to maintain. Mr. Blaine said they understand the neighbors' concerns and stated they wish to do this during day time hours with the least amount of dust, dirt, and noise. As to property value concerns, he said the proposed facility will be "first class". He said there is no plan for the Controlled Industrial portion of the property. They will listen to concerns and work with the community so property values will eventually increase. Billings Flying Service has searched for a suitable location for their facility and it has to be located near the airport.



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Lorraine Gallinger, 6335 Stratton Road, Billings, Montana

Ms. Gallinger stated she has been a neighbor to the Blaines since 1978. Ms. Gallinger spoke to the character of Billings Flying Service. She said she has observed this family and finds them to be giving, decent, good, and kind. She gave examples and said they are the first to mobilize the helicopter when someone is in need and they ask nothing of no one. She said they are engaged in humanitarian efforts and spoke of their extraordinary character. Ms. Gallinger asked the Commission to listen to Mr. Blaine's desire to be a good neighbor and said they will not be sorry.

Sheriff Mike Linder, 13311 Ballard Ivy Road, Billings, Montana

Sherriff Linder spoke in support of Billings Flying Service and commended them for their community support in times of crisis.

Alan Coomber, 1401 Central Ave., Billings, Montana

Mr. Coomber concurred with Sheriff Linder's comments and explained his aviation experience. He stated he is familiar with the family, their accomplishments, and willingness to help the community when needed. Mr. Coomber noted Planning's recommendation for denial of the zoning request as the land off the departure end of Runway 28 should remain Ag-Open. He pointed out it is a given the Billings Airport will expand but is limited due to the terrain. Mr. Coomber asked for acknowledgement of Billings Flying Service's desire to bring jobs and money to the Billings area. He asked what could be wrong with having a few 10 ½ ton fire extinguishers based at the airport?

Clayton Romero, 308 Pueblo, Billings, Montana

Mr. Romero said he is here today to convey the importance of Billings Flying Service to the Crow Tribe. He said they help with search and rescue missions and military training operations on the reservation. Mr. Romero stated they are good people with good intentions.

Mr. Morrison, (no address given)

Mr. Morrison works for the Crow Tribe. He said Billings Flying Service comes when needed and has helped with buffalo roundups and emergency situations.

Brian Kelleher, 7604 Niebauer Road, Billings, Montana

Mr. Kelleher is a Rocky Mountain College graduate and employee of Billings Flying Service. He said Billings Flying Service has given him and other young people opportunities to develop creative jobs to allow them to stay and work in Billings.

Cindy Dalquist, 3712 Glantz Drive, Billings, Montana

Ms. Dalquist is the Office Manager for Billings Flying Service. During her seven year tenure,



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she has seen the growth. She stated Billings Flying Service brings in skilled employees, provides great paying jobs, and invests in their employees.

Mary Gold, 43 Jefferson Street, Billings, Montana

Ms. Gold is a Montana Native and a graduate of Rocky Mountain College with a bachelor's degree in aeronautical science. Ms. Gold completed an internship at Billings Flying Service. She said they made her feel welcome and offered her a full time job to fly diverse aircraft in different situations. Ms. Gold stated the flight experience she received is above and beyond any other and it has helped her with her resume. She looks forward to returning and helping Billings Flying Service.

Caty Zindler, 1014 Lane, Billings, Montana

Ms. Zindler said she works for a company that maintains Billings Flying Service's trucks and vehicles. She stated they keep everything professionally maintained. She spoke to the concerns with aesthetics and the airplane hangars potentially taking away from beauty of Billings. She said this doesn't compare to the probationary facilities located on 27th Street. As a taxpayer, she doesn't understand the lack of support for this Billings family business that will bring in international business.

Steve Toepfer 1275 Clover Leaf, Billings, Montana

Mr. Toepfer has been a Billings resident since 1977. He related the initial concerns with houses constructed on the rims, and said now the perspective has changed as these residents are now concerned with Mr. Crippen's lands.

Rob Griggs, 2814 Manhattan Drive, Billings, Montana

Mr. Griggs said the Blaines will demonstrate their ability to be good neighbors. He said Billings is in for good things, and he hopes this request passes move us to an international level.

Sterling Starr, 3713 Tommy Armor Circle, Billings, Montana

Mr. Starr asked the Zoning Commission to consider the "big picture" of Billings for the future. He said he has participated in watching Billings grow as a member of the Big Sky Economic Development Authority and the Billings Airport Advisory Committee. He commented on the development of the Trans Tech Center, which was an open field and is now an attractive business center contributing to the health of Billings. He has observed the property to the west of Billings area and considered it as a proper place for business development due to the proximity of the airport. Having Billings Flying Service relocate is the first move to open this area to future development. Mr. Starr stated this is a highly positive business and asked the Commissioners to recommend approval of this request.



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Dan Hargrove, 5420 Bobby Jones Blvd, Billings, Montana

Mr. Hargrove is the Director of Aviation at Rocky Mountain College. He expressed his gratitude to Billings Flying Service for providing internships and hiring multiple students graduates. Mr. Hargrove stated all 100 students are thankful to Billings Flying Service as they have loaned the program an airplane for a year. Billings Flying Service has had a definite impact on Rocky Mountain College's Aviation programs. He stated Montana needs more high tech jobs.

Ralph Hanser, 1565 West Ridge Circle, Billings, Montana

Mr. Hanser stated he has been in business for 61 years and is familiar with this family and their business. He spoke of the challenges of running an emergency related business. He said Billings Flying Service is a family business that has served this community well. Mr. Hanser stated there should be no question as this business has made a large investment and this business should be located by the airport. He said the Blaines are core citizens of the community.

Mike Woods, 3404 Racquet Drive, Billings, Montana

Mr. Woods has known the Blaine family for over 40 years. He commended Billings Flying Service for their community service and stated this family will work with the neighbors.

**At 5:18 p.m., Ms. Cromwell addressed Chairman Cook and noted that there is 22 minutes remaining of meeting time and the opponents of this request have not been heard. She suggested making it known that this public hearing will have to be continued to another date and time to allow citizens their full information to the Commission.

Gary Blaine, Billings Flying Service, 6309 Jellison Road, Billings, Montana

Mr. Blaine stated as the applicant, he is willing to concede that the remaining persons standing to speak in favor will give similar testimony to what has been given. He offered to conclude the meeting with the opponents at this point and time.

Rhonda McGordon, 6090 Sunflower Drive, Billings, Montana

Ms. McGordon stated she resides near the present location for Billings Flying Service. She attested to the fact that noise is not an irritant. She spoke of the importance of supporting the next generation and creating jobs to keep them in Billings.

Bruce Crippin, 1513 Granite Peak Trail, Billings, Montana

Mr. Crippin is the current landowner and supports this request. He said this property has been in his family for close to 70 years and they have unsuccessfully tried several means of agriculture. Mr. Crippin reported they were advised twenty-five years ago that the airport would condemn all of the land except 80 acres in order to expand. Mr. Crippin stated the agent for Billings Flying



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Service approached him with this proposal. They spent time researching this family and found them to be “on the level”. He stated any development of this land has to be compatible with the airport due to the area of influence.

Announcement: Zoning Coordinator Nicole Cromwell announced the Yellowstone County Zoning Commission meeting will continue on Friday, February 12, 2016 at 11:00 am in the Billings Library Community Room.

Opponents: Chairman Cook called for opponents.

Tim Filz, 2825 3rd Ave North, Billings, Montana

Mr. Filz asked the chairman to wait for the opponents’ testimony until the February 12 meeting to allow the testimony to be presented in a cohesive fashion. Chairman Cook concurred with this request and asked to continue with the proponents.

Proponents: Chairman Cook asked the proponents to continue their testimonies until the meeting closes.

Jim Clevenger, 6275 Lupine Drive, Billings, Montana

Mr. Clevenger is the closest neighbor and is within 400 yards of the exiting helipad. He stated there is very little noise. He commented the neighbor’s lawn mower generates more noise than the helicopter and he is often unaware they are flying.

Steve Vold, 1420 Oklahoma Star Trail West, Billings, Montana

Mr. Vold stated his business services all of Billings Flying Service’s electronics and they are on the cutting edge of technology. He said this location makes a lot of sense. He spoke of the need for a quality facility for international businesses and stated Billings Flying Service is great for the community.

Chip Youlden, 4549 Palisades Drive, Billings, Montana

Mr. Youlden supports this request. He stated this is clearly the best location for this business as it is logical to have aviation where it is already located. He said Billings Flying Service is a philanthropic corporate citizen, and they deserve approval of this request. Mr. Youlden he said he owns land in western Montana and he spoke of the benefits of using Chinook helicopters to fight forest fires.

Ed Mutch, 1016 Princeton, Billings, Montana

Mr. Mutch said this is a great project and the Blaines are a great family.



**Yellowstone County Zoning Commission
Minutes for the Meeting of
Monday, February 8, 2016**

Donna McKamey, 1004 Sky Ranch, Billings, Montana

Ms. McKamey is in favor of this application and commented several citizens are opposed as they do not wish to have this in their back yard. She said the most picturesque entryway to Billings is on the south side of Highway 3. She described the surrounding properties and existing land uses. She said after Friday's demonstration, the heliport is a non-issue and the building will enhance the area rather than lead to commercial blight.

Mr. Gavert, 1317 Avenue F, Billings, Montana

Mr. Gavert said it would be a disservice not to approve this request. He said aircrafts belong by airports and they should be happy they are not putting in a hog barn.

Adjournment: The meeting adjourned at 5:40 p.m.

ATTEST: DRAFT. To be approved by a motion on Monday, April 11, 2016

FEB 8, 2016

YCZC

	NAME	ADDRESS	CITY	STATE	EMAIL	INITIAL
BOB	ADLER	138 ORCHARD	BILLINGS	MT		
ELIZABETH	ALEXANDER	4882 ARAPAHO TRAIL	BILLINGS	MT		
BOBI	ALLARD	2733 MILES AVE	BILLINGS	MT		
JOEL	ANDERSON	2127 FAIRVIEW PLACE	BILLINGS	MT		
STAN	ARMSTRONG				STAN@BIGSKYEDU.ORG	
JEREMY	BAKKEN	44 ROUNDUP ROAD	BILLINGS	MT		
JIM	BELEY	3382 STOREY RIDGE RD	BILLINGS	MT		
BARRY	BERINGER	323 WYOMING AVE	BILLINGS	MT		
TODD	BESEL				TODD@MOUNTAINSTATESTRILER.COM	
DANNETTE	BLAIN	6309 JELLISON RD	BILLINGS	MT		
GARY	BLAIN				CCHUEY@HOTMAIL.COM	
VICKIE	BLAIN	6309 JELLISON RD	BILLINGS	MT		
ROBERT	BLAIN	6400 JELLISON RD	BILLINGS	MT		
ASHLI	BLAIN					
BRIDGER	BLAIN	555 PARK LANE	BILLINGS	MT	BRIDGER.BLAIR@GMAIL.COM	
T J	BLAIN	6400 JELLISON RD	BILLINGS	MT		
JOE	BOYD	103 SKY RANCH DRIVE			JOEBOYD794@GMAIL.COM	
JOEY	BREITENBACH	2825 3RD AVE N	BILLINGS	MT		
JOHN	BURG	2930 HWY 3	BILLINGS	MT		
PAT	BURG	2930 HWY 3	BILLINGS	MT		
JIM	CAMP	101 SKY RANCH DRIVE	BILLINGS	MT		
FRANK	CHESAREK	BOX 31888	BILLINGS	MT		
JIM	CLEVINGER	6275 LUPINE	BILLINGS	MT		
JUDY	CLEVINGER	6275 LUPINE	BILLINGS	MT		
MURI	COLE	43 JEFFERSON ST	BILLINGS	MT	MURIC@FLYBFS.COM	
AL	COOMBER	1401 CENTRAL AVE	BILLINGS	MT	AL@CENTRALHOBBIES.COM	
DONNA J	COOMBER	1401 CENTRAL AVE	BILLINGS	MT		
DONOVAN	COOPER	5307 ROLAND DRIVE	BILLINGS	MT		
DEANNE	COOPER	5307 ROLAND DRIVE	BILLINGS	MT		
ALLISON	CORBYN	606 AVE D	BILLINGS	MT	ALLISON@BIGSKYEDU.ORG	
RACHEL	COX	2915 NORTH SLOPE TRAIL	BILLINGS	MT		
JOHN	CRAWFORD				JCLIVINGART.COM	
BRUCE	CRIPPEN	1513 GRANITE PEAK TRAIL	BILLINGS	MT		

JIM	CUNNINGHAM				JIMC@HANSERS.COM	
CINDY	DAHLQUIST	3712 GLANTZ DRIVE	BILLINGS	MT		
BILL	DAVIES	303 NORTH BROADWAY	BILLINGS	MT		
DONNA	DELEEUW	2607 US HIWAY 3	BILLINGS	MT		
BOB	DOSSETT	3420 MASTERSON CIRCLE	BILLINGS	MT		
BRENDA	DOSSETT	3420 MASTERSON CIRCLE	BILLINGS	MT		
TYLER	DUGGER	3203 WESTFIELD DRIVE	BILLINGS	MT		
DALE	EDLUND	6541 HESPER RD	BILLINGS	MT		
NORM	EDLUND	727 MATTSON LN	BILLINGS	MT		
TIM	FILZ	PO BOX 339	BILLINGS	MT		
LYLE	GABRIAN	3142 ZIMMERMAN PLACE	BILLINGS	MT		
LORRAINE	GALLINGER	6335 STRATTON RD	BILLINGS	MT		
DEVIN	GLASMAN	235 JACKSON ST	BILLINGS	MT		
KENNY	GLENN	1138 MILES	BILLINGS	MT		
KELLY	GOODMAN	2201 EAST LANE	BILLINGS	MT		
ROB	GRIGGS	2814 MANHATTAN DRIVE	BILLINGS	MT		
KURTIS	GROW				KURTIS@LDINC.NET	
JIM	GRUBBS				JIMBARBGRUBBS@GMAIL.COM	
BARB	GRUBBS					
ANNE	GUDGAR	112 SKY RANCH DRIVE	BILLINGS	MT		INITIAL
GUNNAR	HAGSTROM	3423 TIMBERLINE DRIVE	BILLINGS	MT		
RALPH	HANSER				RALPH@HANSERS.COM	
KIRSTEN	HARPER	6675 DONNY DRIVE	BILLINGS	MT		
ROBERT	HARPER	6675 DONNY DRIVE	BILLINGS	MT		
DAVID	HAUGER	7413 MONAD RD	BILLINGS	MT		
CASEY	HAUSER	233 BURLINGTON AVE	BILLINGS	MT		
THERESA	HELUS	3362 STONEY RIDGE RD	BILLINGS	MT	THELUS@CHARTER.NET	
ERIN	HERINGER					
CLAYVIN	HERRERA				CLAYVIN.HERRERA@CROW-NSN.GOV	
GENE	HOLMAN	3340 MCINTOSH DR	BILLINGS	MT		
GILLIAN	HUNTER				GILLIANKEIKY@MSN.COM	
RYAN	HUPPERT	354 CAPE COD	BILLINGS	MT		
KAREN	JAMISON	2025 HILLNER LANE	BILLINGS	MT		
DAVE	JANSMA	916 3RD AVE	LAUREL	MT		

MARK	JENNINGS	1935 BITTERROOT DRIVE	BILLINGS	MT		
SPENCER	JOHNSON				SPENCER-BFS@GMAIL.COM	
JIM	JOHNSON	1715 RIDGE DRIVE	LAME DEER	MT		
KEVIN	JOHNSON	3348 MCINTOSH DRIVE	BILLINGS	MT		INITIAL
BOGY	JONES	7248 LAUREL AIRPORT RD	BILLINGS	MT		
BRIAN	JOSWICE	2440 VILLAGE LN	BILLINGS	MT		
DIANE	JUNG	4239 BLACKPOOL TRAIL	BILLINGS	MT		
BOB	KEEFER	3150 LUPINE DRIVE	BILLINGS	MT		
DARLENE	KEEFER	3150 LUPINE DRIVE	BILLINGS	MT		
BRIAN	KELLEHER	3020 STINSON ROAD	BILLINGS	MT		
KELLY	KIHL	810 AVE F	BILLINGS	MT		
ELAINE	KINNARD	106 SKY RANCH DRIVE			ECKINNARD@GMAIL.COM	
DAVE	KINNARD	106 SKY RANCH DRIVE	BILLINGS	MT	KINNLA@BRESNAN.NET	
ROBERT	KOCH					
MIKE	KORDERBROCK				MKORDERBROCK@BILLINGSGAZETTE.COM	
LINDA	KOUBA	4117 IRON HORSE TRAIL	BILLINGS	MT		
RICHARD	KOUBA	4117 IRON HORSE TRAIL	BILLINGS	MT		
ALICE	LAHRAN	108 SKY RANCH RD	BILLINGS	MT		
SCOTT	LANGMAN	4209 BLACKPOOL TRAIL	BILLINGS	MT		
JIM	LEMON	775 BLUEGRASS				
DENNY	LENOIR				DENY.LENOIR@DAINES.SENATE.GOV	
FRED	LONGAN	201 GRAND	BILLINGS	MT		
NATHAN	LOZIER	4109 CORBIN DR	BILLINGS	MT		
ROBERT	MATTHEW	3685 SPARTAN CIRCLE	BILLINGS	MT		
GREG	MCCALL	1615 FRONT STREET	BILLINGS	MT		
CHERYL	MCCLINTOCK	3461 MASTERSON CIRCLE	BILLINGS	MT		
ED	MCGRATH	5005 ZIMMERMAN TRAIL	BILLINGS	MT		
NANCY	MCGRATH	5005 ZIMMERMAN TRAIL	BILLINGS	MT		
ROSE	MCINTOSH	4460 RIVER RD	LAUREL	MT		
DONNA	MCKAMEY	104 SKY RANCH	BILLINGS	MT	DMCKAMY@AOL.COM	
R W	MCKAMY	104 SKY RANCH	BILLINGS	MT		
RHONDA	MEGORDEN	6090 SUNFLOWER DR	BILLINGS	MT	RMEGORDEN6090@YAHOO.COM	
MIKE L	MIKE L		MOLT	MT		
AARON	MILLER	15 GRANITE RD	JOLIET	MT		

ALEX	MONTERROSA	517 CROW LANE				
HENRY	MORGAN	3024 STANFORD DRIVE	BILLINGS	MT		
BERNIE	MORRISON SR	PO BOX 23	CROW AGENCY	MT		
HEATHER	MOSSER	315 N #102	BILLINGS	MT		INITIAL
LESLIE	MOYER	107 SKY RANCH DRIVE	BILLINGS	MT		
WILLIAM	MOYER	107 SKY RANCH DRIVE	BILLINGS	MT		
NEIL	MUNSELL	4426 IRONHORSE TRAIL	BILLINGS	MT		
TERRY	MUNYAN					
WILLIAM	MURRAY	766 CALHOUN LAND	BILLINGS	MT		
ED	MUTCH	1016 PRINCETON	BILLINGS	MT		
JOSEPH	MUTCHLER	2512 SHILOH RD	BILLINGS	MT	JOSEPH.MUTCHLER@ROCKY.EDU	
KAYCEE	MUTCHLER	2512 SHILOH RD	BILLINGS	MT		
PAM	NASH	505 CEMETERY RD	PARK CTY	MT		
KATHERINE	NELSON	1424 HONDO WAY	BILLINGS	MT		
GEORGE	NILSON	2050 EAST LANE	BILLINGS	MT		
RICHARD	NIXON	BOX 166	BILLINGS	MT	NIXON@BRESNAN.NET	
PHIL	OKRUCKY	440 ALKALI CREEK RD	BILLINGS	MT		
DON	OLSEN	2112 FAIRVIEW	BILLINGS	MT		
LESLEE	OLSON	1668 INVERNESS	BILLINGS	MT		
KRIS	OLSON	1668 INVERNESS	BILLINGS	MT		
LEON	PATTIN	453 NEWMAN LANE	BILLINGS	MT		
LEONARD	PATTON	722 WESTGATE DRIVE	BILLINGS	MT	PATTONAVIATION@GMAIL.COM	
MIRANDA	PAUL	3903 2ND AVE SOUTH	BILLINGS	MT		
STEVEN	PENCE	4115 OBIE LANE	BILLINGS	MT		
SHERRY	PENCE	4115 OBIE LANE	BILLINGS	MT		
DEAN	PENROD				PENROD5492@MUC.COM	
GARDE	PETERSON	102 SKY RANCH DRIVE	BILLINGS	MT		
SHARON	PETERSON	102 SKY RANCH	BILLINGS	MT		
CHUCK	PLATT	145 GRAND AVE	BILLINGS	MT		
KEVIN	PLOEHN	1901 TERMINAL CIRCLE	BILLINGS	MT	PLOEHNK@CI.BILLINGS.MT.US	
BARB	POTZMAN	41 STONE HENG RD	COLUMBUS	MT	BARB@PINNACLEPROPERTY	
STEVEN	RASBERRY	4611 LUX AVE	BILLINGS	MT		
PAUL	RIEGER				PAUL_RIEGER@YAHOO.COM	
DYLLON	ROBERTUS	3835 OLD HWY 10 WEST	LAUREL	MT		

STACEY	ROBINSON				STACEY@LDINC.NET	
ALLEN	RUFF	5215 RUSTIC AVE	BILLINGS	MT		
DAVID	RUFF	7241 LAUREL AIRPORT RD	BILLINGS	MT		
SEAN	RUNLAKE	125 W HILLTOP RD	BILLINGS	MT		
LUCAS	RUTZ	3440 MASTERSON CIRCLE	BILLINGS	MT		
JENNIFER	RUTZ	3440 MASTERSON CIRCLE	BILLINGS	MT		
LUCAS	RUTZ	3440 MASTERSON CIRCLE	BILLINGS	MT		
BEN	SATHER	2301 MONTANA AVE #202	BILLINGS	MT		
JERRY	SCHIFFER	1843 NATALIE STREET	BILLINGS	MT		
JAMES	SCOTT	2244 STONEY RIDGE RD	BILLINGS	MT		
JIM	SCOTT				855-0456	
JANICE	SCOTT					
CHARLES	SHEEHAN				CHARLYSHEEHAN@YAHOO.COM	
ZACH	SHULAR	44 ROUNDUP ROAD			ZACKSHULAR@HOTMAIL.COM	
AXL	SNURE				AXL.SNURE@ROCKY.EDU	
BOB	SPANNAGOL	330 CAPE COD RD	BILLINGS	MT		INITIAL
JOHN	STALEY	501 JOHNSON LANE	BILLINGS	MT		
EBERT	STANTON	2025 HILLNER LANE	BILLINGS	MT		
STERLING	STARR	3713 TOMMY ARMOUR CIRCLE	BILLINGS	MT		
ALEX	STEVHAN				ALEX.STEVHAN@GMAIL.COM	
DON	STUSEK				DON_STUSEK@DAINES.SENATE.GOV	
AUSTIN	THOMAS	3113 CACTUS DRIVE	BILLINGS	MT		
STEVEN	TOEPFER				PANELHACKER@GMAIL.COM	
JENNIFER	TOEPFER				JENNIFERTOEPFER3@GMAIL.COM	
KEN	TOLLIVER	BOX 1913	BILLINGS	MT		
MIKE	TUSS	2835 HIGHWAY 3	BILLINGS	MT		
BARRY	USHER	6900 SOUTH FRONTAGE	BILLINGS	MT		
MICHAEL	VERSEMAN				MICHAEL@LDINC.NET	
JIM	VINCENT	3015 GREGORY DRIVE	BILLINGS	MT		
KERRY	VINCENT	3015 GREGORY DRIVE	BILLINGS	MT		
STEVEN	VOLD	1420 OKLAHOMA STAR TRAIL	BILLINGS	MT	STEVE@AEROTRONICS.COM	INITIAL
HENRY W.	W. NILSON	1424 HONDO WAY	BILLINGS	MT		
LEROY	WATTS	1807 EAST LANE	BILLINGS	MT		
JEFFREY	WINKLER	222 N 32ND ST SUITE 800	BILLINGS	MT	HGFA@HGFA.NET	

RYAN	WITTMAN	3865 CRESTRIDGE CT	BILLINGS	MT		
LOU	WOJCHIECHOWSKI	2910 STANFORD DRIVE	BILLINGS	MT		
MIKE	WOODS				MIKE@STREETERBROS.COM	
CHIP	YOULDEN	4549 PALISADES PARK DR	BILLINGS	MT		
ELEANOR	ZEILER	2202 EAST LANE	BILLINGS	MT		
GARY	ZEILER	2202 EAST LANE	BILLINGS	MT		
KATIE	ZINDLER	PO BOX 50372	BILLINGS	MT		
DANIEL	ZOLNIKOV				DANIEL.ZOLNIKOV@GMAIL.COM	

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	NAME	ADDRESS	CITY	STATE	EMAIL
BOB	ADLER	138 ORCHARD	BILLINGS	MT	
SCOTT	ALEXANDER	4882 ARAPAHO TRAIL	BILLINGS	MT	
BOBI	ALLARD	2733 MILES AVE	BILLINGS	MT	
KATIE	ALLEN				KATIE4377@GMAIL.COM
STEVE	ARMSTRONG	BIG SKY DEVELOPMENT			
JEREMY	BAKKEN	44 ROUNDUP ROAD	BILLINGS	MT	
JIM	BELEY	3382 STOREY RIDGE RD	BILLINGS	MT	
DANNETTE	BLAIN	6309 JELLISON RD	BILLINGS	MT	
VICKIE	BLAIN	6309 JELLISON RD	BILLINGS	MT	
ASHLI	BLAIN	6400 JELLISON RD	BILLINGS	MT	
BRIDGER	BLAIN				BRIDGER.BLAIR@GMAIL.COM
TJ	BLAIN	6400 JELLISON RD	BILLINGS	MT	
GARY	BLAIN				CCHUEY@HOTMAIL.COM
TIM	BLATTIE	2745 AIRPORT ROAD	BILLINGS	MT	TIMB@TSTE.COM
MARCUS	BOEHLER				
JOE	BOYD	103 SKY RANCH DRIVE	BILLINGS	MT	
FRANK	CHESAREK	BOX 31888	BILLINGS	MT	
SCOTT	CHESAREK	PO BOX 31888	BILLINGS	MT	
JIM	CLEVANGER	6275 LUPINE	BILLINGS	MT	
JUDY	CLEVANGER	6275 LUPINE	BILLINGS	MT	
MURI	COLE	43 JEFFERSON STREET	BILLINGS	MT	
DONOVAN	COOPER	5307 ROLAND DRIVE	BILLINGS	MT	
DEANNE	COOPER	5307 ROLAND DRIVE	BILLINGS	MT	
CINDY	DAHLQUIST	3712 GLANTZ DRIVE	BILLINGS	MT	
DONNA	DELEEUW	2607 US HIWAY 3	BILLINGS	MT	
BOB	DOSSETT	3420 MASTERSON CIRCLE	BILLINGS	MT	
BRENDA	DOSSETT	3420 MASTERSON CIRCLE	BILLINGS	MT	
TYLER	DUGGER	3203 WESTFIELD	BILLINGS	MT	
SCOTT	DUNBAR	5655 WOODROSE	BILLINGS	MT	
DALE	EDLUND	6541 HESPER RD	BILLINGS	MT	
RUSS	FAGG	3053 THOUSAND OAKS ST	BILLINGS	MT	
TIM	FILZ	PO BOX 339	BILLINGS	MT	
LYLE	GABRIAN	3142 ZIMMERMAN PLACE	BILLINGS	MT	

ANTHONY	GEORGE	2955 COLONIAL PLACE	BILLINGS	MT	
KENNY	GLENN	1138 MILES	BILLINGS	MT	
SCOTT	GODFREY	5819 WIND DRIFT RD	BILLINGS	MT	
JIM	GRUBBS				JIMBARBGRUBBS@GMAIL.COM
BARB	GRUBBS				
ANNE	GUDGAR	112 SKY RANCH RD	BILLINGS	MT	
GUNNAR	HAGSTROM	3423 TIMBERLINE DRIVE	BILLINGS	MT	
CARLY	HASKELL				
DAVID	HAUGER	7413 MONAD RD	BILLINGS	MT	
THERESA	HELUS	3362 STONEY RIDGE RD	BILLINGS	MT	
GILLIAN	HUNTER				GILLIANKEIKY@MSN.COM
MARK	JENNINGS	1935 BITTERROOT DRIVE	BILLINGS	MT	
SCOTT	JOHNSON	2606 RAYMOND PL	BILLINGS	MT	
SCOTT	JONES	2301 MONTANA AVE	BILLINGS	MT	
BOB	KEEFER	3150 LUPINE DRIVE	BILLINGS	MT	
DARLENE	KEEFER	3150 LUPINE DRIVE	BILLINGS	MT	
ELAINE	KINNARD				ECKINNARD@GMAIL.COM
DAVE	KINNARD	106 SKY RANCH DRIVE	BILLINGS	MT	
MIKE	KORDERBROCK				MKORDERBROCK@BILLINGSGAZETTE.COM
RANDY	KREBILL	5145 HILLCREST	BILLINGS	MT	
ALICE	LAHRAN	108 SKY RANCH RD	BILLINGS	MT	
SCOTT	LANGMAN	4209 BLACKPOOL TRAIL	BILLINGS	MT	
FRED	LONGAN	201 GRAND	BILLINGS	MT	
ED	MCGRATH	5005 ZIMMERMAN TRL	BILLINGS	MT	
NANCY	MCGRATH	5005 ZIMMERMAN TRL	BILLINGS	MT	
R W	MCKAMY	104 SKY RANCH DRIVE	BILLINGS	MT	
DONNA	MCKAMY	104 SKY RANCH DRIVE	BILLINGS	MT	
CRAIG	MEGORDEN	6090 SUNFLOWER DRIVE	BILLINGS	MT	
AARON	MILLER	15 GRANITE RD	JOLIET	MT	
ALEX	MONTERROSA	517 CROW LANE	BILLINGS	MT	
HENRY	MORGAN	3024 STANFORD DRIVE	BILLINGS	MT	
LESLIE	MOYER	107 SKY RANCH DRIVE	BILLINGS	MT	
WILLIAM	MOYER	107 SKY RANCH DRIVE	BILLINGS	MT	
TERRY	MUNYAN				

JOSEPH	MUTCHLER	2512 SHILOH RD	BILLINGS	MT	
MIKE	NASH	505 CEMETARY RD	PK CITY	MT	N.MIKE@GMAIL.COM
TERRY	ODEGARD				TERRYSHOMES@BRESNAN.NET
LEONARD	PATTON	722 WESTGATE DRIVE	BILLINGS	MT	
GARDE	PETERSON	102 SKY RANCH DRIVE	BILLINGS	MT	
SHARON	PETERSON	102 SKY RANCH DRIVE	BILLINGS	MT	
BARB	POTZMAN	41 STONE HENGE RD	BILLINGS	MT	
DYLLON	ROBERTUS	3835 OLD HWY 10 WEST	LAUREL	MT	
TARA	ROBERTUS	3835 OLD HWY 10 WEST	LAUREL	MT	
JERRY	SCHIFFER	1843 NATALIE STREET	BILLINGS	MT	
DICK	SCHOTLAENDER	830 BENDER	BILLINGS	MT	
EBERT	STANTON	2025 HILLNER DRIVE	BILLINGS	MT	
ROB	STEPHENS	5202 BELL AVE	BILLINGS	MT	
PAM	STEPHENS	5202 BELL AVE	BILLINGS	MT	
BARRY	STOCKDALE				BARRYSTOCKDALE@YAHOO.COM
HEATHER	THOMPSON	3020 STINSON AVE	BILLINGS	MT	
STEVEN	TOEPFER	1275 CLOVERLEAF PLACE	BILLINGS	MT	PANELHACKER@GMAIL.COM
JENNIFER	TOEPFER	1275 CLOVERLEAF PLACE	BILLINGS	MT	JENNIFERTOEPFER3@GMAIL.COM
DENNIS	ULVESTAD	3040 CENTRAL AVE D103	BILLINGS	MT	
SETH	WESTON	4335 JACKRABBIT DRIVE	BILLINGS	MT	
CHIP	YOULDEN	4549 PALISADES PARK DR	BILLINGS	MT	
KYLE	ZIMMERMAN	9 ALDERSON AVE	BILLINGS	MT	ZIMMERMAN@ROCKY.EDU



Yellowstone County Zoning Commission Minutes for the Meeting of Friday, February 12, 2016

The County Zoning Commission met on Friday, February 12, 2016 in the Billings Library Community Room, located at 510 North Broadway. This meeting is a continuance of the February 8, 2016 meeting. The Board of County Commissioners public hearing will be held on Tuesday, February 23, 2016, at 9:45 a.m. in Room 403A, 4th Floor of the Yellowstone County Courthouse.

At 4:00 p.m., Chairman Cook opened the meeting and introduced the County Zoning Commission members and staff in attendance: Nicole Cromwell, Zoning Coordinator; Tammy Deines, Planning Clerk, Robbin Bartley, Admin I, Lora Mattox, Transportation Planner,

Commissioners and Staff		01_11_2016	02_08_2016	02_12_2016											
Dennis Cook	Chairman	-	1	1											
Al Littler	Vice Chairman	-	1	1											
Jerry T. Ray	Commissioner	-	1	1											
Troy Boucher	Commissioner	-	1	1											
Ryan Wittman	Commissioner		1	1											

Attending: (Attached)

Public Comment

Chairman Cook asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public can be heard on any subject that is not on the agenda; the Yellowstone County Zoning Commission will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion. There was none.

Disclosure of Conflict of Interest or exparte communication: Commissioner Littler disclosed Mr. Jim Scott contacted him to notify him of the letter he enclosed.

Disclosure of Outside Communication: These items are listed in the February 8 2016 meeting minutes.

Item #3 - County Zone Change #669 (continued) – West of Billings Logan Airport – 2300 Block of Highway 3 North – A zone change request from Agriculture-Open Space (A-1) to Public (P) on the north 600 feet of Tracts 13 and 14 of C/S 2037 (~18.49 acres), and Controlled Industrial (CI) on 20 acres directly south of the proposed Public zone on Tracts 13 & 14, C/S 2037, a 58.66 acre parcel of land. The 20 acres immediately north of Highway 3 will remain in



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the A-1 zoning district. A pre-application meeting was conducted on November 20, 2015 at the Tolliver Law Firm, 1004 Division Street. Tax IDs: D04575L, D04575M.

Chairman Cook welcomed those in attendance and stated this meeting is to continue the public hearing for Yellowstone County Zone Change #669 and called for proponents. He asked all attendees to have mutual respect for all opinions.

Proponents

Steve Arveschoug, 1081 Strawberry, Billings, Montana

Mr. Arveschoug is the Executive Director of Big Sky Economic Development Authority. He described the role of BSEDA as a lead agency for economic development. He stated the importance of this business to Billings as an aviation centric airport related to business and the community. This expansion will create about 35 skilled technology related jobs and add about \$7.1 million in revenue to the local community. Mr. Arveschoug sees this discussion a great example of the need for planning for economic growth for a business perspective. He encouraged the Commission to look for a reasonable approach to this decision. He said the buffer makes sense, and once the Commission makes its decision, a detailed site plan will foster further support in the community.

Bob Adler, 7707 Fritz Road, Billings, Montana

Mr. Adler is a neighbor to the Blaines. He said the Blaines are very courteous. Mr. Adler supports this request as he feels this facility will generate funds for the community.

Rich McKamey, 104 Sky Ranch Drive, Billings, Montana

Mr. McKamey has been a pilot for 40 years and owns aircrafts and hangers. He said he has looked at this parcel from his property for 20 years. He stated the property has a barn and a windmill and is in a state of disrepair; and this development is a good chance to clean up the area north of Highway 3. He commented on the Highway 3 traffic and said he sees it becoming a 3-lane highway with turn lanes as the Inner Belt Loop project will change the complexion of Highway 3. The residents are attempting to shape policy that will affect the economics and value of the land from the airport westward. The subject land is under the approach and departure of the Runway 7 and 25 which is the only crosswind runway left at the Billings Airport. Mr. McKamey said Billings Flying Service is a \$50 million operation with 70 jobs. He spoke to the need for higher paying jobs in this area and said Billings Flying Service will take up some of the shortfall. He asked the Commission to "fast track" their building program for this project.



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Diane Cooper, 5307 Roland Drive, Billings, Montana

Ms. Cooper stated she has lived in Billings since 1964 and at this residence for 40 years. She said the initial idea of having a housing development on the rims was an unpopular idea. She said the nearby freeway and gravel pit generates noise and dust. Her home is in the flight path of the HELP helicopter but she finds this to be tolerable. She said airport noise is minimal when compared with the traffic noise from Highway 3. Ms. Cooper said the Blaine family has helped the community; are good neighbors; and considered to be a “user friendly” company.

Ms. Cooper stated the Blaines should be allowed to take their passion to the next level at this location and she encouraged the Commission to support this request.

Russ Fagg, 3053 Thousand Oaks Street, Billings, Montana

Mr. Fagg noted he had submitted a letter to the Board earlier. Mr. Fagg has been a friend of Al and Gary Blaine for 40 years. He said they taught him to fly, and he is just one of hundreds they have helped over the years with donated time, gas, or airport runs. He said the Blaines are good neighbors and have not asked for recognition. Mr. Fagg stated he understands the neighbors’ concerns. He recounted his instructors’ tutorials teaching him to be a good neighbor while flying by staying near the river and away from neighbors and houses. Mr. Fagg believes this is a good location as the airport supports their operation. He said he believes that within 10 years, the neighbors will find Billings Flying Service to be a good neighbor. Mr. Fagg urged the Commission to “do right” by the Blaines as it will be good for the community.

Bob Keefer, 3150 Lupine Drive, Billings, Montana

Mr. Keefer urged supporting this zone change. Mr. Keefer feels this area is good for the nature of Billings Flying Service as it is close to the airport. He said this will be an economic boost to tax dollars generated for Yellowstone County. He asked the Commission to consider the potential for new jobs and asked them not to hesitate starting a business that will boost the economy. Mr. Keefer lives less than a quarter mile from the present location and enjoys seeing the activity. He said there are no better neighbors than the Blaine family, their staff, and their crew. He said he doesn't feel his property value has decreased with the current business in the present location, as they are conscious of the neighborhood. Mr. Keefer asked the Commission to support this request as it will boost economics and it is a better use of this land.

Randy Krebill, 5145 Hillcrest Road, Billings, Montana

Mr. Krebill is part of the 3rd generation of Krebills living next to the Blaine Family. He commended the Blaine family for their efforts in the community. He stated this proposal is a “win-win” for everyone involved, and said there will be a good working relationship in the future. Mr. Krebill is in favor of this zone change application.



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Rob Stephens, 5202 Bell Avenue, Billings, Montana

Mr. Stephens is in agreement with the testimonies received about the Blaine family. He said this is a strong growing company that will bring high paying jobs to the community.

Terry Munyan, 4115 Neibauer Road, Billings, Montana

Mr. Munyan said he appreciates this process. He asked the Zoning Commission to vote to approve this request so this business may continue.

Frank Chesarek, 2324 Green Briar Road, Billings, Montana

Mr. Chesarek said he has been in real estate business for 35 years. He said he was the first to contact Mr. Crippen regarding a federally funded project to extend the runway to create a clear zone, address safety concerns, and create a noise buffer. He commented on the federally enforced sound restrictions. Mr. Chesarek said Bruce Crippen was forwarding thinking at that time as he wished to use this land for aviation related activities coming to the community. Mr. Chesarek said the time has come and this business is a good community neighbor.

Tony George, 2955 Colonial Place, Billings, Montana

Mr. George manages a financial service firm and helps Billings Flying Service's employees with their retirement plans. Mr. George commented on the diverse backgrounds of their staff and said the Blaines provide a unique opportunity for them. He said the Blaines are interested in mentoring people. Mr. George said people in the aviation community both nationally and internationally are paying attention to Billings Flying Service and the Chinook helicopters. Mr. George said we can be for growth or for anti-growth. He asked the Commission to move forward with the zone change and thanked them for their service.

Mike Nash, 505 Cemetery Road, Billings, Montana

Mr. Nash was a former employee of Billings Flying Service. He gave a personal testimony of how Al and Gary Blaine changed his life with their mentoring to become an airline pilot. Mr. Nash thanked the Blaines and asked that they be allowed to continue and grow their business.

Joe Mutchler, 2512 Shiloh Road, Billings, Montana

Mr. Mutchler stated he is a 14-year Air Force veteran and he related his military experiences. He retired and decided to return to Billings due the fantastic community. He said he is grateful to the community. He is serving the community as an employee of Billings doing avionics work. Mr. Mutchler is in favor of this request as it will be great for the Billings community.

Gillian Hunter, Gilliankeiky@msn.com, Billings, Montana

Ms. Hunter is a recent resident of Billings. She said her husband is a Navy veteran who moved



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400 miles to Billings to work for Billings Flying Service and the opportunity it affords. She is a proponent of the economic advantages of new families coming to Billings; being housing, additional property tax revenues, new college attendees, and generating new income into the community. She said Billings Flying Service has a proven track record of doing things in the community. Ms. Hunter asked the Commission to invest locally in Yellowstone County and to vote for the best use of this property.

Kyle Zimmerman, 9 Alderson, Billings, Montana

Mr. Zimmerman is a Rocky Mountain College student in the aviation program. He spoke to the need for more airline pilots in the next five to ten years. He said Billings Flying Service has donated flight time and planes to the program which benefits students who will eventually create an influx in the number of pilots. He said the FAA nationally recognizes Rocky's aviation program. Mr. Zimmerman said the noise generated from the Chinook helicopters will be minimal in comparison to the surrounding highway truck traffic and commercial airline noise. He encouraged keeping airport businesses near the airport and stated he is in support of this request.

Alex Monterrosa, 517 Crow Lane, Billings, Montana

Mr. Monterrosa has been a Billings Flying Service employee for five years. He said the Blaines welcomed him as family and they provided him with opportunities to attend advanced courses to become a better aircraft mechanic. He commented on the staff diversity as there are several veterans, interns, and first generation US citizens. Mr. Monterrosa plans to finish his career with this company. He commented on the passion that can drive youth towards a career in aviation. Mr. Monterrosa is in favor of this zone change as it will provide a service to the City of Billings and the next generation by providing another source for success.

Scott Johnson, 2606 Raymond Place, Billings, Montana

Mr. Johnson stated he appreciates this review process, the Commissioners' insight and the Planning staff's work as he finds it comforting there is planned growth associated with this community. Mr. Johnson spoke to the benefits of having emergency responders, and City and County services; and stated he understands the need for more tax dollars to get this done. He said this business will contribute to the income stream. Mr. Johnson said he understands the neighbors' concerns with the potential noise and traffic. He doesn't feel the property values will drop as they will continue to have a beautiful view and access to the airport and the community. Mr. Johnson asked the Commission to forward a unanimous affirmative decision on this zone change.



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Bridger Blaine, 555 Park Lane, Billings, Montana

Mr. Blaine is a member of the general aviation community and an employee of Billings Flying Service with a vested interest in seeing the airport grow. He feels this project will match up nicely with the airport. He finds the Chinook project to be fascinating and exciting. The Chinook helicopters are newer, safer, and more fuel efficient and will add to fire fighting and rescue operations. He refuted noise concerns and explained differences in helicopters and the contributing factors to the noise. He said the intent is to build a nice looking facility and there will be no razor wire on the fences. He stated they will address dust as it is detrimental to their operation.

Mr. Blaine reviewed a posted diagram and pointed out the proposed lands for the zone change, and Runway 7 and Runway 25 which accommodates small aircraft and medium jets. He explained the approach and the flight crossover patterns and said his point is that the uses of this property is limited due to the airport. He stated this business will be an asset to this community and commented he is excited to see the possibilities for this land. It is their goal is to attach support for this project by attracting companies who rebuild components as a satellite operation. Mr. Blaine stated Billings Flying Service is proud to be good neighbors in their current location and they want to work with these neighbors. Mr. Blaine hopes to make this a priority as they go forward in the future.

Kevin Nelson, 4235 1st Ave, Billings, Montana

Mr. Nelson read aloud the background section of the staff report stating the proposed Controlled Industrial, (CI), zoning is not compatible with adjacent zoning and public zoning has merit. He said the only issue is the parcel with CI zoning. He said staff states a predictable use in the document but there are conflicts between the language in the criterion and background in the staff report. The proposed use is absolutely predictable and consistent with land use patterns. Mr. Nelson argued that the predictable use already exists as the as the airport overlay zone allows uses for storage of airplanes, warehousing, and machine shops to rebuild planes. He pointed out the staff addresses the height restriction due to airport influence zone; and visibility as the CI zone requires landscaping so that the land use has site obscurity. As for the requirement for a traffic impact analysis, the City may make recommendations but it does not have the authority as the road is under MDT's jurisdiction. Mr. Nelson stated he opposes the staff recommendation of denial due to the inconsistency in the criterion.



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Scott Chesarek, 5301 Travertine, Billings, Montana

Mr. Chesarek is a third generation of his family who reside in the Blue Creek area.

Mr. Chesarek related that the Blaine family is committed to living in Billings and they spend their tax dollars in the community. Mr. Chesarek is a member of the Big Sky Economic Group and is involved with business recruitment to Yellowstone County and surrounding areas for businesses like Billings Flying Service. He said this business will bring businesses with it. He stressed the importance of paying attention to tax dollars and building the community.

Mr. Chesarek asked the Commission to vote unanimously in favor of this request.

Scott Godfrey, 5819 Wind Drift Road, Billings, Montana

Mr. Godfrey has been the Blaines's neighbor for 25 years. Mr. Godfrey expressed his appreciation for Billings Flying Service as they have protected his home with their quick response to three grass fires. Mr. Godfrey said this business will enhance the fire protection for this area. He has worked with Billings Flying Service in bringing this concept to go forward with the Chinook helicopters.

Ken Tolliver, 1004 Division Street, Billings, Montana

Mr. Tolliver represents Billings Aviation. Mr. Tolliver stated he is involved with aviation and was practicing law when the State of Montana, Yellowstone County, and the City of Billings began the process of land use planning.

He discussed the concept of expected use and presented the Master Plan for this area.

Mr. Tolliver expounded and said the concept of zoning is to create compatible land use. This urban area was subject to the Comprehensive Plan in the 1966-1967 time frame. It was presented to the governing bodies in the City and the County in 1968. It covered all concepts of urban planning, transportation and public services, and appropriate land use. The area south of Highway 3 was master planned to be parkland. Over time, the master plan was ignored and residential development took place south of the highway. The dominant use is the airport due to the nature, size, noise, and importance to the community. He emphasized an airport is critical to a community of our size. He said the 1969 Master Plan forecasted this land use decision when it was adopted. Although the Growth Policy is currently used, the 1969 Master Plan clearly shows the need for associated industrial development near the airport. He pointed out surrounding topographic confinements and the fact that the land masses available for development are limited. Critical to this application is the fact that these are fixed wing aircraft that will not consume lands needed for other aircraft. The airport runways 7 and 25 directly impact this property and its only possible use is a commercial use.



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Mr. Tolliver stated they did not anticipate the objections and disputes from neighbors' south of the highway. In response to the concerns, they withdrew the lower 20 acres from the zone change. They committed to creating a Planned Development on the 20 acre parcel next to the highway as the 40 acre parcel is sufficient for the aviation.

Mr. Tolliver illustrated a rough 600-foot strip parcel proposed for a planned development. They plan to use this strip of land to accommodate the neighbors' concerns. He said they addressed concerns with dust and noise with a flyover demonstration and the highway noise was louder than helicopter noise. He discussed concerns with the view shed. He pointed out the airport hangar project landscaping and stated this will be a good looking project.

Mr. Tolliver explained the Chinook project began in December 2013 with the acquisition of the first Chinook helicopter. At that time, no one had to operate this complex aircraft in civilian use in the United States. In July 2015, Billings Flying Service obtained full certification to operate them. There are only two companies in the world that have this authority. Mr. Tolliver stated this is an opportunity for Billings to be the base for a worldwide heavy lift operation. Billings Flying Service wishes to establish a facility in Billings. It will bring jobs, skills, and talent to community to benefit Billings in the future.

Chairman Cook called for any other proponents. He read aloud a letter submitted to the Commission by Tanner Woodcock as he is unable to attend today's meeting.

Tanner Woodcock, 2115 Pueblo Drive, Billings, Montana -

Mr. Woodcock is an advocate for the proposed zone change for Billings Flying Service. His grandparents owned a parcel adjacent to the current location and the Blaines are good neighbors. Mr. Woodcock's career has benefitted from the mentorship and opportunities given him from Billings Flying Service. Mr. Woodcock is a pilot with a lifetime commitment to aviation. He recognizes the legitimate concerns with this zone change proposal. He stated dust has to be mitigated as dust and moving parts do not mix around these aircraft. The aesthetics will be addressed as aviation is a tidy and detail oriented business. As to noise concerns, these aircraft will fly the same flight path regardless of where they are parked on the airport. The chairman submitted a copy of the letter to the Planning Clerk on behalf of Tanner Woodcock.

At 12:25 p.m., Chairman Cook called for opponents to County Zone Change #669

Opponents

Lyle Gabrian, 3142 Zimmerman Place, Billings, Montana

Mr. Gabrian is the Interim Chairman of the Rimrock Task Force and also represents the



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neighbors residing on top of and below the rim rocks. He also speaks as a concerned citizen. The Rimrock Task Force recommends denial as denoted in their February 8, 2016 statement. Their main objection is the request for the Controlled Industrial, (CI), zoning on the 20 acres, as it will adversely impact neighbors in the surrounding area. A precedent will be set for parcels on land further west if the CI zoning is approved for this request. He suggested that Highway Commercial, Residential Professional or Entryway Zoning will be more appropriate for those that live, work, and recreate along the Highway 3 Corridor. He referred to the April 2015 Highway 3 Corridor Study which describes transportation plans for this corridor and along the proposed Inner Belt Loop connecting the Billings Heights to West Billings. Mr. Gabrian would like to see a similar land use plan. He asked the Committee to use this study as a reference when considering zoning decisions in this corridor. He pointed out there are no plans to widen Highway 3 within the next 20 years due to lack of funding. He reminded the Commissioners that this Commission is not an economic development commission or a judging panel seeking the “employer of the year”. To make a decision or recommendation, the Zoning Commission should highly consider findings of Planning staff, apply regulations to best of their ability, and listen to proponents and opponents. Mr. Gabrian asked the Commission to deny County Zone Change #669. He noted there are several citizens unable to speak as this hearing was continues and asked that future applications with this much interest be handled as single agenda items.

Nancy McGrath, 3005 Zimmerman Trail, Billings, Montana

Ms. McGrath’s property is located north of Rimrock Road. Ms. McGrath stated the Controlled Industrial zoning lends itself to further zoning changes on the land west. She paraphrased George F. Will’s Billings Gazette editorial which commented the “Controlled Industrial zoning smacks of a connected entity bending public power for its private benefit. It favors certain groups over others on economic grounds”. Mr. Will cited various circuits and stated this is in fact, illegal.

Ms. McGrath commented this land would be a park if the master plan was not been ignored. Ms. McGrath pointed to the Highway 3 Corridor Plan. She said it is upsetting that planning studies are conducted, paid for, and ignored. Ms. McGrath asked if this is zone change is legal; benefits everyone equally; and if there a long range plan. She asked what the buildings will look like as there is nothing concrete with this request. She stated their property taxes have fallen due to the increased traffic on Zimmerman Trail. She urged the Commission to make these considerations prior making a decision based on economics and a good business.

Jim Beley, 3382 Storey Ridge Road, Billings, Montana

Mr. Beley doesn't disagree with testimonies to the Blaine Family but he is disappointed that only three persons have addressed the zoning. He said an appropriate zone must be determined for



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this project and area. He pointed out the Planning Staff's and Rimrock Task Force's recommendation for denial of this request. Mr. Beley said the "red herring" is the Controlled Industrial zoning requested for the middle section of the property. Controlled Industrial zoning is visually unattractive and there is no other Controlled Industrial zoning near this project. If approved, this will set a precedent for setting the stage for the next tracts of land westward to Zimmerman Trail. This may change the gateway to the City to a new industrial area. He suggested rezoning both sections to Public zoning for the heliport and maintenance facility. Heavy manufacturing could be conducted at their current location which is zoned Controlled Industrial. He asked the applicant to add an open space easement to the 20 acres along the highway. This project dramatically points out the need for the City and County Planning staff in partnership with the Rimrock Task Force to develop a Planned Development for the north side of Highway 3 from the airport to Zimmerman Trail. Mr. Beley said he recommends denial of the proposed zone change until the applicant changes the request from Controlled Industrial zoning to Public zoning. He feels the Planned Development brought forward is good, and that an agreement might be reached to work with the community to create a Planned Development along Highway 3 to control expansion.

Theresa Helus, 3362 Stoney Ridge Road, Billings, Montana

Ms. Helus has lived at this address for 21 years and her residence is directly across from this parcel. She commented she found it interesting that those who spoke in favor of this project do not live in the affected area. Ms. Helus said the question is not whether the Blaine family has a stellar reputation but whether Controlled Industrial zoning is appropriate for the residential area. She stressed the need for planning and voiced concern with setting a precedent for the future. Ms. Helus finds the prospect of looking out her front door at this type of project worrisome. She stated she and her husband are adamantly opposed to this zone change.

Alice Lahran, 108 Sky Ranch Drive, Billings, Montana

Ms. Lahran is in opposition to this zone change. She stated she is not opposed to commercial development but is encouraging the Zoning Commission to support a Planned Development to enhance this area. Zoning the 20 acres as Controlled Industrial does not support the 2008 Growth Policy as the land use decisions are not consistent with neighborhood character. The Controlled Industrial zoning is not compatible with adjacent residential and agricultural uses. Ms. Lahran referred to a zoning map and said they are questioning this zoning as there is no Controlled Industrial zoning near the residential zones. Controlled Industrial zoning along Highway 3 could bring businesses with open storage, machine shops, and heavy construction. Ms. Lahran voiced concern that without landscaping, building restrictions, and signage limitations, the land might be developed similarly to Cerise Road or King Avenue West. She



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pointed out several existing commercial type buildings and said they should not set precedents for future developments. Ms. Lahran suggested looking at S 27th St Corridor or the Shiloh Overlay District which were designed to promote an aesthetically pleasing distinctive entryway corridor. The Highway 3 Corridor/Rimrock area needs to be considered. She commented that the Billings Gazette reported as late as Saturday the Blaine family didn't know how long the agricultural lands would remain as such and there was no disclosure of a Planned Development.

Elaine (Dave) Kinnard, 106 Sky Ranch Drive, Billings, Montana

Ms. Kinnard stated the rim rocks are a jewel of the community that deserves protection and enhancement. She said the Highway 3 Corridor Study has taken into consideration many issues including safety and beauty to this entrance to the Community. She asked why this corridor should be made a safe place if there is no consideration as to what the area will look like.

Ms. Kinnard suggested consideration for a long term plan rather than the spot zoning sought here. She commended the Blaines for their success and desire to grow their business but she said it should not be done to the long term detriment of citizens of the valley by creating a new industrial entrance where it does not belong. She hopes City and State officials will consider the long range negative impacts this zone change will make. She said this would best fit in the airport industrial park and asked the Commission to accept the staff recommendation of denial of this zone change request.

Sharon Peterson, 102 Sky Ranch Drive, Billings, Montana

Ms. Peterson stated she is in agreement with the opponents' testimonies. She is opposed to the zone change as presented at this time. She said she and her husband have attended the public meetings and no one is addressing the zone change. She stated they have heard different versions of the zone change proposal and they would like to see a real plan instead of suggestions.

Crystal Jones, Sather & Holm, PLLC, 2301 Montana Ave, Billings, Montana

Ms. Jones is representing Attorney Ben Sather who represents Bob Sukin and Jack Sukin, who are neighbors who reside west of this property. Ben Sather was unable to attend this meeting. He wanted to affirm his clients' objections set forth in his letters submitted November 20, 2015 and January 7, 2016.

Von Deleeuw, 2607 US Highway 3, Billings, Montana

Mr. Deleeuw opposes this zone change request as he is unsure of having a business like this at this location. He suggested that the airport buy land and expand in order to protect the people and what happens on this land.



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Dr. Bill Moyer, 107 Sky Ranch, Billings, Montana

Dr. Moyer would like to address the noise issue and said the video provided at the hearing did not demonstrate the situation.

He read aloud the written testimony from **Jim Camp, 101 Sky Ranch Drive, Billings, Montana** as he is unable to attend today.

Mr. Camp is the closest resident as he is within 300 feet of this property. Mr. Camp is an experienced Vietnam Marine Corp Veterans with 2 tours, including "Operation Frequent Wind". Mr. Camp said the applicant "got lucky" with the test flight. He reported he heard the "bird" almost 4 miles north from his porch. It was a slowest landing not typical of landing operations. The sound of a loaded "bird" is deafening but the demonstration flight had no cargo. He stated this helicopter is extremely loud as they cut the air and he doesn't want these "birds" in his backyard. This business will increase traffic and decrease home values. He would not have bought this home if this business was in operation at the time.

Mr. Moyer continued, and said he has military experience in Iraq and is familiar with the beauty, use, and wonder of helicopter rescue. He said the flight test noise was clear inside his home. He stated the noise issue was not addressed and he is opposed to this zoning request.

Jim Grubbs, 3342 Stoney Ridge Road, Billings, Montana

Mr. Grubbs commented on the testimonies regarding the integrity of Billings Flying Service included those received from the Yellowstone County Sheriff and a District judge. He said clarification is needed to point out that no one doubts the integrity or community spirit of the Blaines. The problem is the request for Controlled Industrial zoning. Mr. Grubbs asked the Commission deny this request as submitted.

Leslie Moyer, 107 Sky Ranch Drive, Billings, Montana

Ms. Moyer concurred with Mr. Dailey's comments as a solution might be found but it needs careful consideration. She said a concept design would have been helpful as it is hard to take someone's word about a project without seeing the plans. She said she speaks for several others who were unable to attend today due to work related conflicts. She respectfully asked the Commission to deny the zone change request as submitted and said she thinks there can be a solution.

Andrew Morgan, 3024 Stanford Drive, Billings, Montana

Mr. Morgan's stated his interest peaked as it is his understanding there is no master plan for this



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area. He is concerned with the potential for ad hoc planning and he wished to bring this to the Commissioners' attention.

Dave Kinnard, 106 Skyranch Drive, Billings, Montana

Mr. Kinnard is a long term Billings resident. He referenced his written comments submitted on Monday. He said when driving on Highway 3 from the Indian Cliffs toward the airport, there is no commercial or industrial development until one reaches the DOT facility. Mr. Kinnard stated Highway 3 should remain an impressive gateway to Billings due to the proximity of the rims. He noted that the Highway 3 traffic study concluded the corridor should be utilized and enhanced as a scenic entryway. As the Planning staff noted, many of the uses along the proposed Controlled Industrial zoning would not be compatible. He continued and said the proposed heliport does not meet the criterion in the Billings Airport Master Plan. He suggested the Blaines expand into the airport areas as it is already zoned Public. He said they are choosing to twist the zoning regulations to fit their private purpose. After full review, the Planning Staff concluded it is not compatible with the adjacent zoning in the City and County and the findings do not support the criterion. Mr. Kinnard stated if this request is approved, this will be spot zoning and defeat the prospect of a gateway to the City of Billings. He commented on a Billings Gazette article reporting on the February 2014 arrival of the Chinooks to Billings stating, "The house was vibrating. It was as loud as the biggest thunderstorm I ever heard." He thanked the Blaines for Friday's demonstration. In closing, Mr. Kinnard said the Blaines have gone to great lengths to portray themselves as pillars of the community. However, being good to the community is not what is considered but instead whether the zoning meets the criterion and does not give privileges allowed to others. Mr. Kinnard said this zoning request should be denied and does not meet the criterion.

Tim Filz, 2825 3rd Avenue North, Billings, Montana

Mr. Filz is an attorney and represents Stoney Ridge Development.

Mr. Filz also represents James and Chris Scott, and he read into the record a letter from his client, **James Scott, 2244 Stoney Ridge Circle, Billings, Montana.** Mr. Scott is opposed to this zone change. He and his wife have lived on the rims for 15 years and love the combination of open space, residential uses, nature, and the airport. This request is important to the community as it is a key entrance to the City from the northwest. He is not opposed to all development as evidenced by their retainage of Sanderson Stewart to prepare a thoughtful conceptual plan of the property. Sanderson Stewart concluded Highway Commercial zoning made the most sense and could accommodate a number of uses. The purchasers were not interested in this proposal, so Mr. Scott stopped moving in this direction. Mr. Scott feels the



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land should be developed in a way that works. They respect the Blaine family and consider them as friends but this zone change request does not address the long term direction. For these reasons, Mr. Scott and his wife Chris are opposed to this zone change.

Mr. Filz continued and spoke as representative for Stoney Ridge Development.

Mr. Filz stated there are two legal issues, being private for profit use within a public zone and secondly the issue of spot zoning.

Issue #1: Private for profit use within a Public zone

The zoning ordinances state the Public zone is intended to be reserve land public or semi-public uses. This facility is a private for profit facility. Regarding Mr. Dugger's alleged FAA preemption of local zoning ordinations, he stated there is no authority for the propositioned site that the FAA regulations supersede local regulations. As to the existence of private golf courses in publicly zoned lands, the Highlands Golf Course, (1922), and the Yellowstone County Club (1957), predated zoning in Yellowstone County. The existence of a grandfathered use does not allow extending Public zoning to a purely private use. Heliports are primarily used for taking off and landing helicopters, which is only allowed in the Medical Corridor. Ignoring the Zoning Code is not the way to do this.

Issue #2: Spot Zoning

Zoning by its nature is an infringement on private property rights. It only passes constitutional muster is if it is applied uniformly within each district within a community. If an application is discriminatory, it is called "spot zoning" and it is thrown out. By Montana code, there are three factors defining "spot zoning".

1. The requested use differs from the prevailing use in the area.
2. Whether the area proposed for zoning is small.
3. Whether the zone change resembles special legislation designed to benefit only one or a few landowners at the expense of the surrounding landowners.

He submitted that all of these factors exist with this proposal.

1. The proposed 20 acres of controlled industrial zoning is inconsistent with the surrounding areas. The second highest industrial commercial zone would be located adjacent to agricultural open land near and residential zoning.
2. 20 acres is a small parcel for a zoning area.
3. This "smacks" of special legislation. He related the many testimonies of the Blaines' character which unwittingly establishes the third element. They want special legislation for their benefit. This removes the underpinning of zoning as it is not uniform. They are encouraging approval of something that violates zoning and is unconstitutional as it is spot zoning.



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Mr. Filz continued and stated this is too important of a decision to do in a hurry. He said something may develop of the Planned Development on the lower 20 acres. He suggested developing a comprehensive plan that requires landscaping, noise reduction, and dust reduction in consideration of the surrounding uses. He asked the Commissioners to have applicant go back and "do it right" with a Planned Development. He asked that this Commission forward a unanimous recommendation to the Board of County Commissioners of denial as this request is illegal and unconstitutional as presently put together.

Discussion

In response to question by Commissioner Littler, Mr. Filz stated Mr. Scott paid for the Sanderson Stewart proposal. It was done as a thoughtful development for this area considering berming, landscaping, and heavy commercial to lighter "work to live" concepts. Commissioner Ray asked why Mr. Scott didn't do anything until this proposal was submitted, such as purchasing the property to protect himself. Mr. Filz said he warned his clients they may be accused of the "Not In My Back Yard" perspective. He stated Mr. Scott is not against development but is not interested in purchasing this property. Commissioner Ray asked how they know whether or not the Blaines will do this type of landscaping. Mr. Filz said it is his position this zone change request is illegal. If a Planned Development is done it will require development in a thoughtful fashion rather than hoping it will be done in a thoughtful fashion.

At 1:30 p.m., Chairman Cook called for anyone else wishing to speak in opposition of the zone change. There was none.

Rebuttal: Chairman Cook called for rebuttal.

Ken Tolliver, 1004 Division Street, Billings, Montana

Mr. Tolliver stated the Federal regulations relative to zoning ordinance are not FAA regulations. The regulations Mr. Dugger referred to are OSHA based and are adopted into zoning laws. He said Mr. Filz' spot zoning argument had no mention of the Billings airport. The proposed use is not incompatible with the adjacent use. In his judgement, the impact of the City airport makes it impossible to contemplate development of this property with a residential development as proposed by the engineering firm. This site will take detailed engineering as there are a lot of aeronautical issues to address.

Mr. Tolliver stated the character testimonies have relevance. This is a growing company and the company's character is important from the standpoint of economic growth. From a zoning and land use standpoint, this is a compatible use. He asked what is most important? Allowing full development of the aviation facility or meeting the interest of residents living on the rims to



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counter balance the needs of the aviation community? He stated "Airports need some breathing room".

Discussion

Al Littler commented on the planned unit development concept plan designed by Sanderson Stewart and asked why the applicant chose to submit this zone change application with a schematic plan. Mr. Tolliver replied an actual development plan for this facility takes a lot of engineering and not a just a pretty picture. He said unless they can deliver according to the picture, they should not present it. The engineering, FAA compliance, and design work cannot be done to build until September or October at the earliest. They did not want to be misleading.

Commissioner Littler commented the airport is so significant, the Public zoning cannot be discarded. He asked if they considered having the first two parcels Public zoning. Mr. Tolliver explained it was a legal recommendation from his office after consultation with the Planning Staff. He said they choose the zoning classifications that would most honestly depict their intended use. They included Controlled Industrial zoning rather than Highway Commercial zoning, as it includes some industrial processes which might in the future be capable of use on this property under special review. He said their goal is to bring avionics aerospace type of business. They wish to ensure people can bring in high tech equipment and do processes needed to support the facility. The zoning classifications are outdated by decades and most of the uses needed in connection with this kind of facility are not mentioned in the classifications.

Commissioner Ray asked Gary Blaine what the view will be looking north from Highway 3. Mr. Blaine said initially they are taking dirt from the upper area to make a berm to be compatible with blocking noise and view in consideration with the runway requirements. They have considered interspersing plantings of fast growing trees along with other plantings to block the view of the facility. This will take place as soon as a design is created that is compatible with the facility. Commissioner Ray asked about the plans for water and sewerage. Mr. Blaine said there is a well on the property. City water with a cistern and septic will be used for the facility.

At 1:44 p.m. Chairman Cook called for a recess.

At 1:57 p.m. Chairman Cook called for a motion.

Motion

Commissioner Boucher made a motion and Commissioner Ray seconded the motion to forward a recommendation to the Board of County Commissioners of approval of County Zone Change #669 based on the 11 criterion on the revised staff report.



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Discussion

Commissioner Boucher stated he extensively poured over the information. He reviewed 11 criterion in the revised staff report he could not find a reason outlined in the criterion to recommend denial. He referred to Criterion #10:

10. Will the new zoning encourage the most appropriate use of land in Yellowstone County?
The proposed Public zoning does encourage the most appropriate use of land in this area of the County given it is adjacent to the Billings Airport and allows the same uses as are permitted on the Airport property. It is also in an area where aircraft are arriving and departing regularly and so air traffic is expected in this area. While leaving the south 20 acres of the property in the A-1 zoning to provide a buffer from the CI zoning proposed, the CI zoning does not encourage the most appropriate use of land in this area of the County. Uses allowed in the CI zone may have more of a noise impact than aircraft uses. Manufacturing uses may generate more noise than retail or service businesses. Uses allowed in the CI zone are also more likely to generate noise and traffic outside of normal business hours and have more impact on the health and general welfare of the residential neighborhoods south of Highway 3, the residences along the north side of Highway 3 to the west of the subject property, and the traffic circulation on Highway 3

Chairman Cook called for other comments or discussion from the Commissioners. There was none. He called for a roll call vote on the motion.

Name	Favor	Against	Abstain
Chairman Cook	x		
Commissioner Boucher	x		
Commissioner Littler	x		
Commissioner Ray	x		
Commissioner Wittman	x		

The motion passes with a unanimous vote.

This item will be heard by the Board of County Commissioners on March 1, 2016, Room 403A, Yellowstone County Courthouse.

Adjournment: The meeting adjourned at 5:45 p.m.

ATTEST: DRAFT. To be approved by a motion on Monday, April 11, 2016

FEB 8, 2016

YCZC

	NAME	ADDRESS	CITY	STATE	EMAIL	INITIAL
BOB	ADLER	138 ORCHARD	BILLINGS	MT		
ELIZABETH	ALEXANDER	4882 ARAPAHO TRAIL	BILLINGS	MT		
BOBI	ALLARD	2733 MILES AVE	BILLINGS	MT		
JOEL	ANDERSON	2127 FAIRVIEW PLACE	BILLINGS	MT		
STAN	ARMSTRONG				STAN@BIGSKYEDU.ORG	
JEREMY	BAKKEN	44 ROUNDUP ROAD	BILLINGS	MT		
JIM	BELEY	3382 STOREY RIDGE RD	BILLINGS	MT		
BARRY	BERINGER	323 WYOMING AVE	BILLINGS	MT		
TODD	BESEL				TODD@MOUNTAINSTATESTRILER.COM	
DANNETTE	BLAIN	6309 JELLISON RD	BILLINGS	MT		
GARY	BLAIN				CCHUEY@HOTMAIL.COM	
VICKIE	BLAIN	6309 JELLISON RD	BILLINGS	MT		
ROBERT	BLAIN	6400 JELLISON RD	BILLINGS	MT		
ASHLI	BLAIN					
BRIDGER	BLAIN	555 PARK LANE	BILLINGS	MT	BRIDGER.BLAIR@GMAIL.COM	
T J	BLAIN	6400 JELLISON RD	BILLINGS	MT		
JOE	BOYD	103 SKY RANCH DRIVE			JOEBOYD794@GMAIL.COM	
JOEY	BREITENBACH	2825 3RD AVE N	BILLINGS	MT		
JOHN	BURG	2930 HWY 3	BILLINGS	MT		
PAT	BURG	2930 HWY 3	BILLINGS	MT		
JIM	CAMP	101 SKY RANCH DRIVE	BILLINGS	MT		
FRANK	CHESAREK	BOX 31888	BILLINGS	MT		
JIM	CLEVANGER	6275 LUPINE	BILLINGS	MT		
JUDY	CLEVANGER	6275 LUPINE	BILLINGS	MT		
MURI	COLE	43 JEFFERSON ST	BILLINGS	MT	MURIC@FLYBFS.COM	
AL	COOMBER	1401 CENTRAL AVE	BILLINGS	MT	AL@CENTRALHOBBIES.COM	
DONNA J	COOMBER	1401 CENTRAL AVE	BILLINGS	MT		
DONOVAN	COOPER	5307 ROLAND DRIVE	BILLINGS	MT		
DEANNE	COOPER	5307 ROLAND DRIVE	BILLINGS	MT		
ALLISON	CORBYN	606 AVE D	BILLINGS	MT	ALLISON@BIGSKYEDU.ORG	
RACHEL	COX	2915 NORTH SLOPE TRAIL	BILLINGS	MT		
JOHN	CRAWFORD				JCLIVINGART.COM	
BRUCE	CRIPPEN	1513 GRANITE PEAK TRAIL	BILLINGS	MT		

JIM	CUNNINGHAM				JIMC@HANSERS.COM	
CINDY	DAHLQUIST	3712 GLANTZ DRIVE	BILLINGS	MT		
BILL	DAVIES	303 NORTH BROADWAY	BILLINGS	MT		
DONNA	DELEEUW	2607 US HIWAY 3	BILLINGS	MT		
BOB	DOSSETT	3420 MASTERSON CIRCLE	BILLINGS	MT		
BRENDA	DOSSETT	3420 MASTERSON CIRCLE	BILLINGS	MT		
TYLER	DUGGER	3203 WESTFIELD DRIVE	BILLINGS	MT		
DALE	EDLUND	6541 HESPER RD	BILLINGS	MT		
NORM	EDLUND	727 MATTSON LN	BILLINGS	MT		
TIM	FILZ	PO BOX 339	BILLINGS	MT		
LYLE	GABRIAN	3142 ZIMMERMAN PLACE	BILLINGS	MT		
LORRAINE	GALLINGER	6335 STRATTON RD	BILLINGS	MT		
DEVIN	GLASMAN	235 JACKSON ST	BILLINGS	MT		
KENNY	GLENN	1138 MILES	BILLINGS	MT		
KELLY	GOODMAN	2201 EAST LANE	BILLINGS	MT		
ROB	GRIGGS	2814 MANHATTAN DRIVE	BILLINGS	MT		
KURTIS	GROW				KURTIS@LDINC.NET	
JIM	GRUBBS				JIMBARBGRUBBS@GMAIL.COM	
BARB	GRUBBS					
ANNE	GUDGAR	112 SKY RANCH DRIVE	BILLINGS	MT		INITIAL
GUNNAR	HAGSTROM	3423 TIMBERLINE DRIVE	BILLINGS	MT		
RALPH	HANSER				RALPH@HANSERS.COM	
KIRSTEN	HARPER	6675 DONNY DRIVE	BILLINGS	MT		
ROBERT	HARPER	6675 DONNY DRIVE	BILLINGS	MT		
DAVID	HAUGER	7413 MONAD RD	BILLINGS	MT		
CASEY	HAUSER	233 BURLINGTON AVE	BILLINGS	MT		
THERESA	HELUS	3362 STONEY RIDGE RD	BILLINGS	MT	THELUS@CHARTER.NET	
ERIN	HERINGER					
CLAYVIN	HERRERA				CLAYVIN.HERRERA@CROW-NSN.GOV	
GENE	HOLMAN	3340 MCINTOSH DR	BILLINGS	MT		
GILLIAN	HUNTER				GILLIANKEIKY@MSN.COM	
RYAN	HUPPERT	354 CAPE COD	BILLINGS	MT		
KAREN	JAMISON	2025 HILLNER LANE	BILLINGS	MT		
DAVE	JANSMA	916 3RD AVE	LAUREL	MT		

MARK	JENNINGS	1935 BITTERROOT DRIVE	BILLINGS	MT		
SPENCER	JOHNSON				SPENCER-BFS@GMAIL.COM	
JIM	JOHNSON	1715 RIDGE DRIVE	LAME DEER	MT		
KEVIN	JOHNSON	3348 MCINTOSH DRIVE	BILLINGS	MT		INITIAL
BOGY	JONES	7248 LAUREL AIRPORT RD	BILLINGS	MT		
BRIAN	JOSWICE	2440 VILLAGE LN	BILLINGS	MT		
DIANE	JUNG	4239 BLACKPOOL TRAIL	BILLINGS	MT		
BOB	KEEFER	3150 LUPINE DRIVE	BILLINGS	MT		
DARLENE	KEEFER	3150 LUPINE DRIVE	BILLINGS	MT		
BRIAN	KELLEHER	3020 STINSON ROAD	BILLINGS	MT		
KELLY	KIHL	810 AVE F	BILLINGS	MT		
ELAINE	KINNARD	106 SKY RANCH DRIVE			ECKINNARD@GMAIL.COM	
DAVE	KINNARD	106 SKY RANCH DRIVE	BILLINGS	MT	KINNLA@BRESNAN.NET	
ROBERT	KOCH					
MIKE	KORDERBROCK				MKORDERBROCK@BILLINGSGAZETTE.COM	
LINDA	KOUBA	4117 IRON HORSE TRAIL	BILLINGS	MT		
RICHARD	KOUBA	4117 IRON HORSE TRAIL	BILLINGS	MT		
ALICE	LAHRAN	108 SKY RANCH RD	BILLINGS	MT		
SCOTT	LANGMAN	4209 BLACKPOOL TRAIL	BILLINGS	MT		
JIM	LEMON	775 BLUEGRASS				
DENNY	LENOIR				DENY.LENOIR@DAINES.SENATE.GOV	
FRED	LONGAN	201 GRAND	BILLINGS	MT		
NATHAN	LOZIER	4109 CORBIN DR	BILLINGS	MT		
ROBERT	MATTHEW	3685 SPARTAN CIRCLE	BILLINGS	MT		
GREG	MCCALL	1615 FRONT STREET	BILLINGS	MT		
CHERYL	MCCLINTOCK	3461 MASTERSON CIRCLE	BILLINGS	MT		
ED	MCGRATH	5005 ZIMMERMAN TRAIL	BILLINGS	MT		
NANCY	MCGRATH	5005 ZIMMERMAN TRAIL	BILLINGS	MT		
ROSE	MCINTOSH	4460 RIVER RD	LAUREL	MT		
DONNA	MCKAMEY	104 SKY RANCH	BILLINGS	MT	DMCKAMY@AOL.COM	
R W	MCKAMY	104 SKY RANCH	BILLINGS	MT		
RHONDA	MEGORDEN	6090 SUNFLOWER DR	BILLINGS	MT	RMEGORDEN6090@YAHOO.COM	
MIKE L	MIKE L		MOLT	MT		
AARON	MILLER	15 GRANITE RD	JOLIET	MT		

ALEX	MONTERROSA	517 CROW LANE				
HENRY	MORGAN	3024 STANFORD DRIVE	BILLINGS	MT		
BERNIE	MORRISON SR	PO BOX 23	CROW AGENCY	MT		
HEATHER	MOSSER	315 N #102	BILLINGS	MT		INITIAL
LESLIE	MOYER	107 SKY RANCH DRIVE	BILLINGS	MT		
WILLIAM	MOYER	107 SKY RANCH DRIVE	BILLINGS	MT		
NEIL	MUNSELL	4426 IRONHORSE TRAIL	BILLINGS	MT		
TERRY	MUNYAN					
WILLIAM	MURRAY	766 CALHOUN LAND	BILLINGS	MT		
ED	MUTCH	1016 PRINCETON	BILLINGS	MT		
JOSEPH	MUTCHLER	2512 SHILOH RD	BILLINGS	MT	JOSEPH.MUTCHLER@ROCKY.EDU	
KAYCEE	MUTCHLER	2512 SHILOH RD	BILLINGS	MT		
PAM	NASH	505 CEMETERY RD	PARK CTY	MT		
KATHERINE	NELSON	1424 HONDO WAY	BILLINGS	MT		
GEORGE	NILSON	2050 EAST LANE	BILLINGS	MT		
RICHARD	NIXON	BOX 166	BILLINGS	MT	NIXON@BRESNAN.NET	
PHIL	OKRUCKY	440 ALKALI CREEK RD	BILLINGS	MT		
DON	OLSEN	2112 FAIRVIEW	BILLINGS	MT		
LESLEE	OLSON	1668 INVERNESS	BILLINGS	MT		
KRIS	OLSON	1668 INVERNESS	BILLINGS	MT		
LEON	PATTIN	453 NEWMAN LANE	BILLINGS	MT		
LEONARD	PATTON	722 WESTGATE DRIVE	BILLINGS	MT	PATTONAVIATION@GMAIL.COM	
MIRANDA	PAUL	3903 2ND AVE SOUTH	BILLINGS	MT		
STEVEN	PENCE	4115 OBIE LANE	BILLINGS	MT		
SHERRY	PENCE	4115 OBIE LANE	BILLINGS	MT		
DEAN	PENROD				PENROD5492@MUC.COM	
GARDE	PETERSON	102 SKY RANCH DRIVE	BILLINGS	MT		
SHARON	PETERSON	102 SKY RANCH	BILLINGS	MT		
CHUCK	PLATT	145 GRAND AVE	BILLINGS	MT		
KEVIN	PLOEHN	1901 TERMINAL CIRCLE	BILLINGS	MT	PLOEHNK@CI.BILLINGS.MT.US	
BARB	POTZMAN	41 STONE HENG RD	COLUMBUS	MT	BARB@PINNACLEPROPERTY	
STEVEN	RASBERRY	4611 LUX AVE	BILLINGS	MT		
PAUL	RIEGER				PAUL_RIEGER@YAHOO.COM	
DYLLON	ROBERTUS	3835 OLD HWY 10 WEST	LAUREL	MT		

STACEY	ROBINSON				STACEY@LDINC.NET	
ALLEN	RUFF	5215 RUSTIC AVE	BILLINGS	MT		
DAVID	RUFF	7241 LAUREL AIRPORT RD	BILLINGS	MT		
SEAN	RUNLAKE	125 W HILLTOP RD	BILLINGS	MT		
LUCAS	RUTZ	3440 MASTERSON CIRCLE	BILLINGS	MT		
JENNIFER	RUTZ	3440 MASTERSON CIRCLE	BILLINGS	MT		
LUCAS	RUTZ	3440 MASTERSON CIRCLE	BILLINGS	MT		
BEN	SATHER	2301 MONTANA AVE #202	BILLINGS	MT		
JERRY	SCHIFFER	1843 NATALIE STREET	BILLINGS	MT		
JAMES	SCOTT	2244 STONEY RIDGE RD	BILLINGS	MT		
JIM	SCOTT				855-0456	
JANICE	SCOTT					
CHARLES	SHEEHAN				CHARLYSHEEHAN@YAHOO.COM	
ZACH	SHULAR	44 ROUNDUP ROAD			ZACKSHULAR@HOTMAIL.COM	
AXL	SNURE				AXL.SNURE@ROCKY.EDU	
BOB	SPANNAGOL	330 CAPE COD RD	BILLINGS	MT		INITIAL
JOHN	STALEY	501 JOHNSON LANE	BILLINGS	MT		
EBERT	STANTON	2025 HILLNER LANE	BILLINGS	MT		
STERLING	STARR	3713 TOMMY ARMOUR CIRCLE	BILLINGS	MT		
ALEX	STEVHAN				ALEX.STEVHAN@GMAIL.COM	
DON	STUSEK				DON_STUSEK@DAINES.SENATE.GOV	
AUSTIN	THOMAS	3113 CACTUS DRIVE	BILLINGS	MT		
STEVEN	TOEPFER				PANELHACKER@GMAIL.COM	
JENNIFER	TOEPFER				JENNIFERTOEPFER3@GMAIL.COM	
KEN	TOLLIVER	BOX 1913	BILLINGS	MT		
MIKE	TUSS	2835 HIGHWAY 3	BILLINGS	MT		
BARRY	USHER	6900 SOUTH FRONTAGE	BILLINGS	MT		
MICHAEL	VERSEMAN				MICHAEL@LDINC.NET	
JIM	VINCENT	3015 GREGORY DRIVE	BILLINGS	MT		
KERRY	VINCENT	3015 GREGORY DRIVE	BILLINGS	MT		
STEVEN	VOLD	1420 OKLAHOMA STAR TRAIL	BILLINGS	MT	STEVE@AEROTRONICS.COM	INITIAL
HENRY W.	W. NILSON	1424 HONDO WAY	BILLINGS	MT		
LEROY	WATTS	1807 EAST LANE	BILLINGS	MT		
JEFFREY	WINKLER	222 N 32ND ST SUITE 800	BILLINGS	MT	HGFA@HGFA.NET	

RYAN	WITTMAN	3865 CRESTRIDGE CT	BILLINGS	MT		
LOU	WOJCHIECHOWSKI	2910 STANFORD DRIVE	BILLINGS	MT		
MIKE	WOODS				MIKE@STREETERBROS.COM	
CHIP	YOULDEN	4549 PALISADES PARK DR	BILLINGS	MT		
ELEANOR	ZEILER	2202 EAST LANE	BILLINGS	MT		
GARY	ZEILER	2202 EAST LANE	BILLINGS	MT		
KATIE	ZINDLER	PO BOX 50372	BILLINGS	MT		
DANIEL	ZOLNIKOV				DANIEL.ZOLNIKOV@GMAIL.COM	

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	NAME	ADDRESS	CITY	STATE	EMAIL
BOB	ADLER	138 ORCHARD	BILLINGS	MT	
SCOTT	ALEXANDER	4882 ARAPAHO TRAIL	BILLINGS	MT	
BOBI	ALLARD	2733 MILES AVE	BILLINGS	MT	
KATIE	ALLEN				KATIE4377@GMAIL.COM
STEVE	ARMSTRONG	BIG SKY DEVELOPMENT			
JEREMY	BAKKEN	44 ROUNDUP ROAD	BILLINGS	MT	
JIM	BELEY	3382 STOREY RIDGE RD	BILLINGS	MT	
DANNETTE	BLAIN	6309 JELLISON RD	BILLINGS	MT	
VICKIE	BLAIN	6309 JELLISON RD	BILLINGS	MT	
ASHLI	BLAIN	6400 JELLISON RD	BILLINGS	MT	
BRIDGER	BLAIN				BRIDGER.BLAIR@GMAIL.COM
TJ	BLAIN	6400 JELLISON RD	BILLINGS	MT	
GARY	BLAIN				CCHUEY@HOTMAIL.COM
TIM	BLATTIE	2745 AIRPORT ROAD	BILLINGS	MT	TIMB@TSTE.COM
MARCUS	BOEHLER				
JOE	BOYD	103 SKY RANCH DRIVE	BILLINGS	MT	
FRANK	CHESAREK	BOX 31888	BILLINGS	MT	
SCOTT	CHESAREK	PO BOX 31888	BILLINGS	MT	
JIM	CLEVANGER	6275 LUPINE	BILLINGS	MT	
JUDY	CLEVANGER	6275 LUPINE	BILLINGS	MT	
MURI	COLE	43 JEFFERSON STREET	BILLINGS	MT	
DONOVAN	COOPER	5307 ROLAND DRIVE	BILLINGS	MT	
DEANNE	COOPER	5307 ROLAND DRIVE	BILLINGS	MT	
CINDY	DAHLQUIST	3712 GLANTZ DRIVE	BILLINGS	MT	
DONNA	DELEEUW	2607 US HIWAY 3	BILLINGS	MT	
BOB	DOSSETT	3420 MASTERSON CIRCLE	BILLINGS	MT	
BRENDA	DOSSETT	3420 MASTERSON CIRCLE	BILLINGS	MT	
TYLER	DUGGER	3203 WESTFIELD	BILLINGS	MT	
SCOTT	DUNBAR	5655 WOODROSE	BILLINGS	MT	
DALE	EDLUND	6541 HESPER RD	BILLINGS	MT	
RUSS	FAGG	3053 THOUSAND OAKS ST	BILLINGS	MT	
TIM	FILZ	PO BOX 339	BILLINGS	MT	
LYLE	GABRIAN	3142 ZIMMERMAN PLACE	BILLINGS	MT	

ANTHONY	GEORGE	2955 COLONIAL PLACE	BILLINGS	MT	
KENNY	GLENN	1138 MILES	BILLINGS	MT	
SCOTT	GODFREY	5819 WIND DRIFT RD	BILLINGS	MT	
JIM	GRUBBS				JIMBARBGRUBBS@GMAIL.COM
BARB	GRUBBS				
ANNE	GUDGAR	112 SKY RANCH RD	BILLINGS	MT	
GUNNAR	HAGSTROM	3423 TIMBERLINE DRIVE	BILLINGS	MT	
CARLY	HASKELL				
DAVID	HAUGER	7413 MONAD RD	BILLINGS	MT	
THERESA	HELUS	3362 STONEY RIDGE RD	BILLINGS	MT	
GILLIAN	HUNTER				GILLIANKEIKY@MSN.COM
MARK	JENNINGS	1935 BITTERROOT DRIVE	BILLINGS	MT	
SCOTT	JOHNSON	2606 RAYMOND PL	BILLINGS	MT	
SCOTT	JONES	2301 MONTANA AVE	BILLINGS	MT	
BOB	KEEFER	3150 LUPINE DRIVE	BILLINGS	MT	
DARLENE	KEEFER	3150 LUPINE DRIVE	BILLINGS	MT	
ELAINE	KINNARD				ECKINNARD@GMAIL.COM
DAVE	KINNARD	106 SKY RANCH DRIVE	BILLINGS	MT	
MIKE	KORDERBROCK				MKORDERBROCK@BILLINGSGAZETTE.COM
RANDY	KREBILL	5145 HILLCREST	BILLINGS	MT	
ALICE	LAHRAN	108 SKY RANCH RD	BILLINGS	MT	
SCOTT	LANGMAN	4209 BLACKPOOL TRAIL	BILLINGS	MT	
FRED	LONGAN	201 GRAND	BILLINGS	MT	
ED	MCGRATH	5005 ZIMMERMAN TRL	BILLINGS	MT	
NANCY	MCGRATH	5005 ZIMMERMAN TRL	BILLINGS	MT	
R W	MCKAMY	104 SKY RANCH DRIVE	BILLINGS	MT	
DONNA	MCKAMY	104 SKY RANCH DRIVE	BILLINGS	MT	
CRAIG	MEGORDEN	6090 SUNFLOWER DRIVE	BILLINGS	MT	
AARON	MILLER	15 GRANITE RD	JOLIET	MT	
ALEX	MONTERROSA	517 CROW LANE	BILLINGS	MT	
HENRY	MORGAN	3024 STANFORD DRIVE	BILLINGS	MT	
LESLIE	MOYER	107 SKY RANCH DRIVE	BILLINGS	MT	
WILLIAM	MOYER	107 SKY RANCH DRIVE	BILLINGS	MT	
TERRY	MUNYAN				

JOSEPH	MUTCHLER	2512 SHILOH RD	BILLINGS	MT	
MIKE	NASH	505 CEMETARY RD	PK CITY	MT	N.MIKE@GMAIL.COM
TERRY	ODEGARD				TERRYSHOMES@BRESNAN.NET
LEONARD	PATTON	722 WESTGATE DRIVE	BILLINGS	MT	
GARDE	PETERSON	102 SKY RANCH DRIVE	BILLINGS	MT	
SHARON	PETERSON	102 SKY RANCH DRIVE	BILLINGS	MT	
BARB	POTZMAN	41 STONE HENGE RD	BILLINGS	MT	
DYLLON	ROBERTUS	3835 OLD HWY 10 WEST	LAUREL	MT	
TARA	ROBERTUS	3835 OLD HWY 10 WEST	LAUREL	MT	
JERRY	SCHIFFER	1843 NATALIE STREET	BILLINGS	MT	
DICK	SCHOTLAENDER	830 BENDER	BILLINGS	MT	
EBERT	STANTON	2025 HILLNER DRIVE	BILLINGS	MT	
ROB	STEPHENS	5202 BELL AVE	BILLINGS	MT	
PAM	STEPHENS	5202 BELL AVE	BILLINGS	MT	
BARRY	STOCKDALE				BARRYSTOCKDALE@YAHOO.COM
HEATHER	THOMPSON	3020 STINSON AVE	BILLINGS	MT	
STEVEN	TOEPFER	1275 CLOVERLEAF PLACE	BILLINGS	MT	PANELHACKER@GMAIL.COM
JENNIFER	TOEPFER	1275 CLOVERLEAF PLACE	BILLINGS	MT	JENNIFERTOEPFER3@GMAIL.COM
DENNIS	ULVESTAD	3040 CENTRAL AVE D103	BILLINGS	MT	
SETH	WESTON	4335 JACKRABBIT DRIVE	BILLINGS	MT	
CHIP	YOULDEN	4549 PALISADES PARK DR	BILLINGS	MT	
KYLE	ZIMMERMAN	9 ALDERSON AVE	BILLINGS	MT	ZIMMERMAN@ROCKY.EDU



County Zoning Commission

Meeting Date: 04/11/2016

SUBJECT: Zone Change 672 - Colton Blvd and 60th St West

THROUGH: Candi Millar, Planning & Community Services Department Director

PRESENTED BY: Nicole Cromwell

Information

REQUEST

Item #1-County Zone Change 672 – Colton Blvd & 60th St West – A zone change request from Agriculture-Open Space (A-1) to Agriculture Suburban (AS) on Lot 71 of Sunny Cove Fruit Farms, a 10 acre parcel of land. The applicant and agents conducted a pre-application neighborhood meeting on February 24, 2016 at 3555 Racquet Drive. Presented by Nicole Cromwell, Zoning Coordinator

RECOMMENDATION

The Planning Division recommends approval and adoption of the findings of the 11 criteria for Zone Change 672.

APPLICATION DATA

OWNER: William and Susan Anderson

AGENT: Tom Llewellyn

LEGAL DESCRIPTION: Lot 71, Sunny Cove Fruit Farms

ADDRESS: None assigned

CURRENT ZONING: A-1

EXISTING LAND USE: Vacant - agricultural land

PROPOSED USE: 2 lots - possible future home sites

SIZE OF PARCEL: 9.43 acres

CONCURRENT APPLICATIONS

None.

APPLICABLE ZONING HISTORY

Sunny Cove Fruit Farms is an older County division of land originally platted with 9 to 10 acre lots of land in April 1910. While the property looks like a subdivision and is referred to as one here, it was recorded about 60 years before Montana adopted the Subdivision and Platting Act that created a legal process for subdivision review and platting. The subdivision runs from Rimrock Road south to Grand Avenue and from 54th St West west to 70th St West. The County zoning for the subdivision includes A-1, R-150, R-96, and 1 parcel recently zoned Community Commercial (CC). Most recently zone changes have occurred when parcels were annexed to the City or from A-1 to R-150 or from R-150 to A-1 zoning. The advantage to the property owner for an A-1 zone is to allow agriculture as the primary use of the property so barns, sheds and livestock buildings can be constructed without a residential dwelling on the property.

SURROUNDING LAND USE & ZONING

NORTH:	Zoning: R-150 Land Use: Vacant land
SOUTH:	Zoning: A-1 Land Use: Single family dwelling
EAST:	Zoning: A-1 Land Use: Single family dwelling
WEST:	Zoning: A-1 Land Use: Agricultural land

BACKGROUND

This applicant is requesting a zone change from A-1 to Agriculture Suburban (AS) zoning to allow for the division of this lot into two 4.69 acre parcels of land. The proposed division would split the lot from north to south. The A-1 zoning district requires a 10 acre minimum lot area and the AS zone requires a 1 acre minimum lot area. The County zoning regulations do not have a district with a minimum lot area between 1 acre and 10 acres. The Sunny Cove Fruit Farms subdivision was platted in 1910 and several of the lots have been annexed and re-subdivided for city neighborhoods. Most of the lots in this area of the subdivision have not been altered since the original subdivision. The property is not within the limits of annexation to the City within the next 5 years. The parcels to the north, northeast, and east of the subject property are within the limits of annexation.

Colton Blvd is discontinuous west of 54th St West and 60th Street West is unconstructed north of Colton Boulevard. All of the right of ways for the streets are in place but many sections of these streets remain un-constructed. Currently the subject property is used for storage of agricultural equipment and a horse corral. Both 60th Street West and Colton Blvd are County gravel roads. The current owners purchased the property in November 2015.

A zone change in 2001 was granted for Lot 103 to the south of the subject property to allow the division of the property into 2 lots for building purposes. One home was built in 2002 and another in 2005. This zone change would facilitate similar and compatible development in this area of the County.

The Planning Division has reviewed the application and is recommending approval based on the findings of the 11 criteria for zone changes. The property is at the intersection of two developed County gravel roads. Many of the surrounding homes and agricultural lands are developed with compatible uses and densities. Although the zoning requested allows for lots of 1 acre minimum, the Sunny Cove Fruit Farms subdivision has privately enforced covenants that allow only 1 division of each original 9 to 10 acre lot. The Planning staff did not receive any correspondence from surrounding property owners or concerns from County agencies.

RECOMMENDATION

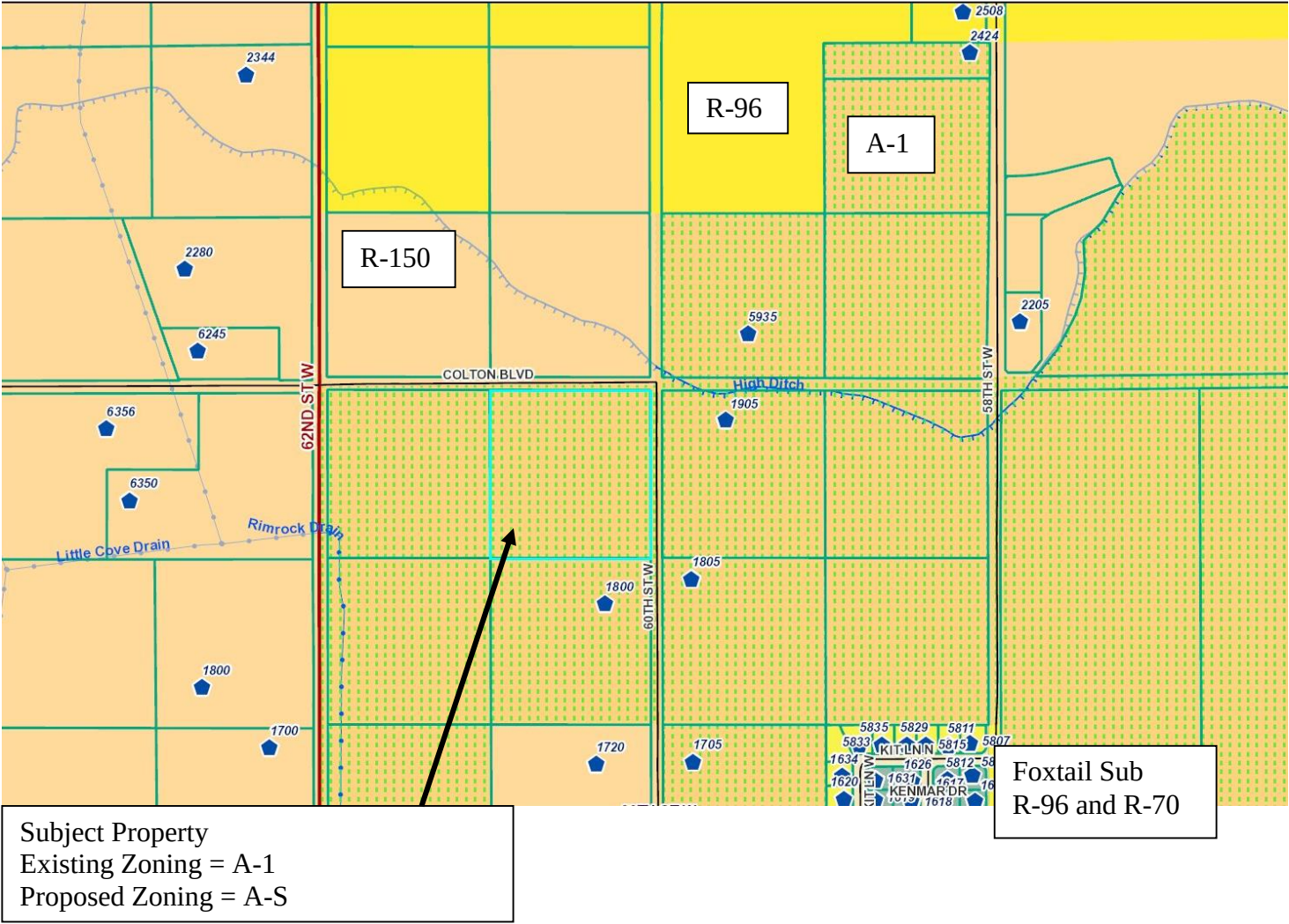
The Planning Division recommends approval and adoption of the findings of the 11 review criteria for Zone Change 672.

Attachments

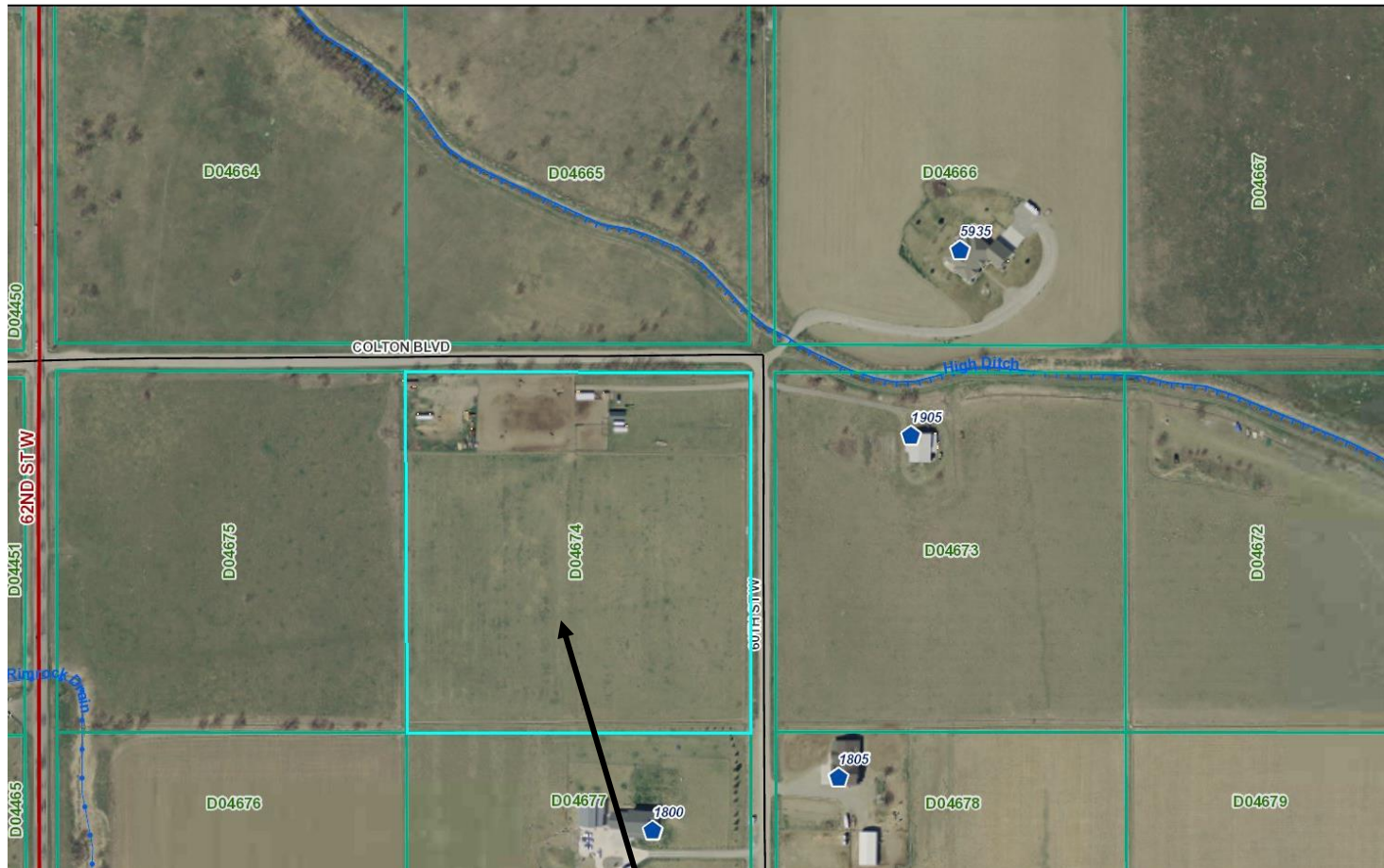
Zoning Map and site photos
Review Criteria
Application and pre app meeting notes

Zoning Map and Site Photos – Zone Change 672

Colton Blvd and 60th St West



Colton Blvd and 60th St West



Subject Property



Subject Property view south from Colton Blvd



View south and west from Colton Blvd



View east along Colton Blvd



View north and west across Colton Blvd

PROPOSED ZONING COMMISSION DETERMINATIONS – Zone Change 672

The Yellowstone County Zoning Commission, prior to any recommendation, shall consider the following:

1. *Is the new zoning designed in accordance with the Yellowstone County and City of Billings 2008 Growth Policy?*

The proposed zoning does comply with the following goals of the Yellowstone County and City of Billings 2008 Growth Policy and area plans:

- Goal: Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in the growth policy. (Land Use Element, page 6).
This zone change would allow for lots smaller than 10 acres in an area of the county where lots vary from 1 acre to 10 acres. The existing zoning of A-1 only allows 10 acre parcels for a single home. The proposed A-S zoning is the same zoning as some of the tracts to the north and east. This zoning will allow the new owner to divide the Lot 1 time to create two 4.69 acre lots and keep the agriculture use as the primary use of the property.
- Goal: New developments that sensitive to and compatible with the character of adjacent development. (Land Use Element Goal, page 6).
This property is directly south of properties zoned R-150 and developed as county residential development. Development of this property for large-lot single family uses under the new zoning will be compatible with the character of adjacent development.

2. *Is the new zoning designed to secure from fire and other danger?*

The subject property is currently served by the Billings Urban Fire Service Area (BUFSA). The nearest fire station is located on 54th Street West, Station number 7, about 1.68 driving miles to the south and east. If the property is divided and residences constructed, the BUFSA will assess fees according to the type of structure. The existing and proposed zoning requires building separations, setbacks, and height limits that should provide security from fire or other public safety emergencies.

3. *Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?*

Transportation: The new zoning could minimally increase traffic on Colton Blvd after a division of the lot and homes are constructed. Current traffic consists of residents and caretakers of agricultural land and horses.

Water and Sewerage: The subject property is not served by any domestic water well or septic system, and no public services for water or sewer are provided in this county subdivision. Should future development take place, the Montana Department of

Environmental Quality (MDEQ) would require permits for wells and septic systems at the time development is proposed.

Schools and Parks: The proposed zoning may impact the student population should the property be developed with additional homes. Arrowhead Elementary, Will James Middle School, and West High School have the capacity to accommodate the possibility of additional students from 2 residential homes.

Fire and Police: The subject property is serviced by BUFSA and the Yellowstone County Sheriff's Department. Fire protection will be accommodated with any requirements that may result from any future development.

4. *Will the new zoning promote health and general welfare?*
The new zoning will allow development of property that is adjacent to existing residential uses to the south, east and northeast. New residential development similar in nature to existing development tends to increase property value for surrounding owners.
5. *Will the new zoning provide adequate light and air?*
The proposed zoning would require minimum setbacks, maximum building heights and maximum lot coverage. These requirements should allow adequate light and air to reach the subject property and adjacent properties.
6. *Will the new zoning effect motorized and non-motorized transportation?*
The proposed zoning itself will not generate more traffic on any of the adjacent streets. Pedestrian traffic in the area is limited due to the lack of sidewalks and trails. More dense residential development is generally located south and east of the property. Should the property develop in the future, Colton Blvd provides the primary route to schools and other services in the area. Colton Blvd is maintained as a County gravel road.
7. *Will the new zoning be compatible with urban growth in the vicinity?*
The proposed zoning is compatible with the adjacent zoning and developments. As the proposed zoning is an agricultural zoning and the subject property is adjacent to agricultural and residential zoning.
8. *Does the new zoning consider the character of the district and the suitability of the property for particular uses?*
The subject property is in an area that is a mix of farming and residential uses. The property is suitable for A-S uses and any future site development will be in character with adjacent uses.
9. *Will the new zoning conserve the value of buildings?*
The new zoning will allow the subdivision of the lot into two 4.69 acre lots. Although the A-S zoning allows lots as small as 1 acre, the CCR's for Sunny Cove Fruit Farms only

allows the division of each original lot 1 time. The proposed A-S zone will conserve the value of the existing agricultural buildings on the property.

10. *Will the new zoning encourage the most appropriate use of land in Yellowstone County?*

The property is suitable for the uses allowed in the A-S zoning district. It is next to existing agricultural and residential uses and will not introduce conflicting zoning with other uses in the area.

11. *Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?*

The proposed zoning is near the City of Billings and is surrounded by other agricultural and residentially zoned property. The request to rezone from A-1 to A-S will be compatible with its surrounding zoning and uses. This zoning would allow for smaller lots than what is currently allowed by zoning. The A-S zoning is as compatible as possible with the nearby zoning in the city limits.

Application and pre-app meeting – Zone Change 672

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 672 - Project # P2-16-0619

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the Yellowstone County Unified Zoning Regulations.

Present Zoning: Agriculture - Open Space
Proposed Zoning: Agriculture - Suburban
Tax ID # D 04674 COUNTY COMMISSIONER DISTRICT # 2
Legal Description of Property: Lot 71 Sunny Cove Fruit Farms
(S31, T1N, R25E, lot 71)
Address or General Location (If unknown, contact County Public Works): Calton Blvd & 60th Street West (S.W. corner)
Size of Parcel (Area & Dimensions): 9.43 acres
(Process of dividing into 2 - 5 acre tracts)
Present Land-Use: Agri
Proposed Land-Use: Agri

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

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

Owner(s): William R & Susan V. Anderson
(Recorded Owner)
(Address) 3555 Racquet Dr Billings MT 59102
(Phone Number) 855-3701 (email)
Agent(s): Tom Glewellyn
(Name)
(Address) 1925 Grand Ave #124 Billings MT 59102
(Phone Number) 406 855-9455 (Email) tom@glewellynrealstate.com

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 Zone Change. Also, I attest that all the information presented herein is factual and correct.

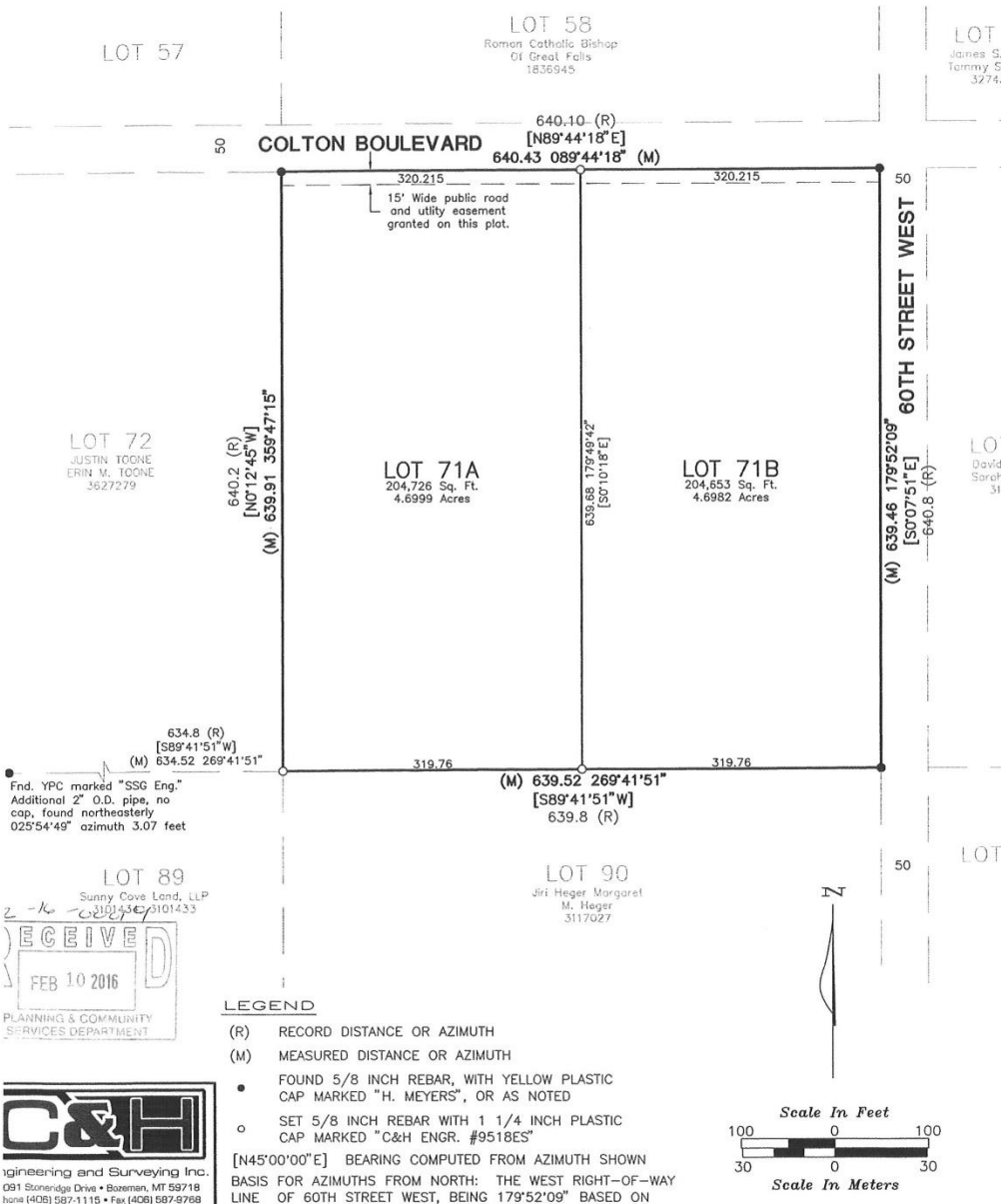
Signature: William R & Susan V. Anderson Date: _____
(Recorded Owner)
By William R Anderson POA

AMENDED PLAT OF LOT 71, SUNNYCOVE FRUIT FARMS

LOCATED IN THE SW 1/4 OF SEC. 31, T. 1 N., R. 25
OF P.M.M., YELLOWSTONE COUNTY, MONTANA

REVEY REQUESTED BY OWNERS TO CREATE 2 LOTS
FROM AN EXISTING TRACT OF LAND.

OWNERS OF LOT 71, SUNNYCOVE FRUIT FARMS: WILLIAM R. ANDERSON AND SUSAN V. ANDERSON
DEED REF: DOC. NO. 3761753



MINUTES FOR NEIGHBORHOOD MEETING

THE MEETING WAS HELD AT 7:00 PM, AT 1705- 60TH STREET WEST ON BEHALF OF WILLIAM AND SUSAN ANDERSON FOR THE PURPOSE OF A ZONE CHANGE FROM AGRICULTURE OPEN TO AGRICULTURE SUBURBAN.

THE MEETING SPEND MORE TIME DISCUSSING THE SIZE OF THE LOTS WHICH HAS NO EFFECT ON THE ZONE CHANGE. ANY CHANGE IN THE SIZE OF THE LOTS REQUIRES A ZONE CHANGE.

THE ATTENDEES OF WHICH THREE WERE NOT WITHIN THE 300 FEET OF THE SUBJECT PROPERTY DID NOT HAVE NEGATIVES COMMENTS ABOUT THE ZONING ONLY THE SIZE OF THE LOTS.

I WAS TOLD LATER THAT THE ZONING WASN'T AN ISSUE AT ALL. THAT PARTY IS DAN SLOAN WHO LIVES ACROSS THE STREET FROM THE SUBJECT PROPERTY.

THE OWNER HAS AGREED TO HOLD ANY FURTHER WORK ON THE PLAT FOR 30 DAYS WHICH WILL BE AFTER HE RETURNS TO BILLINGS AND HAS AGREED TO MEET WITH THE NEIGHBORS OVER THE SIZE.

SUMMITTED BY

A handwritten signature in blue ink, appearing to read "H. Thomas Llewellyn", with a long horizontal flourish extending to the right.

H. THOMAS LLEWELLYN

**SIGN IN FOR
NEIGHBORHOOD MEETING
7:00 PM
FEBRUARY 24, 2016**

Discussion concerning Lot 71 Sunny Cove Fruit Farms

Owner: William R and Susan V. Anderson

1. Dan Sloan Jim Sloan

2. Jon Stas Bucky Stas

3. Don Lorenz Ally

4. _____

5. _____

6. _____



County Zoning Commission

Meeting Date: 04/11/2016

SUBJECT: Zone Change #673 – East of Cherry Creek/Danube Court Manufactured Home Park

THROUGH: Candi Millar, Planning & Community Services Department Director

PRESENTED BY: Wyeth Friday

Information

REQUEST

Item # 2 - County Zone Change 673 – East of Cherry Creek/Danube Court Manufactured Home Park – A zone change request from Residential 9,600 (R-96) to Residential Manufactured Home (RMH) on a portion of Lot 2, Block 1 of Cherry Creek Estates, a 16.77 acre parcel of land. The owners and agents conducted a pre-application neighborhood meeting on February 18, 2016 at the Cherry Creek Community Center at 1955 N Cherry Creek Loop. Tax ID: A31450. Presented by Wyeth Friday, Planning Division Manager.

RECOMMENDATION

The Planning staff is forwarding a recommendation of Denial based on the 11 criteria for zone changes.

APPLICATION DATA

OWNER: Cherry Creek Development, Inc.

AGENT: Craig Dalton, Performance Engineering and Consulting

LEGAL DESCRIPTION: Portion of Lot 2, Block 1, Cherry Creek Estates Subdivision

ADDRESS: Non assigned (off of Cherry Creek Loop)

CURRENT ZONING: Residential 9600 (R-96)

EXISTING LAND USE: Vacant

PROPOSED USE: Residential Manufactured Home

SIZE OF PARCEL: 16.77 Acres

CONCURRENT APPLICATIONS

None

APPLICABLE ZONING HISTORY

Subject Property

There have been several previous zone change applications submitted affecting all, or part, of the subject property and surrounding properties.

The first application was **County Zone Change #496**, which was a request to change about 200 acres of property, including the subject property, to Residential Manufactured Home and Residential-7000 (R-70) zoning. This proposal would have changed the current subject property (now Lot 2, Block 1 of Cherry Creek Estates Subdivision) to R-70 zoning. Staff recommended approval, the Zoning Commission recommended denial, and the

Board of County Commissioners granted withdrawal of that application in 1998.

County Zone Change #506, which requested to change the zoning on the far east side of the current Cherry Creek Manufactured Home Park from Agricultural Open Space (A-1) to Residential-9600 (R-96), was approved by the Board of County Commissioners in 1998. This property is now made up of Aspen Gateway Subdivision, a single family residential development in the City along Wicks Lane, and Riverview Estates Subdivision, a single family development in the County accessed off of the east end of Wicks Lane.

County Zone Change #505, which requested to change the zoning along Bitterroot Drive along the west side of the subject property from R-70 to R-96, was approved by the Board of County Commissioners in 1998. This zone change involved multiple owners with existing single family homes that wanted to ensure their lots sizes and existing development matched the zoning.

County Zone Change #541, which requested to change the zoning on the current subject property from A-1 to R-96, was approved by the Board of County Commissioners in 2001. At the time, the applicant, Cherry Creek Development, Inc., stated in its application materials that the zoning request was a result of, and in accordance with, the neighbors input requiring residential development of R-96 or larger lots adjacent to their properties (the same properties referenced in Zone Change #505). Staff believes this zone change is the one neighbors and others now reference as the agreed to "buffer" between the RMH zoning and the existing residential development in the R-96 zoning along Bitterroot Drive.

County Zone Change #543, which requested to change the zoning on property east of the subject property from A-1 to Residential Manufactured Home (RMH) zoning, was approved by the Board of County Commissioners in 2001. This property became the Cherry Creek/Danube Court Manufactured Home Park.

City Zone Change #702, which was initiated by the City Council to change the zoning from RMH zoning to R-96 zoning on the property east of the subject property, failed due to a lack of the super-majority vote needed to pass it by the Council in 2002. At the time, it appears the City Council was very concerned about providing services to the property if it developed under manufactured home zoning (what it was zoned in the County under Zone Change #543). This property later became the Cherry Creek/Danube Court Manufactured Home Park.

SURROUNDING LAND USE & ZONING

NORTH: Zoning: R-70 and R-96
Land Use: Residential two family and single family development (City)

SOUTH: Zoning: Public (portion of same Lot 2, Block 1 as zone change)
Land Use: Vacant (City)

EAST: Zoning: RMH
Land Use: Residential Manufactured Home Park (Cherry Creek/Danube Court) (City)

WEST: Zoning: R-96 and R-70
Land Use: Residential single family and two family development (County adjacent and City/County across Bitterroot Drive)

BACKGROUND

The subject property is located just west of the existing Cherry Creek/Danube Court Manufactured Home Park. The north access of Cherry Creek Loop splits the property north and south. The property is currently vacant and includes 16.77 acres of land. The property is bordered on the south by a portion of the same property zoned Public and in the City. The applicant would like to rezone the property from R-96 to RMH to continue development of manufactured homes in the area.

This area of the Billings Heights has a mix of residential development and zoning, and also has properties both inside the City Limits and outside in the County. The Cherry Creek/Danube Court Manufactured Home Park just east of the subject property is in the City, while the property adjacent to the west is in the County along Bitterroot Drive. Much of the area that is now occupied by the manufactured home park is a reclaimed gravel mine. There is also additional property in the County across Bitterroot Drive and south of the intersection of Cherry Creek Loop North and Bitterroot Drive. Zoning in the area includes the RMH zoning in the existing manufactured home

park, R-9600 zoning between the manufactured home park and Bitterroot Drive, some Residential-7000 (R-70) zoning at the northeast corner of the intersection of Cherry Creek Loop South and Bitterroot Drive, and at the southeast corner of the intersection of Wicks Lane and Bitterroot Drive. Aside from some Public zoning across Bitterroot Drive for park land, all of the property directly west across Bitterroot Drive is zoned R-70.

The Cherry Creek/Danube Court Manufactured Home Park currently contains about 360 spaces for manufactured homes. The development was built out over several years, with the last portion reviewed through the City Subdivision process in 2009 for the portion named Danube Court. As outlined in the Applicable Zoning History of this memo, the subject property and adjacent property to the east and west, have been through a series of rezoning processes in the City and County starting in 1998. The applicants for this current zone change also were applicants that changed the zoning from Agricultural Open Space (A-1) to R-96 zoning on this same property in 2001. At the time of that application, the applicants indicated they were going through the zone change process in part due to discussions with the property owners to the west along Bitterroot Drive. This may be why there have been claims during this new application process that there was a promise of some sort of "buffer" to be provided between the manufactured home park and the residences along Bitterroot Drive. This could not have been a condition of the zone change approval as zone changes may not be condition by law but appears to be the result of past discussions between the current applicant and property owners to the west along Bitterroot Drive.

A neighborhood meeting was conducted by the applicant on Thursday, February 18, 2016 at the Cherry Creek Community Hall at 1955 North Cherry Creek Loop. Twenty-three property owners attended the meeting. The meeting notes indicate questions from the attending property owners regarding the number of homes proposed and whether documentation existed that subject property was to remain a buffer between the existing manufactured home park and the properties to the west. Other issues discussed at the meeting included concerns about increases in crime in the area, safety for pedestrians, school capacities, noise from and anesthetics of the future development, and impacts from increased traffic from the property. Some of the questions were answered by the agent and applicant, according to the meeting notes. A brief summary of the meeting is attached to this memo. The Planning Division had received three letters in opposition and one letter in favor from surrounding property owners at the time this memo was drafted.

Planning staff has reviewed this application and is forwarding a recommendation of denial for the proposed zone change based on the 11 criteria for zone changes. While RMH zoning is a viable zoning in some areas of the community, and exists to the east of the subject property, that zoning in this area of the County has not met many of the criteria for zone changes and shows that additional RMH zoning in this area of the County would also not meet many of the criteria. Staff found that additional RMH zoning in this area of the County would not be consistent with many of the goals of the Yellowstone County and City of Billings 2008 Growth Policy for public, health, safety and quality of life (Criteria #1); would result in significant service demands on law enforcement and community services (Criteria #3); would not promote health and general welfare for the current residents and neighborhood (Criteria #4); would not be the most suitable zoning for the property considering the character of the district and the use (Criteria 8); does not appear to conserve the value of buildings in the area (Criteria #9); and does not encourage the most appropriate use of land in this area of the County (Criteria #10).

RECOMMENDATION

Staff recommends Denial of Zone Change #673.

Attachments

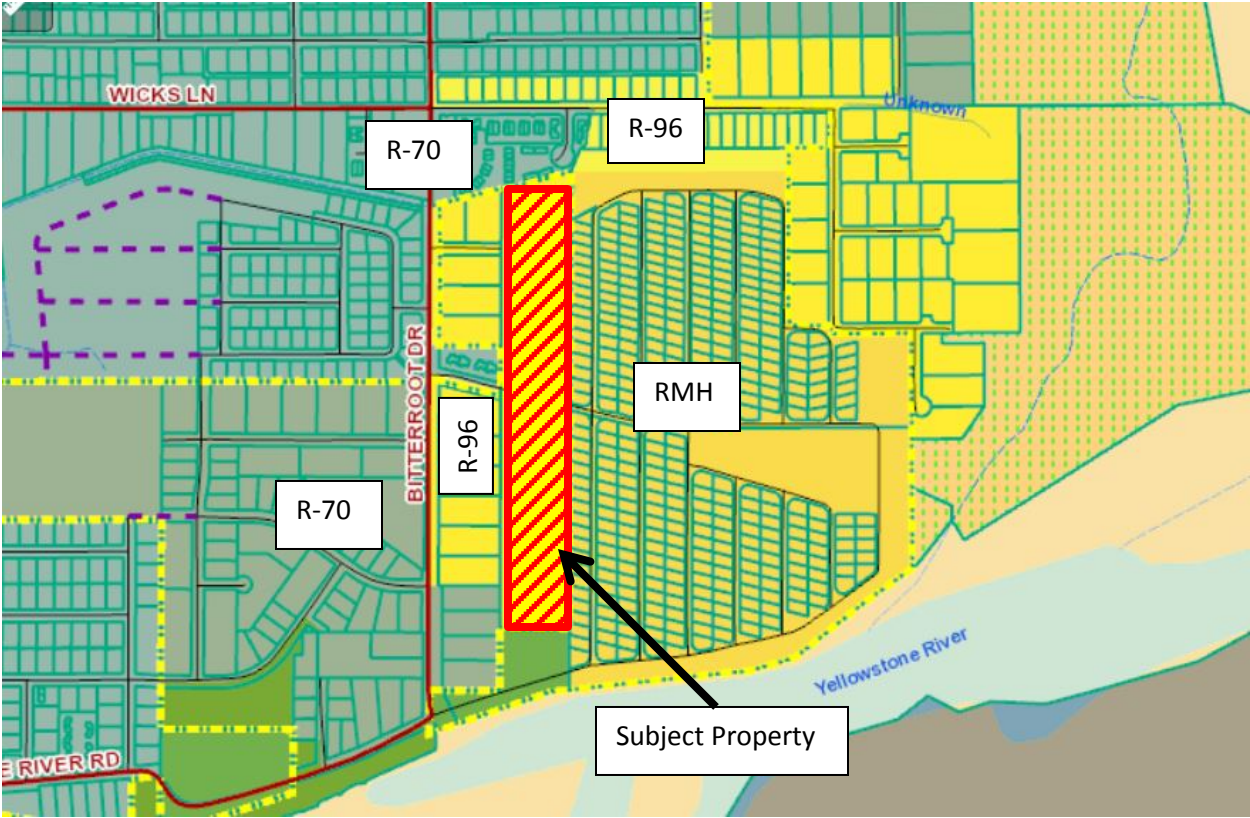
Zoning Map and Photos
Review Criteria
Application and Neighborhood Meeting Notes
Yellow City Limits Line Maps
Support Letter
Opposition Letter
Opposition Letter 2

Opposition Letter 3

Opposition Letter 4

Opposition Letter 5

Zoning Map and Photos



**Looking South
from Cherry Creek
Loop North at
subject property
beyond fence.**



**Looking south at
subject property
through a gate in
the fence line
along Cherry Creek
Loop North.**



**Looking north at
subject property
from Cherry Creek
Loop North.**



**Looking south at
subject property
from Cherry Creek
Loop North.**

Zone Change 673 – Cherry Creek Estates

The County Zoning Commission, prior to making a recommendation to the County Commissioners, shall consider the following:

1. *Is the new zoning designed in accordance with the Yellowstone County and City of Billings 2008 Growth Policy?*

The proposed zoning is mostly consistent with the following goals of the Yellowstone County and City of Billings 2008 Growth Policy:

- Goal: Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in the growth policy. (Land Use Element, page 6).

The proposed use of this property for manufactured home development is consistent with the adjacent existing development to the east and less consistent with the adjacent existing development to the west. The proposal is for manufactured home development similar to, but possibly even higher density, than what exists in the Cherry Creek/Danube Court manufactured home development to the east. The proposed zoning and use is less consistent with the character of the large lot single family development to the west. While both proposed and existing zoning adjacent to this property allows single-family units, the RMH density of 6,000 square feet per unit is 3,600 square feet less than the R-96 density of 9,600 square feet per unit.

- Goal: Affordable housing for all income levels dispersed throughout the City and County. (Land Use Element, page 6).

RMH zoning can provide an opportunity for development of one kind of affordable housing for residents of Yellowstone County. However, the Growth Policy under this Goal lists an objective of improving the quality of life of low income people and the existing manufactured home development adjacent to the subject property does not meet this objective. While development in RMH zoning may meet the affordable housing goal, it is how it is executed that really addresses this goal and its objectives.

The proposed zoning does not comply with the following goals of the Yellowstone County and City of Billings 2008 Growth Policy and area plans:

- Goal: New developments that are sensitive to and compatible with the character of adjacent development. (Land Use Element Goal, page 6).

This property is adjacent to RMH zoning on the east and R-96 zoning on the west. The objectives under this goal in the Growth Policy include maintaining a high quality of life for new and existing residents and reducing conflicts between neighbors. The management of the existing Cherry Creek/Danube Court manufactured home park adjacent to this property to the east does not achieve either of these objectives. Research by staff of Code Enforcement complaints in the Cherry Creek/Danube Court manufactured home park, reveals that there have been 107 complaints filed from 2007 to the present, 55 of them for junk vehicles and 12 of them for open storage. Others include lack of fencing or protection for swimming pools, nuisance weeds,

sleeping/living in an RV for more than 5 days, failure to apply for a building permit, and other violations. During the same 9 year period, the two other comparable manufactured home parks in Billings, Golden Meadows and Casa Village, had one Code Enforcement complaint between the two of them.

- Goal: Visually appealing communities. (Aesthetics Element, page 8).

The property directly adjacent to the subject property that is zoned RMH does not provide a high quality of life for its residents and does not instill pride in the community, both objectives outlined in the Growth Policy under this goal. Research by staff of Code Enforcement complaints in the Cherry Creek/Danube Court manufactured home park, reveals that there have been 107 complaints filed from 2007 to the present, 55 of them for junk vehicles and 12 of them for open storage.

- Goal: Healthy, safe neighborhoods and communities with sense of pride. (Community Health Element, page 15).

Research by staff of Code Enforcement complaints in the Cherry Creek/Danube Court manufactured home park, reveals that there have been 107 complaints filed from 2007 to the present, 55 of them for junk vehicles and 12 of them for open storage. Others include lack of fencing or protection for swimming pools, nuisance weeds, sleeping/living in an RV for more than 5 days, failure to apply for a building permit, and other violations. Examining City Police Department calls for service over this same period, reveals 2,552 calls for service at the Cherry Creek/Danube Court manufactured home park. This compares to 765 calls at Casa Village and 1,396 calls at Golden Meadows during the same period.

- Goal: Active, safe neighborhoods with a high quality of life. (Community Health Element, page 16).

Research by staff of Code Enforcement complaints in the Cherry Creek/Danube Court manufactured home park, reveals that there have been 107 complaints filed from 2007 to the present, 55 of them for junk vehicles and 12 of them for open storage. Others include lack of fencing or protection for swimming pools, nuisance weeds, sleeping/living in an RV for more than 5 days, failure to apply for a building permit, and other violations. Examining City Police Department calls for service over this same period, reveals 2,552 calls for service at the Cherry Creek/Danube Court manufactured home park, with 765 calls at Casa Village and 1,396 calls at Golden Meadows during the same period. These statistics of regarding the RMH zoned property directly adjacent to the east of the subject property do not support the goal of a safe neighborhood with a high quality of life.

2. *Is the new zoning designed to secure from fire and other danger?*

The subject property is currently served by the Billings Urban Fire Service Area and will be served by the Billings Fire Department if it is annexed to the City and developed under RMH zoning. The nearest fire station is located on 1601 St. Andrews about 2.4 road miles to the northwest. The Fire Department or BUFSA may require special construction or site protection measures depending on the specific uses in any development. If this property were to develop as proposed, it would have to be annexed to the City and be

reviewed as a subdivision for rent or lease. The Fire Department would ensure the property was developed to meet fire codes and subdivision requirements for fire protection during these processes. The existing and proposed zoning requires building separations, setbacks and height limits that should provide security from fire or other public safety emergencies.

3. *Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?*

Transportation: Development under the proposed zoning will generate more traffic on the adjacent streets. Development of the property under the current zoning also would generate traffic. The maximum number of units under the current R-96 zoning is 76 (not accounting for access and site requirements). The maximum number of units under the proposed RMH zoning is 123 (not accounting for access and site requirements). Based on national trip generation rates, a manufactured home unit is estimated to generate less daily traffic than a single-family home. However, visual observation of the number of vehicles in the existing Cherry Creek/Danube Court Manufactured Home Park shows a significant number of vehicles. The City Traffic Engineer will require a traffic impact study to determine the appropriate mitigation or street development to accommodate the increased units. Bitterroot Drive is classified as a Principal Arterial Street and is expected to be able to handle heavy traffic volumes, although improvements may be needed over time. The subject property is served by two ingress and egress points using Cherry Creek Loop North and South. These roads currently serve the approximately 360 units in the Cherry Creek/Danube Court Manufactured Home Park adjacent to the east.

Water and Sewerage: The property is expected to be annexed for development in the City and would be served by public water and sewer systems at that time. Given its proximity to the City Limits and City services, it is unlikely existing regulations would allow development of the property under either zoning to occur in the County.

Schools and Parks: Under the RMH zoning, more than 100 units could be built based on the zoning requirements. It is likely to be less if access and site development requirements are considered. The proposed zoning will impact the student population of the schools in the area, and park and open space requirements would be addressed at the time of development. While no comments were received from the Billings School District, the District is completing construction of a new Middle School in the Billings Heights and is in the process of moving 6th grade students from elementary schools to middle schools to better address school capacities.

Fire and Police: The subject property is currently vacant and serviced by BUFSA and the Yellowstone County Sheriff's Department. Fire protection will be evaluated at the time of any subdivision and development in the City or County, or at time of annexation to the City. If the property is annexed to the City, public safety services will be provided by the City Police Department and Fire Department and evaluated at that time. The Police Department currently provides service to the existing Cherry Creek/Danube Court Manufactured Home Park. There were 2,552 City Police Department calls for service from 2007 to 2015 at the Cherry Creek/Danube Court manufactured home park. For

comparison, there were 765 calls at the Casa Village manufactured home park and 1,396 calls at the Golden Meadows manufactured home park during the same period. The potential for significant demand on public safety services from the subject property if it is rezoned RMH and developed is very high given the current activity on the adjacent RMH property.

4. *Will the new zoning promote health and general welfare?*

Given that the same zoning is developed adjacent to the subject property to the east and the same developer has applied for this zone change, it does not appear that the proposed zoning in this area of the County will promote the health and general welfare of the community and neighborhood. The volume of Code Enforcement complaints and Police calls for service identified in the criteria above in the same zoning to the east indicate that in this particular area of the County the new zoning will not promote the health and general welfare.

5. *Will the new zoning provide adequate light and air?*

The proposed zoning would require minimum setbacks, maximum building heights and maximum lot coverage. These requirements should allow adequate light and air to reach the subject property and adjacent properties. In addition, development regulations for manufactured home parks also address parking and unit separations for access and public safety.

6. *Will the new zoning effect motorized and non-motorized transportation?*

Development under the proposed zoning will generate more traffic on the adjacent streets. Development of the property under the current zoning also would generate traffic. Based on national trip generation rates, a manufactured home unit is estimated to generate less daily traffic than a single-family home. However, visual observation of the number of vehicles in the existing Cherry Creek/Danube Court Manufactured Home Park shows a significant number of vehicles and a detailed analysis of the traffic generation and circulation would be required at time of development, and any traffic impacts mitigated during the development review process.

Pedestrian traffic in the area has a mix of sidewalk and non-sidewalk areas to navigate. There is a sidewalk built along Cherry Creek Loop North and South on the north sides as you enter the existing development east of the subject property. Within the existing Cherry Creek/Danube Court Manufactured Home Park, there is a concrete ribbon along the lot frontages to act as a pedestrian walkway area. No sidewalk is currently constructed on the east side of Bitterroot Drive west of the subject property. At the time of development of the property, internal pedestrian facilities and connections of facilities to existing sidewalks and walkways will be reviewed.

7. *Will the new zoning be compatible with urban growth in the vicinity?*

The proposed zoning does not appear to be compatible with the adjacent zoning and existing urban growth in the vicinity. Part of achieving cohesive urban residential development is to provide for transitional areas between different zoning districts as well as strive to encourage a balance of densities, limit neighborhood conflict, and promote

public health and safety for all residents. Given the current RMH zoning in the area and the other residential zonings nearby, the impact to public health and safety the RMH zoning has had, as well its demand on local law enforcement and community services, additional RMH zoning in this area of the County is not compatible with the existing urban growth in the vicinity.

8. *Does the new zoning consider the character of the district and the suitability of the property for particular uses?*

The subject property is in an area that is a mix of property in the City and County. It is also a mix of residential use types ranging from large lot single-family homes in the County, to medium density homes in the City, to higher density manufactured homes in the City. Given that there are already about 360 manufactured home units developed in this area of the City and County, and the surrounding zoning of R-96 and R-70 is for single family and two-family development, rezoning additional property in this area to RMH zoning may not be the best match for the character of the area or be a suitable zoning for the subject property in this location. The RMH zoning allows manufactured homes of all classes as well as modular homes. RMH zoning does not allow duplex or multi-family dwellings. The R-96 zoning allows only single family, site-built or modular homes. The R-70 zoning allows single family or duplex homes that are either site built or modular. A zoning of R-70 on the subject property might be more suitable in density and lot size per unit to transition from the RMH zoning on the east to the R-96 zoning to the west, as well as fit with the existing R-70 zoning in the area.

9. *Will the new zoning conserve the value of buildings?*

Given that the same zoning is developed adjacent to the subject property to the east and the same developer has applied for this zone change, it does not appear that the proposed zoning will conserve the value of buildings in this area of the County. The volume of Code Enforcement complaints and Police calls for service in the same zoning to the east indicate that in this particular area of the County the new zoning may have a negative effect on the value of buildings and property under the proposed development pattern.

10. *Will the new zoning encourage the most appropriate use of land in Yellowstone County?*

Given that the same zoning is developed adjacent to the subject property to the east and impacts to public health and safety are significant in that development, it does not appear that the proposed zoning encourages the most appropriate uses of land in this area of the County. This property is expected to develop in the City since it is adjacent to the City Limits and the proposed uses of the land under the existing or proposed zoning would use City services. The demand on public health and safety services currently on the property already zoned RMH to the east far exceeds the same demands on services for other similar RMH developments in other parts of the community. Changing the subject property to a zoning that would add to the already high public health and safety resource demands occurring on property already zoned this way in this area of the County is not appropriate.

11. *Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?*

The proposed zoning is a zoning that is present in the City of Billings and exists adjacent to the subject property to the east. Property to the north and west of the subject property in the City is zoned for single family and two-family residential development and much of it is already built out. While the proposed zoning would match the existing zoning to the east, there is less compatibility of the new zoning with property in the City to the north and west. The density of the proposed zoning is higher than the R-70 and R-96 zoning in the area and the allowed uses for residential development between the proposed zoning differs. The RMH zoning allows manufactured homes of all classes as well as modular homes. RMH zoning does not allow duplex or multi-family dwellings. The R-96 zoning allows only single family, site-built or modular homes. The R-70 zoning allows single family or duplex homes that are either site built or modular.

APPLICATION FORM
COUNTY ZONE CHANGE County Zone Change # 673 - Project # PZ-16-00031

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings-Yellowstone County Unified Zoning Regulations.

Present Zoning: Residential-9,600/Public

Proposed Zoning: Residential Manufactured Home (RMH)

Tax ID # A314500 COUNTY COMMISSIONER DISTRICT # 2

Legal Description of Property: Cherry Creek Estates Sub, S24, T02 N, R26 E, Block 1, Lot 2, Acres 20.196, SD03 - 16.77AC, SD 2-3.42.

Address or General Location (If unknown, contact County Public Works): Cherry Creek Loop, Billings, MT 59105

Size of Parcel (Area & Dimensions): 20.196 acres

Present Land-Use: Undeveloped

Proposed Land-Use: Residential Manufactured Home

Covenants or Deed Restriction on Property: Yes No X

If yes, please attach to application

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

Owner(s): Cherry Creek Development, Inc.

(Recorded Owner)

1955 Cherry Creek Loop, Billings, MT 59105

(Address)

(Phone Number)

(Email)

Agent(s): Craig Dalton

(Recorded Owner)

2101 Overland Ave., Billings, MT 59102

(Address)

406-459-8456

craig@performance-ec.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 Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: *Craig Dalton* Date: 29 Feb. 16
(Recorded Owner)

To: The City of Billings, Planning & Community Services Department
From: Craig Dalton, PE
Date: February 29, 2016
Subject: Cherry Creek Estates Subdivision Zone Change

A.) The requested zone change for Cherry Creek Estates Subdivision is consistent with the applicable goals and policies of the City of Billings growth policy as follows:

Issue 1 under the *Land Use Element* states that neighborhoods are experiencing pressures from new development and land use changes.

The zone change from Residential 9600 to Residential Manufactured Homes is consistent with the neighborhood character due to the fact that the neighboring area to the east is also populated with manufactured homes. Therefore, there won't be any change in character to the land area.

Issue 2 under the *Land Use Element* states that the current zoning ordinances and subdivision regulations do not always prevent incompatible uses in and adjacent to existing City neighborhoods and County townsites.

The proposed zone change will be compatible with the character of the adjacent neighborhood, being that the neighboring property to the east is also zoned as residential manufactured homes.

Issue 5 under the *Land Use Element* states that there is a serious lack of affordable housing for low to moderate income households.

The proposed zone change and accompanying development will provide an affordable option for low to moderate income housing in the City of Billings.

B.) The intended zone change from Residential 9600 to Residential Manufactured Homes is requested due to the narrow geometry of the lot which suits manufactured homes, and due to the topography of the lot which involves some steep elevation changes along the western edge of the property.

Feel free to contact PEC Project Manager Craig Dalton with any questions or concerns at 406-459-8456 or craig@performance-ec.com. Thank you for your consideration and coordination in our project.

Sincerely,
Craig Dalton, PE
Project Manager



2101 Overland Ave • Billings, MT 59102 • 406-384-0080

February 26th, 2016

Dear Property Owners,

A neighborhood zoning meeting was conducted on February 18th, 2016 from 6:00-7:15 p.m. at the Cherry Creek Community Hall located at 1955 N. Cherry Creek Loop in Billings. A list of attendees is attached to this letter. The meeting was held to facilitate questions and concerns from neighboring property owners regarding the proposed zone change to the property described below:

Cherry Creek Estates Subdivision Block 1, Lot 2 located in Section 24, Township 1 North, Range 26 East, Billings, Montana.

Questions that were presented during the meeting are as follows:

1. How many trailer houses will be added?

Answer: At this time it is proposed that 80 units will be included in the new phase.

2. Is there any documentation on file stating that the area in question was to remain a buffer zone between the established Cherry Creek development and the neighboring houses to the west?

Answer: Correspondence with City/County Planning did not reveal any documents restricting the development of Lot 2. Conditions placed on a subdivision do not allow the requirement of land to be set aside without the possibility of future development.

Concerns presented at the meeting are outlined below:

- Concerns about current crime and potentially increasing it.
- Safety concerns for sidewalks.
- Already exceeded school capacities (Beartooth Elementary).
- Concern for noise and the visual aspect of the proposed development.
- Impact of additional units on roadways and traffic.

Thank you to those who attended the meeting and provided input. Letters of support/objection can be sent to the Zoning Commissioners at 2825 3rd Avenue North, 4th Floor, Billings, MT 59101.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Craig Dalton', is written over a light blue horizontal line.

Craig Dalton, P.E.
Project Manager



2101 Overland Ave • Billings, MT 59102 • 406-384-0080

Zone Change Meeting Attendees 2/18/2016

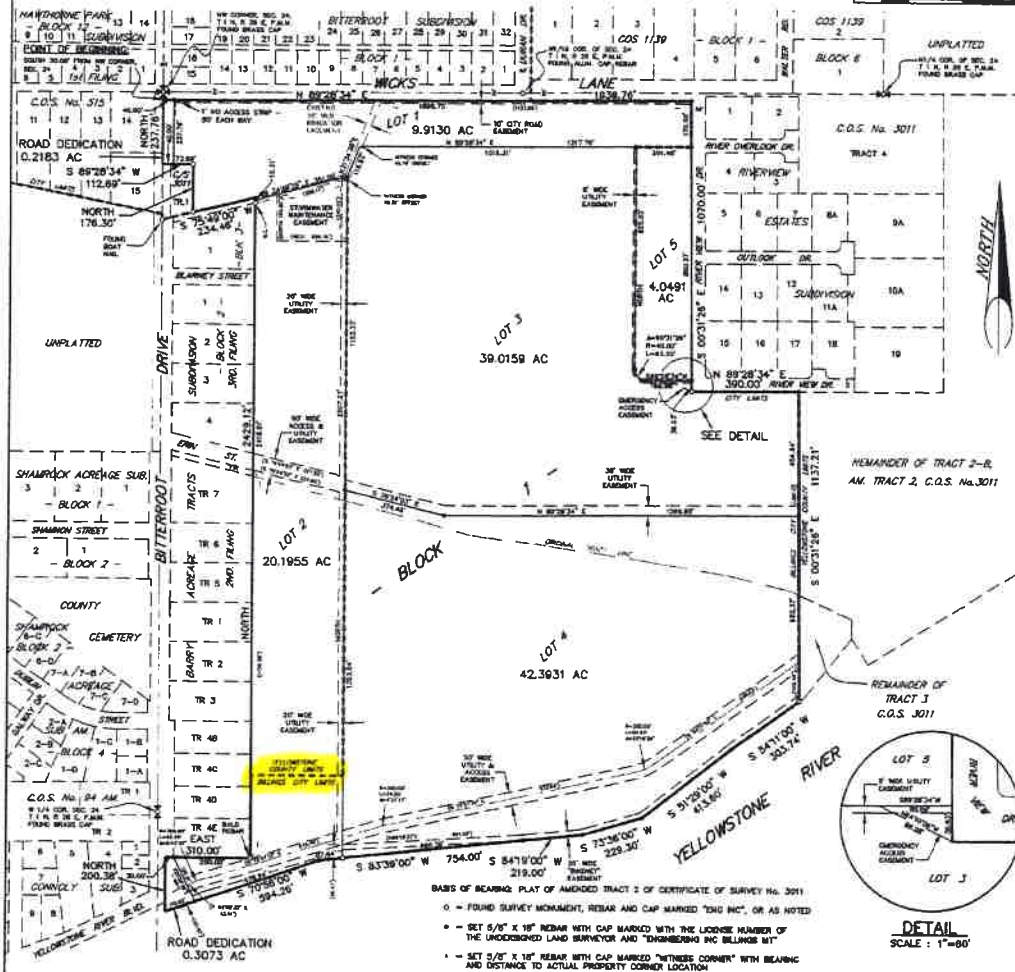
<u>Name:</u>	<u>Address:</u>
Tom Zurbuchen	1747 Wicks Lane
Terry Odegard	2101 Lakehills Drive
Mary & Angie Horvath	1630 Moose Hollow Lane
Larry & Linda Trettenbach	1608 Blarney Street
Nita McIntire	1425 Bitterroot Drive
Gayla Neese	2323 Constellation Trail
Roy Neese	2323 Constellation Trail
Denis Pitman	726 Aquarius Place
Angela Cimmino	1745 Sylvan Lane
Jason McGimpsey	1327 Bitterroot Drive
Bridger McGimpsey	1327 Bitterroot Drive
Orion McGimpsey	1327 Bitterroot Drive
Rhonda & Kas lone	1317 Bitterroot Drive
Aaron & Karmen Higginbotham	1315 Bitterroot Drive
Tracy & Barry Marse	1808 Janie Street
Judie & Chris LaRue	1347 Bitterroot Drive
Virgil Middendorf	1642 Natalie Street

PLAT OF
CHERRY CREEK ESTATES SUBDIVISION
 BEING A PORTION OF TRACT 2-B, AM. TRACT 2, CERTIFICATE OF SURVEY No. 3011 AND
 A PORTION OF TRACT 3, CERTIFICATE OF SURVEY No. 3011
 SITUATED IN THE NW1/4 AND THE SW1/4 OF SECTION 24, T. 1 N., R. 26 E., P.M.M.
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : CHERRY CREEK DEVELOPMENT, INC.
 PREPARED BY : ENGINEERING, INC.

DECEMBER, 2002
 BILLINGS, MONTANA

SCALE : 1" = 200'



BASES OF BEARING PLAT OF AMENDED TRACT 2 OF CERTIFICATE OF SURVEY No. 3011
 0 = FOUND SURVEY MONUMENT, REBAR AND CAP MARKED "END INC." OR AS NOTED
 1 = SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "ENGINEERING INC BILLINGS MT"
 2 = SET 5/8" X 18" REBAR WITH CAP MARKED "WITNESS CORNER" WITH BEARING AND DISTANCE TO ACTUAL PROPERTY CORNER LOCATION

DETAIL
 SCALE : 1" = 80'

CERTIFICATE OF COUNTY TREASURER
 I hereby certify that all real property taxes and special assessments have been paid for 2002.
 Date: 12/28/02
 Yellowstone County Treasurer
 J. D. O'Neil

CERTIFICATE OF CITY/UNITY HEALTH DEPARTMENT
 The plat has been reviewed and approved by the Yellowstone City/County Health Department.
 T. J. O'Neil, M.D.
 Health Officer

CERTIFICATE OF COUNTY ATTORNEY
 This document has been reviewed by the Yellowstone County Attorney's Office and is acceptable to the State.
 Date: 12/28/02
 Yellowstone County Attorney
 J. D. O'Neil

CERTIFICATE OF CITY ATTORNEY
 This document has been reviewed by the City Attorney's Office and is acceptable to the City.
 Date: 12/28/02
 City Attorney
 J. D. O'Neil

CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE
 STATE OF MONTANA
 Yellowstone County
 I hereby certify that the plat of Cherry Creek Estates Subdivision, being a portion of Tract 2-B, Am. Tract 2, C.S. No. 3011 and a portion of Tract 3, C.S. No. 3011, is in accordance with the requirements of the State of Montana, and that the plat is acceptable for recording.
 In WITNESS WHEREOF, I have caused this CERTIFICATE OF APPROVAL to be signed by me and the City Engineer's Office.
 J. D. O'Neil, 12/28/02

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STATE OF MONTANA COMMISSIONERS
 YELLOWSTONE COUNTY
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CERTIFICATE OF CITY COUNCIL APPROVAL
 STATE OF MONTANA
 Yellowstone County
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CITY OF BILLINGS, MONTANA
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CERTIFICATE OF SURVEYOR
 STATE OF MONTANA
 Yellowstone County
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 J. D. O'Neil, 12/28/02

By: J. D. O'Neil
 Montana Registered No. 6972-3

NOTICE OF APPROVAL
 STATE OF MONTANA
 Yellowstone County
 This plat has been approved for filing by the Yellowstone County Board of Commissioners and will be recorded in the public records.
 Date: 12/28/02
 Yellowstone County Board of Commissioners
 J. D. O'Neil

CERTIFICATE OF COUNTY ENGINEER
 I hereby certify that the plat of Cherry Creek Estates Subdivision, being a portion of Tract 2-B, Am. Tract 2, C.S. No. 3011 and a portion of Tract 3, C.S. No. 3011, is in accordance with the requirements of the State of Montana, and that the plat is acceptable for recording.
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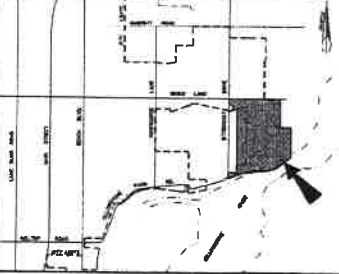
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VICINITY MAP
 NOT TO SCALE

CONSENT TO PLATING
 The undersigned hereby consents to the platting of the plat of Cherry Creek Estates Subdivision, being a portion of Tract 2-B, Am. Tract 2, C.S. No. 3011 and a portion of Tract 3, C.S. No. 3011, in accordance with the requirements of the State of Montana, and that the plat is acceptable for recording.
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3234914
 12/28/02

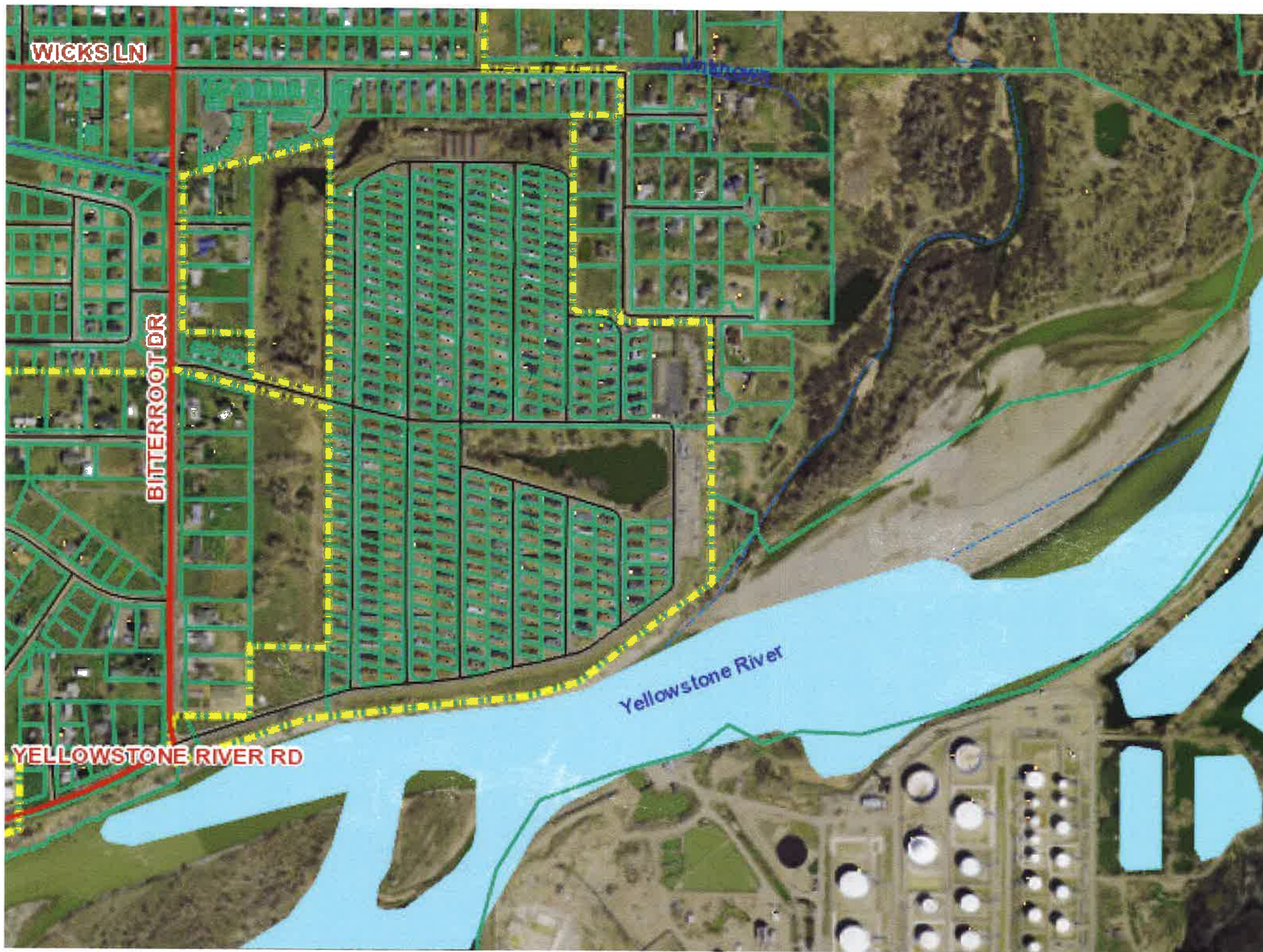
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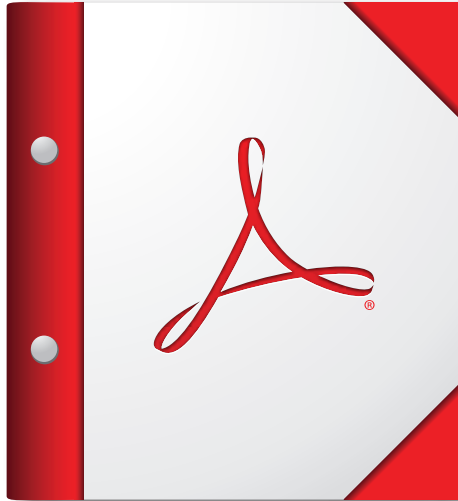
WICKS LN

BITTERROOT DR

YELLOWSTONE RIVER RD

Yellowstone River





**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

[Get Adobe Reader Now!](#)

March 16, 2016

From:

Mary and Angie Horvath
1630 Moose Hollow Lane
Billings, MT 59105



To:

Planning Division
Planning & Community Services Department
2825 3rd Avenue N., 4th Floor
Billings, MT 59101

Dear Planning Division/Zoning Commission members,

I'm writing this letter in opposition to the proposed/requested County Zone Change 673- East of Cherry Creek Manufactured Home Park. I have enclosed copies of correspondence from Performance Engineering & Consulting for your reference. I will refer to these documents in my following argument points:

1. As stated in your letter, dated March 11, 2016, the owners did not "conduct" the pre-application neighborhood meeting on February 18, 2016. In fact, they weren't even in attendance. The Performance Engineering representatives who conducted the meeting were grossly unprepared and could not address most of the questions/concerns from the attendees.
2. There were many questions/concerns raised during this meeting. The attached letter from Performance Engineering implies there were only 2 questions presented.
3. In the attached letter, the answer to the first question states that there are **80** mobile home units included in the new phase. However, on the attached map (which was sent with the letter from Performance), states **94** total proposed lots. (Highlighted on enclosed map.)
4. My wife and I recently purchased our townhome in the Moose Hollow subdivision. Our house, at 1630 Moose Hollow Lane, is located next to the proposed area (See map). Our concern is the negative effect that 94 additional trailer houses will have on our property value. This does not satisfy the 9th criteria on the list you provided. This new zoning change would absolutely NOT "conserve the value of the buildings", nor does it "consider to the character of the district" (#8 on the Criteria list). The existing Cherry Creek trailer park is already an eyesore with old, dilapidated trailers, junk vehicles, garbage and graffiti abound. The unsightly appearance, coupled with a high incidence of police calls and high concentration of registered sex offenders does not represent a neighborhood that increases property value of any houses/properties in the surrounding area. According to the Criteria list, line #4, these issues do NOT "promote health and general welfare". The existing trailer park is not currently being managed effectively. Increasing the number of units by nearly 100 certainly isn't going to assist in making these issues better or make the park more manageable.
5. Expanding the existing trailer park would likely require an additional access/outlet for increased traffic. Blarney Street appears to be the only solution to facilitate this, therefore likely have an "effect

on motorized and non motorized transportation" in the area (#6 on the Criteria list). In addition, increased motorized traffic will increase wear and tear on the streets that are already too narrow and in disrepair.

6. Increasing the population of Cherry Creek Trailer Park will also have an effect on the already overpopulated schools in the area and increase foot traffic that already occurs despite the lack of adequate sidewalks, walkways and safety crossings.

I will be in attendance for the public hearing on Monday, April 11th at 4:00 pm., at which time I will present these concerns again before the Zoning Commission in the hopes of getting this zone change denied.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Mary Horvath



2101 Overland Ave • Billings, MT 59102 • 406-384-0080

February 26th, 2016

Dear Property Owners,

A neighborhood zoning meeting was conducted on February 18th, 2016 from 6:00-7:15 p.m. at the Cherry Creek Community Hall located at 1955 N. Cherry Creek Loop in Billings. A list of attendees is attached to this letter. The meeting was held to facilitate questions and concerns from neighboring property owners regarding the proposed zone change to the property described below:

Cherry Creek Estates Subdivision Block 1, Lot 2 located in Section 24, Township 1 North, Range 26 East, Billings, Montana.

Questions that were presented during the meeting are as follows:

1. How many trailer houses will be added?

* **Answer:** At this time it is proposed that 80 units will be included in the new phase.

map says 94
total proposed lots

2. Is there any documentation on file stating that the area in question was to remain a buffer zone between the established Cherry Creek development and the neighboring houses to the west?

Answer: Correspondence with City/County Planning did not reveal any documents restricting the development of Lot 2. Conditions placed on a subdivision do not allow the requirement of land to be set aside without the possibility of future development.

Concerns presented at the meeting are outlined below:

- Concerns about current crime and potentially increasing it.
- Safety concerns for sidewalks.
- Already exceeded school capacities (Beartooth Elementary).
- Concern for noise and the visual aspect of the proposed development.
- Impact of additional units on roadways and traffic.

* ↓ property value?

* street/outlet?
(Blarney St.)

* attendance/absence
of CC
owners?

Thank you to those who attended the meeting and provided input. Letters of support/objection can be sent to the Zoning Commissioners at 2825 3rd Avenue North, 4th Floor, Billings, MT 59101.

Sincerely,

Craig Dalton, P.E.
Project Manager



2101 Overland Ave • Billings, MT 59102 • 406-384-0080

Zone Change Meeting Attendees 2/18/2016

Name:

Tom Zurbuchen
Terry Odegard
Mary & Angie Horvath
Larry & Linda Trettenbach
Nita McIntire
Gayla Neese
Roy Neese
Denis Pitman
Angela Cimmino
Jason McGimpsey
Bridger McGimpsey
Orion McGimpsey
Rhonda & Kas lone
Aaron & Karmen Higginbotham
Tracy & Barry Marse
Judie & Chris LaRue
Virgil Middendorf

Address:

1747 Wicks Lane
2101 Lakehills Drive
1630 Moose Hollow Lane
1608 Blarney Street
1425 Bitterroot Drive
2323 Constellation Trail
2323 Constellation Trail
726 Aquarius Place
1745 Sylvan Lane
1327 Bitterroot Drive
1327 Bitterroot Drive
1327 Bitterroot Drive
1317 Bitterroot Drive
1315 Bitterroot Drive
1808 Janie Street
1347 Bitterroot Drive
1642 Natalie Street

Tentative Zone Change Application Deadlines

Application Deadline	March 7 th , 2016	
Zoning Commission Hearing	April 11 th , 2016	2825 3 rd Ave. North, 1 st Floor 4:00 p.m.
County Commission Hearing	April 26 th , 2016	

March 7, 2016

Zoning Commissioners
2825 3rd. Ave. 4th Floor
Billings, MT 59101



Attention: Craig Dalton P.E.
Project Manager

RE: Cherry Creek Subdivision Block 1, Lot 2 located in Section 24, Township 1 North, Range 26 East, Billings, MT.

To Whom It May Concern:

As a home owner of 40 + years at 1303 Bitterroot Dr., I would like to voice my objections to the proposed plan to allow the expansion of the Cherry Creek Subdivision.

Despite our objections and various concerns, the original subdivision was allowed to be built. As part of that agreement, it was promised to us that there would be a green space between our properties and the development. While this appears that this was merely a verbal promise, it was still a promise and my feeling is that by not full filling this promise the owner of the development would be in a breach of contract with us homeowners. At the very least, this would be a very unethical business practice and should not be allowed to transpire.

In addition to the above concern, my objections are the same as those that were presented by those attending the meeting.

The main street of Bitterroot Drive is not adequately maintained as it is. With an increase in traffic, the road conditions will only worsen. It is also, not adequately patrolled. It is a "raceway" between Wicks Ln. and Yellowstone River Road. An increase in traffic will only heighten the potential dangers to the residents, pedestrians, and bicyclists that frequent the street

We as taxpayers are consistently asked to raise our property taxes to support more and more school funding. I as an elderly homeowner cannot keep affording an increase in my property taxes and this development would most certainly put an additional burden on our already overcrowded under equipped schools.

The current development already does not meet some of the originally promised green spaces and landscaping designs that were going to make it more aesthetically pleasing. If new business has to conform to certain standards (i.e. Wal-Mart), shouldn't this business as well? If the properties surrounding our homes are not maintained to a certain standard it has a direct impact on my home's value.

An increase in residents and a closer proximity to my property will greatly increase the volume of noise coming from the subdivision that will be heard by me and my animals. Which will not be appreciated and may add to an increase in noise complaints to the police department?

There are already multiple crimes being committed and reported in the existing subdivision. All one has to do is look at the Cherry Creek Facebook page. My daughter is currently a resident in the existing park and there have been numerous complaints regarding car theft, breaking and entering, cars being gone thru and stolen from, vandalism, drugs, assaults, and various other crimes. There have recently been two arson fires set. If nothing is being done or can be done by the owner or management to control the current residents, how do they propose to control 320+ potential new residents? It is my

estimate that the presence of the various police agencies in my neighborhood has at least doubled since the opening of the park. I would prefer it not triple.

As an elderly lady with various health concerns, I was not able to personally attend the meeting. But, it is my hope that you will take my concerns and those of the other members of my community seriously and not just allow one individual's greed to overrule the multiple objections and desires of the current residents for a safe and peaceful neighborhood.

Thank you for your time.

G. Renee McFarren

G. Renee McFarren

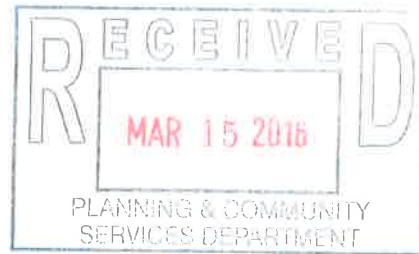
Complaints

I have talked to several affected neighbors and all mention the same problems;

- 1) The loss of buffer area. They zoned this property so as to keep the trailer court away from residents.
- 2) The looks of the trailer court. Remember it is not but 12 years old!
- 3) Traffic and general noise, there is always more no matter what develops but this is dense.
- 4) The number of sirens going into the trailer court. It does contain over 300 residences with only 2 ways in and out!
- 5) The percent increase in size. This is unknown, but with 16.77 acres the increase could be as high as 121 more trailers, or 33%! So 480+ residences with 2 ways in and out!
- 6) Topography, how will they address? The possibility of having a number of trailers on the same level as the current houses.
- 7) Using Blarney Street as access. This is unthinkable especially with the limited visibility at Blarney and Bitterroot Drive due to the elevation change just to the North where Bitterroot drive crosses the irrigation ditch.
- 8) The attitude and problems dealing with the Clause family!
- 9) Theft from property.

Cherry Creek 2nd filing conditions
Blarney Street? CV area?

Jason McGimpsey
1327 Bitterroot Drive
Billings, MT 59105
245-4760
jason.mcgimpsey@msubillings.edu
March 11, 2016



Zoning Commissioners
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

Dear Zoning Commissioners:

This letter is being written to oppose the proposed zoning change to Cherry Creek Estates. This zoning change would further impact the quality of our neighborhood, promote irresponsible growth, create additional strain on school infrastructure, and expand an already overcrowded development. It is clearly not what the Heights wants or needs. I would like the following items to be considered in your review of this request;

-Approval of this request would clearly be in contradiction to the purpose of the MT Subdivision and Platting Act as stated in MCA 76-3-102 (2)(3)(5)(8)

-The proposed request logically does not meet criteria 3,4,6,7,8,9, or 10 of the considerations utilized by the zoning Commission in making recommendations to the City Council. Arguments could be made to the contrary, but it is very evident that no rational justification could be made that this would promote compatible growth, conserve the value of buildings, or considers the character of the neighborhood.

-The proposed request does not adhere to several of the issues, goals, and objectives set forth within the 2008 City of Billings Growth Plan, including preserving neighborhood character and quality of life. It also is a far reach from creating a visually appealing community based on the condition of the existing 350 trailer homes located in Cherry Creek Estates.

-50% of all registered violent offenders East of Main Street currently reside in Cherry Creek Estates. Cherry Creek Management during the neighborhood meeting admitted to having "75 bad apples" in the development, the "biggest drug house in Billings", and exclaimed that the reason the park had no playground equipment is because "they destroyed it all". It is obvious that the management is already strained to contend with the 350 existing trailer houses, let alone 80 more.

Best Regards,

A handwritten signature in blue ink, appearing to read "J. McGimpsey", written over the printed name.

Jason McGimpsey

Lindsay McGimpsey
1327 Bitterroot Dr.
Billings, MT 59105
406.245.4760
lh7000@aol.com

March 31, 2016

Zoning Commissioners
2825 3rd Avenue North, 4th Floor
Billings, MT 59101



Dear Zoning Commissioners,

I am writing this letter in opposition to the proposed zoning change in Cherry Creek Estates from R-96 and P to RMH. This zoning change would have long-term negative impacts on our neighborhood and the surrounding area.

Several documents and meeting minutes have been discovered which reference the 300' buffer zone (the area which is up for consideration of a zone change) zoned R96 to satisfy surrounding property owners, community members, and Commissioners, in order to develop the trailer park in the first place. Neighborhood concerns have not changed (they, in fact, have gotten greater as the development has become what we all feared), nor should the buffer zone be eliminated.

The zone change request does not meet several of the 11 criteria that you use to aide in your review of proposed zone changes. Cherry Creek Estates does not meet the criteria set forth in items 1, 2, 3, 4, 6, 7, 8, 9, or 11.

The proposed zone change is not in accordance with the City of Billings Growth Policy. Cherry Creek most certainly does not provide neighborhood character, visual appeal, or quality of life for its residents. The majority of the 370 trailer homes as well as the "parks" and common areas located within the development are in a constant state of disrepair. They are not providing a service to low income people.

As a community, we recently passed the School District #2 bond issue (the owners of Cherry Creek actively fought the bond issue – not wanting to pay their fair share for the impact that their development's residents have had on the overcrowding of local schools). This bond money has largely gone towards addressing our District overcrowding issues. Our local elementary school, Beartooth Elementary, has experienced extreme overcrowding the past few years, and this issue will be resolved with the redistricting and addition of Medicine Crow Middle School. If Cherry Creek adds 80-120 more trailer homes (which were not accounted for in the projected growth of our area), this will easily result in hundreds of additional children flooding into the schools and again creating overcrowding/accreditation issues.

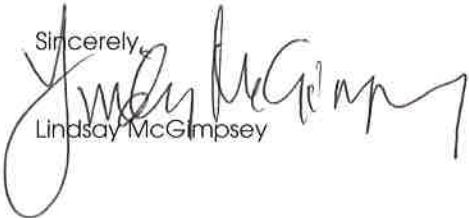
This area requires multiple daily visits from the City of Billings Police and Fire Department (please reference the enclosed reports which have been provided by the City of Billings Police Department), and is a known area for drug use, drug distribution, child abuse and neglect, burglary, property damage, assault, vandalism, noise disturbances, harassment, DUI, restraining order violations, forgery, fraud, firework use, custodial interferences, trespassing, and weapons violations.

On top of all of this illegal activity, there are 27 registered violent/sex offenders in this development (including a Level 3 and a Level 2 offender). Over half of the registered violent/sex offenders east of Main St. live within Cherry Creek.

I invite you to tour Cherry Creek Estates and witness first-hand the reasons that our neighborhood is not in support of adding 80-120 more homes to the existing 370. The owners will not and cannot maintain what they already have.

Our neighborhood is made up of hundreds of single-family, owner-occupied homes adjacent to and bordering Cherry Creek Estates. We have a pride of ownership, and an eye towards making Billings and our local community the best it can be. Please help us in our efforts to keep Billings great!

Sincerely,


Lindsay McGimpsey

INCIDENT SEARCH

Print Date/Time: 3/15/2016 5:04:30 PM

Incident Number	Call Date/Time	Incident Type	Location	ORI
2016-00012624	02/28/2016 15:09:14	Disturbance	8 SKEENA ST, Billings	MT0560100
2016-00011853	02/25/2016 00:31:14	Suspicious Activity	10 SKEENA ST, Billings	MT0560100
2016-00011494	02/23/2016 10:50:00	Abandoned Vehicle	6 SKEENA ST, Billings	MT0560100
2016-00006439	02/01/2016 11:01:16	Warrant	6 SKEENA ST, Billings	MT0560100
2016-00003353	01/17/2016 17:37:00	Sex Offense	7 SKEENA ST, Billings	MT0560100
2016-00002977	01/15/2016 18:05:12	Service Assist Law Enforcement	6 SKEENA ST, Billings	MT0560100
2016-00002831	01/15/2016 01:32:26	Disturbance	6 SKEENA ST, Billings	MT0560100
2016-00001730	01/09/2016 16:00:21	Area Check	8 SKEENA ST, Billings	MT0560100
2016-00001533	01/08/2016 15:51:00	Theft	6 SKEENA ST, Billings	MT0560100
2016-00001251	01/07/2016 09:36:01	Warrant	6 SKEENA ST, Billings	MT0560100
2016-00001139	01/06/2016 18:08:00	Child Abuse	16 SKEENA ST, Billings	MT0560100
2015-00082870	12/29/2015 13:41:20	Civil	12 SKEENA ST, Billings	MT0560100
2015-00082859	12/29/2015 12:29:58	Civil	12 SKEENA ST, Billings	MT0560100
2015-00081069	12/19/2015 09:51:36	Welfare Check	9 SKEENA ST, Billings	MT0560100
2015-00078461	12/05/2015 18:23:21	Service Assist Law Enforcement	6 SKEENA ST, Billings	MT0560100
2015-00074874	11/16/2015 17:53:34	Disturbance	4 SKEENA ST, Billings	MT0560100
2015-00073728	11/10/2015 23:23:00	Disturbance	13 SKEENA ST, Billings	MT0560100
2015-00071555	10/31/2015 15:56:00	Threats/Harassment	12 SKEENA ST, Billings	MT0560100
2015-00071512	10/31/2015 12:19:33	Threats/Harassment	9 SKEENA ST, Billings	MT0560100
2015-00071364	10/30/2015 18:59:26	Lost/Found Property	7 SKEENA ST, Billings	MT0560100
2015-00070497	10/26/2015 18:18:50	Lost/Found Child	23 SKEENA ST, Billings	MT0560100
2015-00070054	10/24/2015 12:11:00	Theft	2 SKEENA ST, Billings	MT0560100
2015-00069837	10/23/2015 15:07:00	Obstructing	6 SKEENA ST, Billings	MT0560100
2015-00069786	10/23/2015 09:08:46	Drug Investigation	16 SKEENA ST, Billings	MT0560100
2015-00068106	10/15/2015 12:38:49	Disturbance	11 SKEENA ST, Billings	MT0560100
2015-00067036	10/10/2015 14:31:16	Traffic Complaint/Investigation	7 SKEENA ST, Billings	MT0560100
2015-00065471	10/03/2015 11:10:58	Warrant	6 SKEENA ST, Billings	MT0560100
2015-00063109	09/23/2015 22:40:01	Disturbance	13 SKEENA ST, Billings	MT0560100
2015-00062247	09/20/2015 08:28:00	Theft	22 SKEENA ST, Billings	MT0560100
2015-00061772	09/18/2015 13:20:00	Warrant	12 SKEENA ST, Billings	MT0560100
2015-00060520	09/13/2015 13:00:00	Recovered Vehicle	2 SKEENA ST, Billings	MT0560100
2015-00060176	09/12/2015 03:11:00	Disturbance	2 SKEENA ST, Billings	MT0560100
2015-00058811	09/06/2015 11:18:02	Suspicious Activity	17 SKEENA ST, Billings	MT0560100
2015-00057114	08/30/2015 17:32:18	Suspicious Activity	6 SKEENA ST, Billings	MT0560100
2015-00051860	08/08/2015 18:42:04	Disturbance	4 SKEENA ST, Billings	MT0560100
2015-00049650	07/30/2015 00:19:25	Suspicious Activity	1 SKEENA ST, Billings	MT0560100
2015-00049515	07/29/2015 11:35:00	Threats/Harassment	22 SKEENA ST, Billings	MT0560100
2015-00047319	07/19/2015 23:30:00	Warrant	6 SKEENA ST, Billings	MT0560100
2015-00047317	07/19/2015 23:14:47	Suspicious Activity	6 SKEENA ST, Billings	MT0560100
2015-00046737	07/17/2015 12:28:00	Theft	22 SKEENA ST, Billings	MT0560100
2015-00046674	07/17/2015 06:35:00	Theft	20 SKEENA ST, Billings	MT0560100
2015-00036448	06/05/2015 15:40:20	Warrant	11 SKEENA ST, Billings	MT0560100
2015-00032309	05/18/2015 21:10:49	Lost/Found Child	16 SKEENA ST, Billings	MT0560100
2015-00031285	05/14/2015 01:14:00	Alarm	1 SKEENA ST, Billings	MT0560100
2015-00025290	04/16/2015 12:40:13	Service Assist Law Enforcement	6 SKEENA ST, Billings	MT0560100
2015-00024546	04/12/2015 18:18:38	Robbery	11 SKEENA ST, Billings	MT0560100
2015-00024127	04/10/2015 21:40:27	Disturbance	5 SKEENA ST, Billings	MT0560100
2015-00023528	04/08/2015 11:26:00	Disturbance	6 SKEENA ST, Billings	MT0560100
2015-00023418	04/07/2015 22:23:00	Suspicious Activity	6 SKEENA ST, Billings	MT0560100
2015-00021700	03/30/2015 16:24:07	Lost/Found Property	7 SKEENA ST, Billings	MT0560100
2015-00012476	03/20/2015 14:09:04	Service Assist Law Enforcement	6 SKEENA ST, Billings	MT0560100
2015-00009942	03/05/2015 22:12:46	Drug Investigation	6 SKEENA ST, Billings	MT0560100
2015-00008746	02/26/2015 02:34:22	911 Hang Up	5 SKEENA ST, Billings	MT0560100
2015-00008365	02/23/2015 16:00:20	Warrant	23 SKEENA ST, Billings	MT0560100
2015-00007905	02/20/2015 16:47:03	Burglary	4 SKEENA ST, Billings	MT0560100

2015-00006417	02/11/2015 08:00:00	Disturbance
2015-00006175	02/09/2015 21:06:39	Welfare Check
2015-90005316	01/24/2015 09:43:10	Admin/Out of Service
2015-00002445	01/17/2015 00:15:38	Disturbance
2015-00002249	01/15/2015 19:10:41	Suspicious Activity
2015-00001680	01/12/2015 01:45:13	Disturbance
2015-00000573	01/04/2015 12:55:49	Vehicle Theft

Total Rows: 62

15 SKEENA ST, Billings	MT0560100
4 SKEENA ST, Billings	MT0560100
17 SKEENA ST, Billings	MT0560100
6 SKEENA ST, Billings	MT0560100
4 SKEENA ST, Billings	MT0560100
2 SKEENA ST, Billings	MT0560100
4 SKEENA ST, Billings	MT0560100

INCIDENT SEARCH

Print Date/Time: 3/15/2016 5:03:47 PM

Incident Number	Call Date/Time	Incident Type	Location	ORI
2016-00002925	01/15/2016 14:56:30	Disturbance	10 STELLA ST, Billings	MT0560100
2016-00001646	01/09/2016 03:14:10	Disturbance	6 STELLA ST, Billings	MT0560100
2015-00079322	12/10/2015 00:39:56	Suspicious Activity	7 STELLA ST, Billings	MT0560100
2015-00078624	12/06/2015 17:12:01	Suspicious Activity	10 STELLA ST, Billings	MT0560100
2015-00074705	11/15/2015 20:51:55	Suspicious Activity	14 STELLA ST, Billings	MT0560100
2015-00073299	11/08/2015 19:53:37	Suspicious Activity	7 STELLA ST, Billings	MT0560100
2015-00073081	11/07/2015 22:06:00	Tobacco/Liquor Law Violation	14 STELLA ST, Billings	MT0560100
2015-00073078	11/07/2015 21:46:43	Weapons	14 STELLA ST, Billings	MT0560100
2015-00070517	10/26/2015 20:08:00	Runaway	7 STELLA ST, Billings	MT0560100
2015-00069499	10/21/2015 22:32:11	Suspicious Activity	3 STELLA ST, Billings	MT0560100
2015-00067502	10/12/2015 15:10:10	Disturbance	6 STELLA ST, Billings	MT0560100
2015-00067401	10/12/2015 09:38:04	Lost/Found Property	3 STELLA ST, Billings	MT0560100
2015-00066768	10/09/2015 15:39:41	Trespass	7 STELLA ST, Billings	MT0560100
2015-00065758	10/04/2015 20:42:03	Follow Up	7 STELLA ST, Billings	MT0560100
2015-00064518	09/29/2015 13:41:00	No Contact Order	2 STELLA ST, Billings	MT0560100
2015-00064056	09/27/2015 17:21:54	Follow Up	7 STELLA ST, Billings	MT0560100
2015-00061929	09/18/2015 23:22:42	Disturbance	2 STELLA ST, Billings	MT0560100
2015-00061815	09/18/2015 14:09:00	Trespass	7 STELLA ST, Billings	MT0560100
2015-00061273	09/16/2015 13:25:12	Suicide Attempts/Threats	10 STELLA ST, Billings	MT0560100
2015-00060649	09/13/2015 23:46:00	Drug Investigation	2 STELLA ST, Billings	MT0560100
2015-00058890	09/06/2015 18:09:00	Burglary	7 STELLA ST, Billings	MT0560100
2015-00058655	09/05/2015 17:48:00	Civil	10 STELLA ST, Billings	MT0560100
2015-00058330	09/04/2015 14:38:32	Service Assist Law Enforcement	10 STELLA ST, Billings	MT0560100
2015-00057587	09/01/2015 14:37:11	Suspicious Activity	7 STELLA ST, Billings	MT0560100
2015-00055200	08/22/2015 22:19:53	Burglary	7 STELLA ST, Billings	MT0560100
2015-00050908	08/04/2015 17:41:29	Disturbance	6 STELLA ST, Billings	MT0560100
2015-00049293	07/28/2015 13:46:00	Theft	11 STELLA ST, Billings	MT0560100
2015-00046992	07/18/2015 11:56:00	Theft	7 STELLA ST, Billings	MT0560100
2015-00045963	07/13/2015 23:14:43	Suspicious Activity	8 STELLA ST, Billings	MT0560100
2015-00043038	07/02/2015 22:56:10	Fireworks	3 STELLA ST, Billings	MT0560100
2015-00037530	06/10/2015 02:30:39	Suspicious Activity	10 STELLA ST, Billings	MT0560100
2015-00032601	05/20/2015 10:11:35	Unauthorized Use Motor Vehicle	10 STELLA ST, Billings	MT0560100
2015-00032481	05/19/2015 18:53:13	Lost/Found Property	12 STELLA ST, Billings	MT0560100
2015-00032201	05/18/2015 12:10:34	Runaway	7 STELLA ST, Billings	MT0560100
2015-00031779	05/16/2015 08:39:29	Disturbance	7 STELLA ST, Billings	MT0560100
2015-00030607	05/11/2015 00:20:00	Suspicious Activity	10 STELLA ST, Billings	MT0560100
2015-00028916	05/03/2015 03:27:00	Vandalism	7 STELLA ST, Billings	MT0560100
2015-00026054	04/20/2015 08:42:46	Suspicious Activity	10 STELLA ST, Billings	MT0560100
2015-00022554	04/03/2015 13:37:00	Vandalism	7 STELLA ST, Billings	MT0560100
2015-00021851	03/31/2015 09:40:09	Traffic Complaint/Investigation	7 STELLA ST, Billings	MT0560100
2015-00020739	03/26/2015 09:57:44	Suspicious Activity	7 STELLA ST, Billings	MT0560100
2015-00020130	03/23/2015 11:11:00	Child Abuse	3 STELLA ST, Billings	MT0560100
2015-00011898	03/16/2015 23:37:36	911 Hang Up	7 STELLA ST, Billings	MT0560100
2015-00011684	03/15/2015 18:26:13	Child Abuse	4 STELLA ST, Billings	MT0560100
2015-00008627	02/25/2015 08:59:56	Trespass	7 STELLA ST, Billings	MT0560100
2015-00007426	02/17/2015 17:53:23	Runaway	9 STELLA ST, Billings	MT0560100
2015-00006842	02/13/2015 20:20:09	Suspicious Activity	3 STELLA ST, Billings	MT0560100
2015-00006638	02/12/2015 18:38:05	Trespass	7 STELLA ST, Billings	MT0560100
2015-00005971	02/08/2015 15:23:06	Disturbance	7 STELLA ST, Billings	MT0560100
2015-00005144	02/03/2015 17:15:27	Runaway	9 STELLA ST, Billings	MT0560100
2015-00004629	01/31/2015 09:14:00	Runaway	7 STELLA ST, Billings	MT0560100

Total Rows: 51

INCIDENT SEARCH

Print Date/Time: 3/15/2016 5:03:31 PM

Incident Number	Call Date/Time	Incident Type	Location	ORI
2016-00014750	03/09/2016 08:42:03	Disturbance	18 RAINIER ST, Billings	MT0560100
2016-00014127	03/06/2016 03:36:35	Unauthorized Use Motor Vehicle	4 RAINIER ST, Billings	MT0560100
2016-00012204	02/26/2016 15:02:56	Inspections	3 RAINIER ST, Billings	MT0560100
2016-00008975	02/11/2016 23:47:38	911 Hang Up	8 RAINIER ST, Billings	MT0560100
2016-00004579	01/23/2016 18:58:48	Threats/Harassment	6 RAINIER ST, Billings	MT0560100
2016-00003702	01/19/2016 18:46:36	Suspicious Activity	9 RAINIER ST, Billings	MT0560100
2016-00003606	01/19/2016 12:48:24	Threats/Harassment	20 RAINIER ST, Billings	MT0560100
2016-00003347	01/17/2016 19:17:38	Disturbance	9 RAINIER ST, Billings	MT0560100
2016-00002166	01/11/2016 18:27:42	Disturbance	4 RAINIER ST, Billings	MT0560100
2016-00001547	01/08/2016 16:24:08	Disturbance	4 RAINIER ST, Billings	MT0560100
2016-00001489	01/08/2016 11:53:05	Inspections	3 RAINIER ST, Billings	MT0560100
2015-00081929	12/23/2015 13:13:03	Service Assist Law Enforcement	16 RAINIER ST, Billings	MT0560100
2015-00081620	12/21/2015 22:48:22	Assault	16 RAINIER ST, Billings	MT0560100
2015-00080987	12/18/2015 21:17:00	Disturbance	9 RAINIER ST, Billings	MT0560100
2015-00080812	12/17/2015 23:31:13	Suspicious Activity	34 RAINIER ST, Billings	MT0560100
2015-00080179	12/14/2015 11:05:20	Accident Property Damage	20 RAINIER ST, Billings	MT0560100
2015-00079935	12/12/2015 23:40:59	Suspicious Activity	25 RAINIER ST, Billings	MT0560100
2015-00079878	12/12/2015 19:27:00	Suicide Attempts/Threats	9 RAINIER ST, Billings	MT0560100
2015-00079652	12/11/2015 17:11:00	Drug Investigation	20 RAINIER ST, Billings	MT0560100
2015-00079621	12/11/2015 15:09:41	Warrant	20 RAINIER ST, Billings	MT0560100
2015-00079447	12/10/2015 16:24:59	Disturbance	9 RAINIER ST, Billings	MT0560100
2015-00078746	12/07/2015 09:14:38	Suspicious Activity	18 RAINIER ST, Billings	MT0560100
2015-00078380	12/05/2015 11:15:05	Runaway	9 RAINIER ST, Billings	MT0560100
2015-00076607	11/25/2015 19:34:56	Disturbance	2 RAINIER ST, Billings	MT0560100
2015-00076049	11/22/2015 22:00:25	Suspicious Activity	13 RAINIER ST, Billings	MT0560100
2015-00075870	11/21/2015 22:16:00	Vandalism	36 RAINIER ST, Billings	MT0560100
2015-00074741	11/16/2015 03:40:09	Runaway	4 RAINIER ST, Billings	MT0560100
2015-00074466	11/14/2015 17:29:44	Noise Complaint	25 RAINIER ST, Billings	MT0560100
2015-00074335	11/13/2015 23:56:37	Vehicle Theft	18 RAINIER ST, Billings	MT0560100
2015-00074281	11/13/2015 19:20:17	Suspicious Activity	4 RAINIER ST, Billings	MT0560100
2015-00073905	11/11/2015 20:29:41	Suspicious Activity	4 RAINIER ST, Billings	MT0560100
2015-00073875	11/11/2015 17:38:08	Disturbance	10 RAINIER ST, Billings	MT0560100
2015-00073664	11/10/2015 17:07:11	Warrant	4 RAINIER ST, Billings	MT0560100
2015-00073515	11/09/2015 21:28:46	Disturbance	4 RAINIER ST, Billings	MT0560100
2015-00071428	10/30/2015 23:45:46	Trespass	4 RAINIER ST, Billings	MT0560100
2015-00071416	10/30/2015 23:24:50	Runaway	4 RAINIER ST, Billings	MT0560100
2015-00069935	10/23/2015 21:36:07	Noise Complaint	3 RAINIER ST, Billings	MT0560100
2015-00066871	10/09/2015 22:51:32	Suspicious Activity	2 RAINIER ST, Billings	MT0560100
2015-00066622	10/08/2015 22:49:11	Suspicious Activity	4 RAINIER ST, Billings	MT0560100
2015-00064905	10/01/2015 00:35:53	Runaway	4 RAINIER ST, Billings	MT0560100
2015-00062852	09/22/2015 20:54:40	Disturbance	34 RAINIER ST, Billings	MT0560100
2015-00062590	09/21/2015 17:54:00	Assault	20 RAINIER ST, Billings	MT0560100
2015-00059401	09/08/2015 22:57:48	Sick/Injured Person	4 RAINIER ST, Billings	MT0560100
2015-00056707	08/28/2015 22:37:43	Noise Complaint	20 RAINIER ST, Billings	MT0560100
2015-00053829	08/17/2015 01:47:46	Suspicious Activity	2 RAINIER ST, Billings	MT0560100
2015-00051404	08/06/2015 20:12:35	Disturbance	16 RAINIER ST, Billings	MT0560100
2015-00047344	07/20/2015 02:03:20	Suspicious Activity	4 RAINIER ST, Billings	MT0560100
2015-00042809	07/02/2015 03:34:14	Suspicious Activity	36 RAINIER ST, Billings	MT0560100
2015-00042266	06/29/2015 23:11:05	Disturbance	4 RAINIER ST, Billings	MT0560100
2015-00034785	05/29/2015 23:39:20	Trespass	10 RAINIER ST, Billings	MT0560100
2015-00032092	05/17/2015 22:02:54	Drunk	4 RAINIER ST, Billings	MT0560100
2015-00025782	04/18/2015 19:35:28	Disturbance	3 RAINIER ST, Billings	MT0560100
2015-00024235	04/11/2015 11:41:45	Follow Up	32 RAINIER ST, Billings	MT0560100
2015-00022870	04/05/2015 03:06:05	Threats/Harassment	11 RAINIER ST, Billings	MT0560100
2015-00011542	03/14/2015 22:42:04	Suspicious Activity	14 RAINIER ST, Billings	MT0560100

2015-00010404	03/08/2015 11:01:01	Service Assist Law Enforcement	9 RAINIER ST, Billings	MT0560100
2015-00009003	02/27/2015 18:38:00	Suicide Attempts/Threats	9 RAINIER ST, Billings	MT0560100

Total Rows: 57

INCIDENT SEARCH

Print Date/Time: 3/15/2016 5:03:04 PM

Incident Number	Call Date/Time	Incident Type	Location	ORI
2016-00015873	03/13/2016 22:39:18	Suspicious Activity	11 HARTLAND ST N, Billings	MT0560100
2016-00013933	03/05/2016 10:01:39	Disturbance	5 HARTLAND ST N, Billings	MT0560100
2016-00013007	03/01/2016 12:25:40	Welfare Check	21 HARTLAND ST N, Billings	MT0560100
2016-00012131	02/26/2016 09:31:27	Suicide Attempts/Threats	26 HARTLAND ST N, Billings	MT0560100
2016-00005686	01/28/2016 19:53:40	Suspicious Activity	7 HARTLAND ST N, Billings	MT0560100
2016-00002157	01/11/2016 18:09:00	Alarm Hold Up	34 HARTLAND ST N, Billings	MT0560100
2016-00000331	01/02/2016 15:06:27	Disturbance	11 HARTLAND ST N, Billings	MT0560100
2015-00079377	12/10/2015 08:35:31	Welfare Check	1 HARTLAND ST N, Billings	MT0560100
2015-00078960	12/08/2015 11:33:16	Follow Up	37 HARTLAND ST N, Billings	MT0560100
2015-00078930	12/08/2015 07:35:00	Theft	13 HARTLAND ST N, Billings	MT0560100
2015-00078462	12/05/2015 18:30:23	Suspicious Activity	3 HARTLAND ST N, Billings	MT0560100
2015-00078261	12/04/2015 19:14:00	Assault	37 HARTLAND ST N, Billings	MT0560100
2015-00076325	11/24/2015 11:07:00	Suicide Attempts/Threats	26 HARTLAND ST N, Billings	MT0560100
2015-00078317	11/19/2015 22:00:00	Assault	37 HARTLAND ST, Billings	MT0560100
2015-00073301	11/08/2015 17:43:52	Suspicious Activity	13 HARTLAND ST N, Billings	MT0560100
2015-00071996	11/02/2015 18:03:03	Disturbance	4 HARTLAND ST, Billings	MT0560100
2015-00071922	11/02/2015 11:44:00	Disturbance	26 HARTLAND ST, Billings	MT0560100
2015-00071032	10/29/2015 11:17:43	Theft	11 HARTLAND ST, Billings	MT0560100
2015-00069930	10/23/2015 21:11:27	Disturbance	29 HARTLAND ST, Billings	MT0560100
2015-00069934	10/23/2015 21:01:15	Suspicious Activity	1 HARTLAND ST, Billings	MT0560100
2015-00068798	10/18/2015 13:52:11	Lost/Found Property	1 HARTLAND ST, Billings	MT0560100
2015-00068726	10/18/2015 03:06:23	Suicide Attempts/Threats	5 HARTLAND ST, Billings	MT0560100
2015-00068723	10/18/2015 03:06:23	Suicide Attempts/Threats	5 HARTLAND ST, Billings	MT0560100
2015-00068192	10/15/2015 20:44:25	Disturbance	34 HARTLAND ST, Billings	MT0560100
2015-00067616	10/13/2015 12:17:38	Welfare Check	26 HARTLAND ST, Billings	MT0560100
2015-00067587	10/13/2015 09:56:32	Disturbance	26 HARTLAND ST, Billings	MT0560100
2015-00067338	10/11/2015 22:40:35	Disturbance	10 HARTLAND ST, Billings	MT0560100
2015-00066376	10/07/2015 17:28:00	Sex Offense	20 HARTLAND ST, Billings	MT0560100
2015-00065500	10/03/2015 14:57:46	Follow Up	1 HARTLAND ST N, Billings	MT0560100
2015-00064719	09/30/2015 10:16:52	Welfare Check	26 HARTLAND ST N, Billings	MT0560100
2015-00064526	09/29/2015 14:33:08	Suicide Attempts/Threats	26 HARTLAND ST N, Billings	MT0560100
2015-00063926	09/27/2015 02:23:49	DUI	11 HARTLAND ST N, Billings	MT0560100
2015-00063904	09/27/2015 00:25:06	Disturbance	11 HARTLAND ST N, Billings	MT0560100
2015-00063536	09/25/2015 15:54:42	Disturbance	37 HARTLAND ST N, Billings	MT0560100
2015-00062330	09/20/2015 16:27:00	Theft	23 HARTLAND ST N, Billings	MT0560100
2015-00061387	09/16/2015 20:22:39	Suspicious Activity	4 HARTLAND ST N, Billings	MT0560100
2015-00061255	09/16/2015 11:05:39	Welfare Check	33 HARTLAND ST N, Billings	MT0560100
2015-00060826	09/14/2015 18:06:50	Disturbance	26 HARTLAND ST N, Billings	MT0560100
2015-00060811	09/14/2015 16:41:21	Disturbance	26 HARTLAND ST N, Billings	MT0560100
2015-00057956	09/02/2015 22:57:28	Threats/Harassment	4 HARTLAND ST, Billings	MT0560100
2015-00050407	08/02/2015 02:20:39	Suspicious Activity	3 HARTLAND ST N, Billings	MT0560100
2015-00048887	07/26/2015 14:27:56	Disturbance	23 HARTLAND ST, Billings	MT0560100
2015-00048947	07/26/2015 14:27:56	Disturbance	23 HARTLAND ST, Billings	MT0560100
2015-00047466	07/20/2015 18:01:42	Theft	20 HARTLAND ST, Billings	MT0560100
2015-00047118	07/18/2015 23:37:00	Theft	5 HARTLAND ST N, Billings	MT0560100
2015-00046845	07/17/2015 22:23:25	Noise Complaint	17 HARTLAND ST, Billings	MT0560100
2015-00046780	07/17/2015 14:35:58	Disturbance	28 HARTLAND ST, Billings	MT0560100
2015-00044950	07/09/2015 17:34:00	Suicide Attempts/Threats	1 HARTLAND ST, Billings	MT0560100
2015-00044799	07/09/2015 01:53:00	Assault	5 HARTLAND ST N, Billings	MT0560100
2015-00044124	07/06/2015 14:49:00	Vandalism	12 HARTLAND ST, Billings	MT0560100
2015-00042959	07/02/2015 18:28:52	Disturbance	5 HARTLAND ST N, Billings	MT0560100
2015-00041892	06/28/2015 13:53:00	Suicide Attempts/Threats	1 HARTLAND ST, Billings	MT0560100
2015-00037097	06/08/2015 11:45:00	Threats/Harassment	11 HARTLAND ST, Billings	MT0560100
2015-00034226	05/27/2015 15:36:07	Trespass	9 HARTLAND ST, Billings	MT0560100
2015-00033868	05/26/2015 01:28:00	Unauthorized Use Motor Vehicle	39 HARTLAND ST, Billings	MT0560100

2015-00031422	05/14/2015 17:36:49	Threats/Harassment	36 HARTLAND ST, Billings	MT0560100
2015-00028886	05/03/2015 00:20:00	Disturbance	34 HARTLAND ST, Billings	MT0560100
2015-00028807	05/02/2015 17:12:37	Unauthorized Use Motor Vehicle	9 HARTLAND ST, Billings	MT0560100
2015-00026287	04/21/2015 10:44:54	Threats/Harassment	4 HARTLAND ST N, Billings	MT0560100
2015-00024417	04/12/2015 04:57:27	Disturbance	9 HARTLAND ST, Billings	MT0560100
2015-00023817	04/09/2015 15:55:55	Service Assist Law Enforcement	21 HARTLAND ST B107, Billings	MT0560100
2015-00021968	03/31/2015 19:41:47	Disturbance	25 HARTLAND ST, Billings	MT0560100
2015-00021634	03/30/2015 11:17:02	Traffic Stop	1 HARTLAND ST, Billings	MT0560100
2015-00021627	03/30/2015 10:37:20	Drug Investigation	20 HARTLAND ST, Billings	MT0560100
2015-00020891	03/27/2015 01:04:17	Disturbance	5 HARTLAND ST N, Billings	MT0560100
2015-00012593	03/21/2015 01:27:00	Accident Property Damage	32 HARTLAND ST, Billings	MT0560100
2015-00010804	03/10/2015 22:05:56	DUI	8 HARTLAND ST N, Billings	MT0560100
2015-00010454	03/08/2015 16:59:36	Alarm	34 HARTLAND ST, Billings	MT0560100
2015-00006862	02/13/2015 22:38:00	Suspicious Activity	11 HARTLAND ST, Billings	MT0560100
2015-00006576	02/12/2015 12:18:46	Service Assist Law Enforcement	26 HARTLAND ST N, Billings	MT0560100
2015-00005662	02/07/2015 01:32:56	Disturbance	9 HARTLAND ST, Billings	MT0560100
2015-00003653	01/25/2015 00:36:58	Suspicious Activity	10 HARTLAND ST, Billings	MT0560100

Total Rows: 72

INCIDENT SEARCH

Print Date/Time: 3/15/2016 5:01:10 PM

Incident Number	Call Date/Time	Incident Type	Location	ORI
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2016-00015943	03/14/2016 10:34:10	Disturbance	11 LAPIN ST, Billings	MT0560100
2016-00014290	03/07/2016 00:08:45	Disturbance	32 LAPIN ST, Billings	MT0560100
2016-00014256	03/06/2016 18:45:04	Suspicious Activity	20 LAPIN ST, Billings	MT0560100
2016-00014058	03/05/2016 16:17:32	Restraining Order Violation	30 LAPIN ST, Billings	MT0560100
2016-00014002	03/05/2016 16:17:00	Restraining Order Violation	30 LAPIN ST, Billings	MT0560100
2016-00014085	03/05/2016 16:17:00	Restraining Order Violation	30 LAPIN ST, Billings	MT0560100
2016-00013556	03/03/2016 19:09:00	Suspicious Activity	30 LAPIN ST, Billings	MT0560100
2016-00012221	02/26/2016 15:41:00	Child Abuse	1 LAPIN ST, Billings	MT0560100
2016-00011503	02/23/2016 11:23:25	Disturbance	11 LAPIN ST, Billings	MT0560100
2016-00011386	02/22/2016 18:31:19	Disturbance	11 LAPIN ST, Billings	MT0560100
2016-00010121	02/17/2016 02:06:23	Disturbance	11 LAPIN ST, Billings	MT0560100
2016-00010112	02/17/2016 01:23:55	Disturbance	11 LAPIN ST, Billings	MT0560100
2016-00010030	02/16/2016 17:13:30	Theft	11 LAPIN ST, Billings	MT0560100
2016-00009369	02/13/2016 16:35:34	ACO/Animal Complaint	11 LAPIN ST, Billings	MT0560100
2016-00009282	02/13/2016 09:43:33	Sick/Injured Person	1 LAPIN ST, Billings	MT0560100
2016-00008228	02/08/2016 22:35:04	Civil	11 LAPIN ST, Billings	MT0560100
2016-00005962	01/30/2016 00:34:20	Disturbance	19 LAPIN ST, Billings	MT0560100
2016-00005917	01/29/2016 21:30:51	Disturbance	11 LAPIN ST, Billings	MT0560100
2016-00005792	01/29/2016 09:26:00	Informational Report	3 LAPIN ST, Billings	MT0560100
2016-00004541	01/23/2016 15:16:00	Sex Offense	11 LAPIN ST, Billings	MT0560100
2016-00004368	01/22/2016 18:41:45	Disturbance	11 LAPIN ST, Billings	MT0560100
2016-00004332	01/22/2016 15:36:54	Suspicious Activity	11 LAPIN ST, Billings	MT0560100
2016-00004173	01/21/2016 20:29:41	Threats/Harassment	11 LAPIN ST, Billings	MT0560100
2016-00003061	01/16/2016 02:49:52	Disturbance	23 LAPIN ST, Billings	MT0560100
2016-00003024	01/15/2016 23:34:00	Warrant	30 LAPIN ST, Billings	MT0560100
2016-00003016	01/15/2016 23:03:59	Disturbance	30 LAPIN ST, Billings	MT0560100
2016-00002959	01/15/2016 17:32:00	DUI	15 LAPIN ST, Billings	MT0560100
2016-00001575	01/08/2016 19:04:35	Disturbance	23 LAPIN ST, Billings	MT0560100
2016-00001183	01/06/2016 21:55:41	Threats/Harassment	11 LAPIN ST, Billings	MT0560100
2015-00083284	12/31/2015 21:42:57	Disturbance	11 LAPIN ST, Billings	MT0560100
2015-00081181	12/19/2015 18:09:12	Suspicious Activity	30 LAPIN ST, Billings	MT0560100
2015-00080311	12/14/2015 18:12:43	Restraining Order Violation	30 LAPIN ST, Billings	MT0560100
2015-00078413	12/05/2015 11:31:47	Vandalism	30 LAPIN ST, Billings	MT0560100
2015-00078294	12/04/2015 22:01:01	Suspicious Activity	2 LAPIN ST, Billings	MT0560100
2015-00078242	12/04/2015 17:34:00	Restraining Order Violation	32 LAPIN ST, Billings	MT0560100
2015-00078187	12/04/2015 12:43:38	Suspicious Activity	11 LAPIN ST, Billings	MT0560100
2015-00077620	12/01/2015 15:31:12	Threats/Harassment	11 LAPIN ST, Billings	MT0560100
2015-00076443	11/24/2015 22:45:11	Suspicious Activity	2 LAPIN ST, Billings	MT0560100
2015-00076310	11/24/2015 10:24:27	Unauthorized Use Motor Vehicle	16 LAPIN ST, Billings	MT0560100
2015-00075851	11/21/2015 20:47:00	Disturbance	1 LAPIN ST, Billings	MT0560100
2015-00075304	11/18/2015 21:10:36	Threats/Harassment	11 LAPIN ST, Billings	MT0560100
2015-00074471	11/14/2015 17:42:00	Vehicle Theft	34 LAPIN ST, Billings	MT0560100
2015-00074080	11/12/2015 19:47:57	Weapons	11 LAPIN ST, Billings	MT0560100
2015-00073540	11/10/2015 02:39:47	Suspicious Activity	30 LAPIN ST, Billings	MT0560100
2015-00073052	11/07/2015 18:34:01	Suspicious Activity	3 LAPIN ST, Billings	MT0560100
2015-00069489	10/21/2015 21:19:00	Restraining Order Violation	32 LAPIN ST, Billings	MT0560100
2015-00069088	10/19/2015 19:14:05	Restraining Order Violation	30 LAPIN ST, Billings	MT0560100
2015-00068754	10/18/2015 09:32:02	Recovered Vehicle	3 LAPIN ST, Billings	MT0560100
2015-00068259	10/16/2015 03:12:00	Trespass	24 LAPIN ST, Billings	MT0560100
2015-00068002	10/14/2015 23:57:27	Suspicious Activity	11 LAPIN ST, Billings	MT0560100
2015-00067172	10/11/2015 01:30:01	Disturbance	2 LAPIN ST, Billings	MT0560100
2015-00066695	10/09/2015 08:44:17	Follow Up	1 LAPIN ST, Billings	MT0560100
2015-00066385	10/07/2015 18:04:05	Suspicious Activity	30 LAPIN ST, Billings	MT0560100
2015-00065499	10/03/2015 14:47:00	Tobacco/Liquor Law Violation	1 LAPIN ST, Billings	MT0560100
2015-00065011	10/01/2015 14:08:39	Restraining Order Violation	30 LAPIN ST, Billings	MT0560100

2015-00064859	09/30/2015	20:03:59	Disturbance	22 LAPIN ST, Billings	MT0560100
2015-00064265	09/28/2015	14:42:23	Suspicious Activity	30 LAPIN ST, Billings	MT0560100
2015-00064346	09/28/2015	14:42:23	Suspicious Activity	30 LAPIN ST, Billings	MT0560100
2015-00063899	09/26/2015	23:53:21	Suspicious Activity	11 LAPIN ST, Billings	MT0560100
2015-00062452	09/21/2015	08:17:25	Civil	32 LAPIN ST, Billings	MT0560100
2015-00061390	09/16/2015	22:13:54	Threats/Harassment	11 LAPIN ST, Billings	MT0560100
2015-00061321	09/16/2015	16:39:54	Disturbance	11 LAPIN ST, Billings	MT0560100
2015-00059791	09/10/2015	18:00:59	Disturbance	23 LAPIN ST, Billings	MT0560100
2015-00059156	09/07/2015	21:42:00	Noise Complaint	32 LAPIN ST, Billings	MT0560100
2015-00057934	09/02/2015	21:48:00	Noise Complaint	30 LAPIN ST, Billings	MT0560100
2015-00057862	09/02/2015	15:02:00	Disturbance	32 LAPIN ST, Billings	MT0560100
2015-00057181	08/30/2015	23:14:32	Threats/Harassment	11 LAPIN ST, Billings	MT0560100
2015-00057005	08/30/2015	01:35:00	Disturbance	32 LAPIN ST, Billings	MT0560100
2015-00056985	08/29/2015	23:22:00	Disturbance	30 LAPIN ST, Billings	MT0560100
2015-00055413	08/23/2015	20:28:00	Noise Complaint	30 LAPIN ST, Billings	MT0560100
2015-00054945	08/21/2015	20:35:00	Noise Complaint	30 LAPIN ST, Billings	MT0560100
2015-00053109	08/14/2015	01:18:42	Suspicious Activity	11 LAPIN ST, Billings	MT0560100
2015-00052527	08/11/2015	19:09:50	Threats/Harassment	11 LAPIN ST, Billings	MT0560100
2015-00051398	08/06/2015	19:46:00	Theft	28 LAPIN ST, Billings	MT0560100
2015-00051092	08/05/2015	13:31:39	Disturbance	14 LAPIN ST, Billings	MT0560100
2015-00050899	08/04/2015	16:59:55	Suicide Attempts/Threats	11 LAPIN ST, Billings	MT0560100
2015-00050892	08/04/2015	15:48:02	Welfare Check	11 LAPIN ST, Billings	MT0560100
2015-00049632	07/29/2015	21:38:00	Disturbance	14 LAPIN ST, Billings	MT0560100
2015-00048965	07/26/2015	18:39:22	Disturbance	11 LAPIN ST, Billings	MT0560100
2015-00048219	07/23/2015	21:51:00	Noise Complaint	30 LAPIN ST, Billings	MT0560100
2015-00047044	07/18/2015	13:51:00	Suspicious Activity	30 LAPIN ST, Billings	MT0560100
2015-00045966	07/13/2015	23:39:00	Threats/Harassment	30 LAPIN ST, Billings	MT0560100
2015-00042824	07/02/2015	07:08:00	Vandalism	12 LAPIN ST, Billings	MT0560100
2015-00038670	06/14/2015	20:52:00	Threats/Harassment	32 LAPIN ST, Billings	MT0560100
2015-00037100	06/08/2015	12:13:42	Disturbance	1 LAPIN ST, Billings	MT0560100
2015-00037027	06/08/2015	07:49:20	Disturbance	1 LAPIN ST, Billings	MT0560100
2015-00036146	06/04/2015	13:50:00	Threats/Harassment	30 LAPIN ST, Billings	MT0560100
2015-00035552	06/02/2015	00:34:00	Suspicious Activity	30 LAPIN ST, Billings	MT0560100
2015-00035537	06/01/2015	22:35:00	Civil	30 LAPIN ST, Billings	MT0560100
2015-00031022	05/12/2015	21:18:00	Parking Complaint	30 LAPIN ST, Billings	MT0560100
2015-00025052	04/15/2015	07:21:27	Inspections	23 LAPIN ST, Billings	MT0560100
2015-00024026	04/10/2015	14:19:16	Forgery/Fraud	8 LAPIN ST, Billings	MT0560100
2015-00008655	02/25/2015	12:34:08	Forgery/Fraud	15 LAPIN ST, Billings	MT0560100
2015-00005720	02/07/2015	10:54:39	Disturbance	8 LAPIN ST, Billings	MT0560100
2015-00002265	01/15/2015	21:04:24	911 Hang Up	1 LAPIN ST, Billings	MT0560100

Total Rows: 95

INCIDENT SEARCH

Print Date/Time: 3/15/2016 5:02:38 PM

Incident Number	Call Date/Time	Incident Type	Location	ORI
2016-00014258	03/06/2016 20:01:00	Assault	30 CAVALIER ST N, Billings	MT0560100
2016-00013480	03/03/2016 15:26:02	Vehicle Theft	39 CAVALIER ST N, Billings	MT0560100
2016-00012518	02/27/2016 23:11:01	Disturbance	19 CAVALIER ST N, Billings	MT0560100
2016-00012491	02/27/2016 21:19:00	Warrant	22 CAVALIER ST N, Billings	MT0560100
2016-00012487	02/27/2016 20:49:48	Disturbance	22 CAVALIER ST N, Billings	MT0560100
2016-00010559	02/18/2016 23:28:00	Disturbance	39 CAVALIER ST N, Billings	MT0560100
2016-00010150	02/17/2016 09:05:00	Suicide Attempts/Threats	28 CAVALIER ST N, Billings	MT0560100
2016-00010109	02/17/2016 00:53:10	Suspicious Activity	28 CAVALIER ST N, Billings	MT0560100
2016-00008857	02/11/2016 12:56:52	Disturbance	39 CAVALIER ST N, Billings	MT0560100
2016-00007970	02/07/2016 20:12:09	Fireworks	4 CAVALIER ST N, Billings	MT0560100
2016-00005550	01/28/2016 08:49:07	Follow Up	23 CAVALIER ST N, Billings	MT0560100
2016-00003820	01/20/2016 11:02:02	Unauthorized Use Motor Vehicle	22 CAVALIER ST N, Billings	MT0560100
2016-00003200	01/16/2016 19:34:22	Assault	29 CAVALIER ST N, Billings	MT0560100
2016-00003133	01/16/2016 13:51:59	Threats/Harassment	29 CAVALIER ST N, Billings	MT0560100
2016-00003063	01/16/2016 03:08:18	Assist Fire	39 CAVALIER ST N, Billings	MT0560100
2015-00082869	12/29/2015 12:39:50	Vehicle Theft	15 CAVALIER ST N, Billings	MT0560100
2015-00082026	12/24/2015 01:30:21	Welfare Check	36 CAVALIER ST N, Billings	MT0560100
2015-00081639	12/22/2015 02:03:24	Disturbance	29 CAVALIER ST N, Billings	MT0560100
2015-00081535	12/21/2015 13:18:31	Theft	36 CAVALIER ST N, Billings	MT0560100
2015-00081133	12/19/2015 15:46:47	Warrant	23 CAVALIER ST N, Billings	MT0560100
2015-00080262	12/14/2015 17:09:11	Disturbance	10 CAVALIER ST N, Billings	MT0560100
2015-00077307	11/29/2015 23:03:31	Suspicious Activity	4 CAVALIER ST N, Billings	MT0560100
2015-00077014	11/28/2015 11:05:25	Disturbance	29 CAVALIER ST N, Billings	MT0560100
2015-00076769	11/26/2015 23:03:03	Suicide Attempts/Threats	13 CAVALIER ST, Billings	MT0560100
2015-00075931	11/22/2015 07:53:00	Vandalism	10 CAVALIER ST N, Billings	MT0560100
2015-00075723	11/21/2015 02:52:00	Suicide Attempts/Threats	13 CAVALIER ST N, Billings	MT0560100
2015-00074155	11/13/2015 07:14:04	Suspicious Activity	11 CAVALIER ST N, Billings	MT0560100
2015-00073367	11/09/2015 09:32:20	Service Assist Law Enforcement	19 CAVALIER ST N, Billings	MT0560100
2015-00070229	10/25/2015 04:59:39	Disturbance	29 CAVALIER ST, Billings	MT0560100
2015-00070084	10/24/2015 03:47:09	Trespass	12 CAVALIER ST, Billings	MT0560100
2015-00070002	10/24/2015 03:47:00	Trespass	12 CAVALIER ST, Billings	MT0560100
2015-00069832	10/23/2015 13:52:41	Service Assist Law Enforcement	17 CAVALIER ST, Billings	MT0560100
2015-00069456	10/21/2015 18:50:05	Inspections	23 CAVALIER ST, Billings	MT0560100
2015-00069365	10/21/2015 11:42:00	Service Assist Law Enforcement	17 CAVALIER ST, Billings	MT0560100
2015-00068166	10/15/2015 16:26:04	Drug Investigation	22 CAVALIER ST, Billings	MT0560100
2015-00067345	10/11/2015 23:00:00	Warrant	30 CAVALIER ST, Billings	MT0560100
2015-00067343	10/11/2015 22:55:00	Disturbance	30 CAVALIER ST, Billings	MT0560100
2015-00067022	10/10/2015 13:19:50	DUI	8 CAVALIER ST, Billings	MT0560100
2015-00066894	10/09/2015 23:41:36	Fireworks	10 CAVALIER ST, Billings	MT0560100
2015-00058585	09/05/2015 13:09:00	Burglary	23 CAVALIER ST, Billings	MT0560100
2015-00056259	08/27/2015 07:30:21	Follow Up	10 CAVALIER ST, Billings	MT0560100
2015-00056097	08/26/2015 14:53:54	Follow Up	10 CAVALIER ST, Billings	MT0560100
2015-00054992	08/22/2015 01:01:00	Disturbance	20 CAVALIER ST, Billings	MT0560100
2015-00052518	08/11/2015 17:53:59	Disturbance	10 CAVALIER ST, Billings	MT0560100
2015-00051805	08/08/2015 14:09:00	No Contact Order	36 CAVALIER ST, Billings	MT0560100
2015-00051320	08/06/2015 13:49:59	Follow Up	23 CAVALIER ST, Billings	MT0560100
2015-00050053	07/31/2015 18:49:00	Disturbance	10 CAVALIER ST, Billings	MT0560100
2015-00046805	07/17/2015 18:08:22	Custodial Interference	21 CAVALIER ST, Billings	MT0560100
2015-00045549	07/12/2015 03:03:00	Disturbance	29 CAVALIER ST, Billings	MT0560100
2015-00043814	07/05/2015 05:07:35	Disturbance	22 CAVALIER ST, Billings	MT0560100
2015-00043033	07/02/2015 22:49:30	Fireworks	2 CAVALIER ST, Billings	MT0560100
2015-00043022	07/02/2015 22:19:18	Disturbance	19 CAVALIER ST, Billings	MT0560100
2015-00034084	05/26/2015 23:46:56	Disturbance	2 CAVALIER ST, Billings	MT0560100
2015-00030996	05/12/2015 19:32:06	Accident Property Damage	28 CAVALIER ST, Billings	MT0560100
2015-00030570	05/10/2015 19:31:43	Suspicious Activity	4 CAVALIER ST N, Billings	MT0560100

2015-00029409	05/05/2015 11:31:57	Follow Up	10 CAVALIER ST, Billings	MT0560100
2015-00028121	04/29/2015 18:07:00	Suspicious Activity	36 CAVALIER ST N, Billings	MT0560100
2015-00027279	04/25/2015 17:18:44	Traffic Complaint/Investigation	10 CAVALIER ST, Billings	MT0560100
2015-00026084	04/20/2015 11:34:00	Sex Offense	18 CAVALIER ST, Billings	MT0560100
2015-00021730	03/30/2015 19:20:58	Suspicious Activity	5 CAVALIER ST, Billings	MT0560100
2015-00020400	03/24/2015 16:58:42	Service Assist Law Enforcement	23 CAVALIER ST, Billings	MT0560100
2015-00012517	03/20/2015 18:03:32	Welfare Check	12 CAVALIER ST, Billings	MT0560100
2015-00010098	03/06/2015 17:16:48	Custodial Interference	12 CAVALIER ST, Billings	MT0560100
2015-00010047	03/06/2015 13:36:52	Inspections	18 CAVALIER ST, Billings	MT0560100
2015-00008414	02/23/2015 22:05:23	Welfare Check	36 CAVALIER ST, Billings	MT0560100
2015-00006730	02/13/2015 08:40:00	Service Assist Law Enforcement	18 CAVALIER ST, Billings	MT0560100
2015-00006697	02/13/2015 01:02:46	Disturbance	23 CAVALIER ST, Billings	MT0560100
2015-00004728	01/31/2015 20:19:50	Welfare Check	20 CAVALIER ST, Billings	MT0560100
2015-00003948	01/27/2015 10:16:35	Inspections	18 CAVALIER ST, Billings	MT0560100
2015-00002799	01/19/2015 11:47:23	Welfare Check	10 CAVALIER ST, Billings	MT0560100
2015-00002389	01/16/2015 17:56:09	Service Assist Law Enforcement	36 CAVALIER ST, Billings	MT0560100
2015-00001634	01/11/2015 16:47:04	Threats/Harassment	10 CAVALIER ST, Billings	MT0560100

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Incident Number	Call Date/Time	Incident Type	Location	ORI
2016-00013615	03/04/2016 03:52:21	911 Hang Up	19 BING ST N, Billings	MT0560100
2016-00012904	02/29/2016 22:08:15	Suspicious Activity	9 BING ST N, Billings	MT0560100
2016-00012774	02/29/2016 10:28:47	Welfare Check	36 BING ST N, Billings	MT0560100
2016-00012626	02/28/2016 15:18:00	Suicide Attempts/Threats	8 BING ST, Billings	MT0560100
2016-00012334	02/27/2016 02:44:58	Suspicious Activity	9 BING ST N, Billings	MT0560100
2016-00011243	02/22/2016 07:42:30	Threats/Harassment	34 BING ST N, Billings	MT0560100
2016-00008134	02/08/2016 15:40:10	Restraining Order Violation	30 BING ST N, Billings	MT0560100
2016-00006545	02/01/2016 18:29:06	Suspicious Activity	9 BING ST N, Billings	MT0560100
2016-00006436	02/01/2016 10:32:12	Civil	10 BING ST N, Billings	MT0560100
2016-00006176	01/30/2016 23:38:27	Suspicious Activity	9 BING ST, Billings	MT0560100
2016-00004885	01/25/2016 08:39:00	Informational Report	9 BING ST N, Billings	MT0560100
2016-00002030	01/11/2016 08:18:00	Restraining Order Violation	26 BING ST N, Billings	MT0560100
2016-00001230	01/07/2016 06:10:00	Vehicle Theft	32 BING ST N, Billings	MT0560100
2016-00001223	01/07/2016 05:19:16	Suspicious Activity	24 BING ST N, Billings	MT0560100
2016-00000997	01/05/2016 22:16:00	Suspicious Activity	15 BING ST N, Billings	MT0560100
2016-00000361	01/02/2016 17:50:16	Disturbance	3 BING ST N, Billings	MT0560100
2015-00080818	12/18/2015 00:22:22	Runaway	10 BING ST N, Billings	MT0560100
2015-00080499	12/16/2015 07:33:00	Restraining Order Violation	26 BING ST N, Billings	MT0560100
2015-00080294	12/14/2015 18:35:00	Restraining Order Violation	26 BING ST N, Billings	MT0560100
2015-00078297	12/04/2015 22:33:48	Accident Hit and Run	23 BING ST N, Billings	MT0560100
2015-00075624	11/20/2015 16:41:00	Warrant	17 BING ST N, Billings	MT0560100
2015-00074907	11/16/2015 22:19:00	Sex Offense	17 BING ST N, Billings	MT0560100
2015-00074897	11/16/2015 20:03:38	Assault	17 BING ST N, Billings	MT0560100
2015-00074834	11/16/2015 14:45:00	Theft	10 BING ST N, Billings	MT0560100
2015-00074675	11/15/2015 17:35:00	Lost/Found Child	26 BING ST N, Billings	MT0560100
2015-00073215	11/08/2015 11:54:00	Vandalism	5 BING ST N, Billings	MT0560100
2015-00072397	11/04/2015 17:05:32	Area Check	30 BING ST, Billings	MT0560100
2015-00071368	10/30/2015 20:45:41	Warrant	5 BING ST, Billings	MT0560100
2015-00071308	10/30/2015 15:37:11	Warrant	5 BING ST, Billings	MT0560100
2015-00070034	10/24/2015 09:52:00	Disturbance	5 BING ST, Billings	MT0560100
2015-00069989	10/24/2015 01:59:24	Runaway	10 BING ST, Billings	MT0560100
2015-00066866	10/09/2015 22:01:00	Suspicious Activity	28 BING ST, Billings	MT0560100
2015-00066280	10/07/2015 08:54:18	Welfare Check	36 BING ST, Billings	MT0560100
2015-00065975	10/05/2015 18:03:39	Vandalism	36 BING ST N, Billings	MT0560100
2015-00063439	09/25/2015 09:14:37	Restraining Order Violation	26 BING ST N, Billings	MT0560100
2015-00063319	09/24/2015 20:31:26	Suicide Attempts/Threats	8 BING ST, Billings	MT0560100
2015-00062654	09/21/2015 22:52:43	Suicide Attempts/Threats	17 BING ST N, Billings	MT0560100
2015-00060163	09/12/2015 01:36:23	Welfare Check	28 BING ST, Billings	MT0560100
2015-00058685	09/05/2015 20:14:20	Area Check	25 BING ST, Billings	MT0560100
2015-00057345	08/31/2015 16:39:00	Weapons	7 BING ST N, Billings	MT0560100
2015-00056545	08/28/2015 09:43:10	Threats/Harassment	9 BING ST, Billings	MT0560100
2015-00052708	08/12/2015 15:53:48	Warrant	17 BING ST, Billings	MT0560100
2015-00045452	07/11/2015 19:56:23	Disturbance	36 BING ST, Billings	MT0560100
2015-00042980	07/02/2015 19:47:52	Suspicious Activity	17 BING ST, Billings	MT0560100
2015-00035649	06/02/2015 11:05:20	Restraining Order Violation	26 BING ST, Billings	MT0560100
2015-00035112	05/31/2015 10:30:13	Follow Up	25 BING ST, Billings	MT0560100
2015-00034916	05/30/2015 14:47:01	Welfare Check	26 BING ST, Billings	MT0560100
2015-00033432	05/23/2015 22:01:52	Suspicious Activity	5 BING ST N, Billings	MT0560100
2015-00029888	05/07/2015 16:30:59	Suspicious Activity	26 BING ST, Billings	MT0560100
2015-00027299	04/25/2015 20:33:03	Disturbance	11 BING ST, Billings	MT0560100
2015-00025244	04/16/2015 05:34:11	Suspicious Activity	11 BING ST N, Billings	MT0560100
2015-00024102	04/10/2015 19:06:36	Runaway	12 BING ST, Billings	MT0560100
2015-00023559	04/08/2015 12:57:19	Welfare Check	30 BING ST, Billings	MT0560100
2015-00023146	04/06/2015 12:41:37	Disturbance	26 BING ST, Billings	MT0560100
2015-00020405	03/24/2015 17:02:13	Burglary	19 BING ST, Billings	MT0560100

2015-00008412	02/23/2015 21:59:08	911 Hang Up
2015-00006964	02/14/2015 13:50:23	Trespass
2015-00005780	02/07/2015 17:11:39	Disturbance
2015-00002097	01/14/2015 19:14:41	Disturbance

1 BING ST, Billings	MT0560100
32 BING ST, Billings	MT0560100
17 BING ST, Billings	MT0560100
5 BING ST, Billings	MT0560100

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Incident Number	Call Date/Time	Incident Type	Location	ORI
2016-00009880	02/16/2016 05:01:29	Disturbance	13 TARTARIAN ST, Billings	MT0560100
2016-00008978	02/12/2016 00:21:00	Disturbance	13 TARTARIAN ST, Billings	MT0560100
2016-00008809	02/11/2016 10:23:00	Weapons	9 TARTARIAN ST, Billings	MT0560100
2016-00005937	01/29/2016 22:35:07	Disturbance	8 TARTARIAN ST, Billings	MT0560100
2016-00005730	01/28/2016 23:49:00	DUI	8 TARTARIAN ST, Billings	MT0560100
2015-00081994	12/23/2015 22:03:00	Disturbance	4 TARTARIAN ST, Billings	MT0560100
2015-00080099	12/13/2015 19:49:39	Suspicious Activity	10 TARTARIAN ST, Billings	MT0560100
2015-00077326	11/30/2015 06:23:44	Suspicious Activity	8 TARTARIAN ST, Billings	MT0560100
2015-00076021	11/22/2015 17:45:00	Sex Offense	6 TARTARIAN ST, Billings	MT0560100
2015-00069907	10/23/2015 19:31:00	Obstructing	13 TARTARIAN ST, Billings	MT0560100
2015-00069822	10/23/2015 12:33:12	Disturbance	13 TARTARIAN ST, Billings	MT0560100
2015-00068813	10/18/2015 16:11:53	Traffic Complaint/Investigation	7 TARTARIAN ST, Billings	MT0560100
2015-00064069	09/27/2015 18:39:08	Traffic Complaint/Investigation	2 TARTARIAN ST, Billings	MT0560100
2015-00053655	08/16/2015 07:53:48	Suspicious Activity	15 TARTARIAN ST, Billings	MT0560100
2015-00052452	08/11/2015 12:37:21	Disturbance	9 TARTARIAN ST, Billings	MT0560100
2015-00051031	08/05/2015 08:46:05	Runaway	13 TARTARIAN ST, Billings	MT0560100
2015-00048514	07/24/2015 22:28:17	Disturbance	10 TARTARIAN ST, Billings	MT0560100
2015-00046694	07/17/2015 09:27:00	Trespass	13 TARTARIAN ST, Billings	MT0560100
2015-00043027	07/02/2015 21:58:40	Fireworks	2 TARTARIAN ST, Billings	MT0560100
2015-00036213	06/04/2015 18:53:52	Suspicious Activity	18 TARTARIAN ST, Billings	MT0560100
2015-00033408	05/23/2015 19:05:18	Threats/Harassment	13 TARTARIAN ST, Billings	MT0560100
2015-00025273	04/16/2015 10:53:00	Vandalism	4 TARTARIAN ST, Billings	MT0560100
2015-00024636	04/13/2015 05:44:30	Suicide Attempts/Threats	12 TARTARIAN ST, Billings	MT0560100
2015-00022494	04/03/2015 07:59:15	Suspicious Activity	18 TARTARIAN ST, Billings	MT0560100
2015-00020074	03/23/2015 00:09:00	Suicide Attempts/Threats	9 TARTARIAN ST, Billings	MT0560100
2015-00008241	02/22/2015 18:41:52	Unauthorized Use Motor Vehicle	9 TARTARIAN ST, Billings	MT0560100
2015-00007290	02/16/2015 20:14:11	Suicide Attempts/Threats	8 TARTARIAN ST, Billings	MT0560100

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Incident Number	Call Date/Time	Incident Type	Location	ORI
=====	=====	=====	=====	=====
2016-00015389	03/11/2016 21:08:20	Suspicious Activity	1955 CHERRY CREEK LOOP, Billings	MT0560100
2016-00010771	02/19/2016 21:49:00	Alarm	1955 CHERRY CREEK LOOP, Billings	MT0560100
2016-00009021	02/12/2016 08:21:29	Assist Fire	1955 CHERRY CREEK LOOP, Billings	MT0560100
2015-00078199	12/04/2015 14:10:00	Theft	1955 CHERRY CREEK LOOP, Billings	MT0560100
2015-00071423	10/30/2015 23:59:57	Suspicious Activity	10 CHERRY CREEK LOOP, Billings	MT0560100
2015-00071078	10/29/2015 15:43:40	Weapons	1955 CHERRY CREEK LOOP, Billings	MT0560100
2015-00068180	10/15/2015 18:02:10	Suspicious Activity	2 CHERRY CREEK LOOP, Billings	MT0560100
2015-00059444	09/09/2015 08:04:17	Follow Up	1615 CHERRY CREEK LOOP, Billings	MT0560100
2015-00058250	09/04/2015 07:07:52	Disturbance	1615 CHERRY CREEK LOOP, Billings	MT0560100
2015-00058223	09/04/2015 02:32:00	Disturbance	1615 CHERRY CREEK LOOP, Billings	MT0560100
2015-00053110	08/14/2015 01:21:00	Welfare Check	1603 CHERRY CREEK LOOP, Billings	MT0560100
2015-00044122	07/06/2015 14:31:00	Vandalism	1955 CHERRY CREEK LOOP, Billings	MT0560100
2015-00029871	05/07/2015 13:14:28	Forgery/Fraud	1955 CHERRY CREEK LOOP, Billings	MT0560100
2015-00026633	04/22/2015 23:19:59	Suspicious Activity	2 CHERRY CREEK LOOP, Billings	MT0560100
2015-00025888	04/19/2015 10:45:00	Warrant	1603 CHERRY CREEK LOOP, Billings	MT0560100
2015-00024710	04/13/2015 09:30:17	Burglary	2 CHERRY CREEK LOOP, Billings	MT0560100
2015-00010275	03/07/2015 15:48:48	Suspicious Activity	1955 CHERRY CREEK LOOP, Billings	MT0560100
2015-00009870	03/05/2015 13:24:29	Drug Investigation	2 CHERRY CREEK LOOP, Billings	MT0560100
2015-00006932	02/14/2015 10:06:32	Vandalism	1955 CHERRY CREEK LOOP, Billings	MT0560100
2015-00006922	02/14/2015 08:03:35	Burglary	1955 CHERRY CREEK LOOP, Billings	MT0560100
2015-00006556	02/12/2015 09:43:07	Burglary	1955 CHERRY CREEK LOOP, Billings	MT0560100
2015-00006523	02/12/2015 02:37:24	Alarm	1955 CHERRY CREEK LOOP, Billings	MT0560100
2015-00000519	01/04/2015 00:00:35	Alarm	1955 CHERRY CREEK LOOP, Billings	MT0560100

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17 jubilee =

Incident Number	Call Date/Time	Incident Type	Location	ORI
2016-00014560	03/08/2016 11:23:08	Welfare Check	7 JUBILEE ST, Billings	MT0560100
2016-00013853	03/05/2016 00:51:41	Suspicious Activity	27 JUBILEE ST, Billings	MT0560100
2016-00010995	02/20/2016 21:49:04	Disturbance	29 JUBILEE ST, Billings	MT0560100
2016-00008435	02/09/2016 17:53:00	Vehicle Theft	7 JUBILEE ST, Billings	MT0560100
2016-00006102	01/30/2016 16:17:00	Suspicious Activity	17 JUBILEE ST, Billings	MT0560100
2016-00005826	01/29/2016 13:15:00	Drug Investigation	34 JUBILEE ST, Billings	MT0560100
2016-00004552	01/23/2016 15:44:10	Weapons	26 JUBILEE ST, Billings	MT0560100
2016-00004490	01/23/2016 10:00:00	Vehicle Theft	2 JUBILEE ST, Billings	MT0560100
2016-00004078	01/21/2016 14:01:45	DUI	34 JUBILEE ST, Billings	MT0560100
2016-00000478	01/03/2016 10:27:00	Welfare Check	33 JUBILEE ST, Billings	MT0560100
2015-00082413	12/26/2015 21:14:00	Attempt to Locate	17 JUBILEE ST, Billings	MT0560100
2015-00081746	12/22/2015 15:34:44	Inspections	32 JUBILEE ST, Billings	MT0560100
2015-00080351	12/15/2015 08:34:00	Theft	21 JUBILEE ST, Billings	MT0560100
2015-00078859	12/07/2015 18:00:00	Suspicious Activity	34 JUBILEE ST, Billings	MT0560100
2015-00078349	12/05/2015 05:18:08	Suspicious Activity	34 JUBILEE ST, Billings	MT0560100
2015-00077894	12/02/2015 23:30:28	Suspicious Activity	34 JUBILEE ST, Billings	MT0560100
2015-00076904	11/27/2015 19:16:00	Attempt to Locate	34 JUBILEE ST, Billings	MT0560100
2015-00076798	11/27/2015 05:41:50	Suspicious Activity	34 JUBILEE ST, Billings	MT0560100
2015-00076794	11/27/2015 03:19:48	Suspicious Activity	34 JUBILEE ST, Billings	MT0560100
2015-00075637	11/20/2015 18:18:00	Disturbance	33 JUBILEE ST, Billings	MT0560100
2015-00075598	11/20/2015 15:31:45	Disturbance	33 JUBILEE ST, Billings	MT0560100
2015-00075200	11/18/2015 11:05:38	Suspicious Activity	3 JUBILEE ST, Billings	MT0560100
2015-00073966	11/12/2015 09:40:00	Assault	35 JUBILEE ST, Billings	MT0560100
2015-00073975	11/12/2015 08:30:00	Theft	16 JUBILEE ST, Billings	MT0560100
2015-00073443	11/09/2015 16:05:45	Disturbance	33 JUBILEE ST, Billings	MT0560100
2015-00072488	11/05/2015 07:17:12	Suspicious Activity	20 JUBILEE ST, Billings	MT0560100
2015-00072419	11/04/2015 18:37:00	Assault	34 JUBILEE ST, Billings	MT0560100
2015-00071564	10/31/2015 17:32:23	Weapons	26 JUBILEE ST, Billings	MT0560100
2015-00068637	10/17/2015 15:01:00	Theft	20 JUBILEE ST, Billings	MT0560100
2015-00068330	10/16/2015 13:53:00	Death-Unknown	14 JUBILEE ST, Billings	MT0560100
2015-00067309	10/11/2015 20:04:24	Burglary	17 JUBILEE ST, Billings	MT0560100
2015-00067318	10/11/2015 20:04:00	Drug Investigation	17 JUBILEE ST, Billings	MT0560100
2015-00067306	10/11/2015 20:04:00	Vandalism	17 JUBILEE ST, Billings	MT0560100
2015-00067231	10/11/2015 11:27:00	Disturbance	33 JUBILEE ST, Billings	MT0560100
2015-00066572	10/08/2015 16:56:21	Runaway	9 JUBILEE ST, Billings	MT0560100
2015-00066417	10/07/2015 20:59:00	Drug Investigation	17 JUBILEE ST, Billings	MT0560100
2015-00066015	10/06/2015 04:13:21	Suspicious Activity	34 JUBILEE ST, Billings	MT0560100
2015-00064848	09/30/2015 16:39:00	Threats/Harassment	17 JUBILEE ST, Billings	MT0560100
2015-00063151	09/24/2015 04:53:00	Disturbance	2 JUBILEE ST, Billings	MT0560100
2015-00060264	09/12/2015 13:45:00	Weapons	15 JUBILEE ST, Billings	MT0560100
2015-00059098	09/07/2015 16:23:39	Disturbance	33 JUBILEE ST, Billings	MT0560100
2015-00058031	09/03/2015 10:10:33	Service Assist Law Enforcement	2 JUBILEE ST, Billings	MT0560100
2015-00055958	08/25/2015 23:28:01	Noise Complaint	10 JUBILEE ST, Billings	MT0560100
2015-00052164	08/10/2015 01:42:00	Threats/Harassment	15 JUBILEE ST, Billings	MT0560100
2015-00051252	08/06/2015 06:47:00	Attempt to Locate	33 JUBILEE ST, Billings	MT0560100
2015-00050912	08/04/2015 17:52:10	Disturbance	34 JUBILEE ST, Billings	MT0560100
2015-00049790	07/30/2015 17:13:00	Disturbance	33 JUBILEE ST, Billings	MT0560100
2015-00049469	07/29/2015 06:25:00	Theft	15 JUBILEE ST, Billings	MT0560100
2015-00047612	07/21/2015 12:49:34	Inspections	3 JUBILEE ST, Billings	MT0560100
2015-00047383	07/20/2015 10:13:00	Theft	17 JUBILEE ST, Billings	MT0560100
2015-00047202	07/19/2015 11:15:50	Service Assist Law Enforcement	34 JUBILEE ST, Billings	MT0560100
2015-00047188	07/19/2015 09:58:57	Service Assist Law Enforcement	34 JUBILEE ST, Billings	MT0560100
2015-00045567	07/12/2015 07:01:49	Threats/Harassment	32 JUBILEE ST, Billings	MT0560100
2015-00044456	07/07/2015 20:41:33	Disturbance	33 JUBILEE ST, Billings	MT0560100
2015-00043525	07/04/2015 13:30:50	Vehicle Theft	34 JUBILEE ST, Billings	MT0560100

2015-00043407	07/03/2015 23:43:42	Fireworks
2015-00042998	07/02/2015 21:45:00	Theft
2015-00038065	06/12/2015 09:32:00	Drug Investigation
2015-00037212	06/08/2015 21:32:15	Disturbance
2015-00030200	05/09/2015 02:08:00	Suspicious Activity
2015-00026791	04/23/2015 18:26:11	Disturbance
2015-00026647	04/23/2015 00:51:04	Vehicle Theft
2015-00025916	04/19/2015 14:05:40	Drug Investigation
2015-00024660	04/13/2015 09:51:11	Drug Investigation
2015-00022986	04/05/2015 20:34:19	Welfare Check
2015-00020804	03/26/2015 14:48:37	Warrant
2015-00020515	03/25/2015 09:00:41	Theft
2015-00012699	03/21/2015 16:19:53	Suspicious Activity
2015-00012233	03/19/2015 00:20:01	Alarm
2015-90017249	03/16/2015 15:15:00	ACO/Other
2015-00010943	03/11/2015 17:13:44	Attempt to Locate
2015-00006861	02/13/2015 22:30:52	Suspicious Activity
2015-00005949	02/08/2015 13:02:12	Suspicious Activity
2015-00004949	02/02/2015 10:30:25	Drug Investigation
2015-00003899	01/26/2015 20:15:37	Trespass
2015-00003488	01/24/2015 00:10:51	Suspicious Activity
2015-00002919	01/20/2015 09:15:53	Disturbance
2015-90003150	01/14/2015 17:13:36	Admin/Out of Service
2015-00001345	01/09/2015 16:29:11	Disturbance

21 JUBILEE ST, Billings	MT0560100
22 JUBILEE ST, Billings	MT0560100
23 JUBILEE ST, Billings	MT0560100
8 JUBILEE ST, Billings	MT0560100
8 JUBILEE ST, Billings	MT0560100
34 JUBILEE ST, Billings	MT0560100
17 JUBILEE ST, Billings	MT0560100
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17 JUBILEE ST, Billings	MT0560100
10 JUBILEE ST, Billings	MT0560100
17 JUBILEE ST, Billings	MT0560100
23 JUBILEE ST, Billings	MT0560100
29 JUBILEE ST, Billings	MT0560100
10 JUBILEE ST, Billings	MT0560100
13 JUBILEE, Billings	MT0560100
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23 JUBILEE ST, Billings	MT0560100
27 JUBILEE ST, Billings	MT0560100
34 JUBILEE ST, Billings	MT0560100
33 JUBILEE ST, Billings	MT0560100
8 JUBILEE ST, Billings	MT0560100
27 JUBILEE ST, Billings	MT0560100

Total Rows: 79

To: County Zoning Dept, County Commissioners
RE: Cherry Creek Zone change 673— East of Cherry Creek Manufactured Home Park

From:
Billings Heights Task Force
Jason Lillie, Chair
406-670-7314
234 Sharron Lane
Billings, MT 59105



The Billings Heights Task Force is opposed to this zone change. We will address the 11 required items for a zone change, but let us be clear, we are vehemently in opposition to this zone change.

This zone change request has been on our agenda for several months as a topic for discussion at our community meetings. We had 6 voting members of our task force present at the neighborhood zoning meeting held on February 18, 2016. (Tom Zurbuchen, Terry Odegard, Roy Neese, Denis Pitman, Angela Cimmino, and Virgil Middendorf) All members are opposed to this zone change. Furthermore, during our public Task Force meetings, Facebook page and speaking with neighbors we have encountered no one who is in support of this zone change, with the exception of the representatives of Performance Engineering and Consulting.

The public, and local residents are opposed to this zone change and we will provide you with a list of signatures at the April 11, 2016 Zoning Commission meeting.

To address the 11 items for zone change consideration please consider the following:

1. Is the New zoning designed in accordance with the growth policy: Absolutely not. This property was zoned r-9600 for a reason. The property owners who purchased property in and around this piece of land did so with the expectation that they would have R-9600 lots adjacent to them. The county and city growth policies states:

(County) GOAL: New developments that are sensitive to and compatible with the character of adjacent City neighborhoods and County townships2.

OBJECTIVES:

- Maintain a high quality of life for new and existing residents.
- Reduce conflicts between neighbors.

Approving this zone change will be in direct conflict with this County Goal.

(City) Goal: Strong Neighborhoods – Create and enhance strong neighborhoods that are clean and safe with streets and public places that provide convenient access for our most vulnerable citizens – our children and grandparents. A strong neighborhood is a place where we will be comfortable no matter our age, income or heritage and provides gathering spaces to encourage everyday interaction between residents.

Billings is a city of neighborhoods. A neighborhood can be as small as 1 block of houses between 2 intersections or as large as a 400 homes in a distinctive subdivision. How our

neighborhoods are designed and built sets a course for its livability, safety, sociability and resilience.

Objectives:

- Safe, accessible and comfortable places for people to walk and gather o Neighborhood green space, play spaces and parks
- o Neighborhood events
- o Street trees
- o Complete sidewalks
- o Street and pedestrian lighting
- o Neighborhood Watch programs
- Access to everyday conveniences within walking distance o Complete neighborhoods
- o Small neighborhood businesses for services
- Interconnected network of sidewalks and trails that are safe at all times
- o Complete sidewalks
- o Billings Bike way and TrailMasterPlan o Pedestrian lighting
- Housing choices for all ages and families o Mixed housing types
- Connect Neighborhoods o Transit
- o Billings Bike way and TrailMasterPlan
- o Sidewalks and Trails
- Attractive and safe neighborhood streets
- o Low speed design o On-street parking o Street trees

Cherry Creek currently does not comply with any of these requirements. There were over 600 police, ambulance and animal control calls to the Cherry Creek in 2015. Also, can you please address the buffer area that was implied or required (as citizens we have had a hard time confirming this) when the original Cherry Creek was re-zoned. This property was supposed to be the buffer zone.

2. Is the new zoning designed to secure from fire and other dangers. No it does not. There is limited access to this area of high density living. The existing roads are narrow and difficult to access. It will place added strain and stress to an overburdened fire department.

3. Will the new zoning facilitate the provision of transportation, water, sewage, schools, parks, and other public requirements? No it will not. What are the sanitary restrictions in the county. With no city services how many septic tanks and cisterns/wells need to be in place? These are very sensitive EPA issues and 90 plus homes on 20 acres with septic systems will not facilitate responsible sewage treatment. If they are planning on hooking up to existing city services this will place a much larger burden on our city than the already accepted r-96000. Our schools are near capacity, even with the new boundaries. This zone change will place a burden on our Heights schools. When the redistricting was done, it was taken into consideration all of the affordable multi-family housing taking place on the west end and residential construction in the Heights. As a member of the rezoning committee I can tell you, when we defined the new Heights boundaries, we did not consider an additional 90+ housing units in the Heights fully developed within the next couple years. Adding an additional 90+ housing units in this area will also place a tremendous amount of pressure on our current transportation infrastructure. Yellowstone river road and Bitterroot are not equipped to handle the additional traffic that this re-zoning will require. In addition, the citizens of the Heights have expressed an unwillingness to support this zone change and will oppose any new tax burden proposed, or placed on them, to facilitate this zone change.

4. Will the new Zoning promote health and general welfare. No it will not. Public safety should be your number one concern when considering this zone change. Cherry Creek currently gets over 600 calls a year for police, ambulance and animal control. This is one of the highest call counts in the Heights for a specific community. If this zone change is adopted it will increase the danger and stress to our community and emergency services. This is a major concern for our community, police, fire and health departments. The county does not have the infrastructure in place to handle any increased demand for services. With current and recent mill levies proposed by the city of Billings Police department, they do not have the infrastructure in place for the increased demand either.

5. Will the new zoning provide adequate light and air. Unknown, Cherry Creek did not add adequate street lighting in the first phase.

6. Will the zoning effect motorized and non motorized transportation: Yes it will effect transportation in a negative way. The infrastructure is not in place for an additional 90-200 cars on Bitterroot and Yellowstone River Roads that this zone change will cause. It will require street lights, stop signs and road maintenance that the citizens of Yellowstone County and the City of Billings are unwilling to shoulder for a zone change they do not support.

7. Will the new zoning be compatible with urban growth in the vicinity. No it will not. Many members of the community will be speaking to this at the upcoming public meetings. Every subdivision in the area will be negatively effected. The approval of this zone change will have an adverse economic effect on everyone who lives in this area of Billings.

8. Does the new zoning consider to the character of the district and the suitability of the property for particular uses? No. Residential manufactured zoning is not the highest and best use of this property. It is best used as a buffer, or R-9600 housing. For the many reasons already stated.

9. Will the new zoning conserve the value of buildings. No it will not. With the high crime prevalent in the area, as indicated by the high police call volume, this will bring down the value of all homes and land in the area. In addition there is a high call volume for ambulance and animal control in this neighborhood. Adding more homes of this nature will compound this problem. High density mobile housing rarely increases neighborhood values.

10. see item #8

11. Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings? No, this has already been addressed.

In conclusion, there is only one citizen in Yellowstone County and the City of Billings who will benefit from this zone change. This zone change should be denied, not only for the 11 reasons stated, but because the citizens of Yellowstone County and the City of Billings are absolutely opposed to the Zone Change.

Thank you,



Billings Heights Task Force
Jason Lillie, Chair