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December 1, 2017

VIA EMAIL

Yellowstone County Zoning Commission

2825 3rd Avenue North

4th Floor

Billings, MT 59101

CromwellN@ci.billings.mt.us

Re: *Yellowstone County Zone Change #685*
1730 48th Street West - Canyon Creek Nursery Planned Development
Project Number: 17-0168
Our File 23510

Dear Honorable Members of the Yellowstone County Zoning Commission:

I submit this testimony in **support of County Zone Change # 685** in my personal capacity as a resident of Yellowstone County, a business owner in Billings' southern West End, and as supporter of the economic growth and breweries of Billings and Yellowstone County. I urge this honorable commission to support the proposed zoning change to Neighborhood Commercial, which will enhance the local area and economy.

The parcel subject to re-zoning is situated immediately off 48th Street West, surrounded by agricultural (A-1), residential (Agricultural Suburban), and an adjacent Community Commercial parcel (storage units) as well as gravel pit (A-1). It is also located just off of the Shiloh Road commercial corridor, the subject of substantial commercial development and public investment in recent years. The addition of a brewery to the greater area is not only needed, but overdue as Montana continues to grow its proud craft brewing tradition.

Such an compatible addition to the area would provide not just economic development, but a welcome respite for the shoppers, workers, and residents that frequent the growing corner of Billings and Yellowstone County. The zoning change would not alter the overall natural and agricultural character of the area, rather it would update the zoning to more accurately reflect the actual development and neighborhood as it stands and grows today.

The zoning update will enhance the area and the surrounding properties, making them more desirable for prospective purchasers due to their close proximity to a desirable amenity for young families. The location of a public, family-friendly gathering place is suitable and appropriate for the area. Much of Yellowstone County would count themselves as lucky to have such an establishment close to their work or home. The warm smells of a brewery, turning Montana grain into Montana beer, are yet another feature

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that would fit well into the overarching agricultural character of the area.

The zoning update to allow for placement of the brewery would satisfy many goals of the governing Yellowstone County and City of Billings Growth Policy. Inclusion of the brewery would anchor the mixed use neighborhood in an aesthetically pleasing and compatible manner, foster the development of cultural resources, such as beer and music, and increase the overall quality of life for the area in accordance with the growing wants and needs of families young and old. *2008 Growth Policy Update*, 6, 8, 14.

I believe what Jill and Shea Dawson have done with Thirsty Street Brewing Company in Downtown Billings speaks volumes about the appropriateness of the brewery for the West End. They have created a welcoming, family atmosphere which serves as an open gathering place for friends, neighbors, and their children. They brew pretty good beer too.

I have no doubt that the brewery would be a suitable and welcome addition to the area and urge the approval of the zoning change to Neighborhood Commercial.

Very sincerely yours,



JOHN L. WRIGHT

cc: Yellowstone County Board of Commissioners (via email)
Shea Dawson/Thirsty Street Brewing Company (via email)

To whom it may concern,

11/20/2017

I am writing this letter as a personal testimony regarding Shea and Jill Dawson who own and operate Thirsty Street Brewing Company (TSBC). I have personally known both Shea and Jill for about 2.5 years and during that time I have had many opportunities to get to know them and their family both in their personal and professional lives. I can attest to Shea and Jill's outgoing, positive and caring personalities, which are reflected in how they manage TSBC. There have been numerous activities held at TSBC involving the Billings community associated with art, yoga, music, dance and various other local events. Shea and Jill have had several fundraising gatherings supporting the Billings area and are always ready to involve local businesses to enrich regional health, growth and positive progression.

As a Montana native, who grew up in Billings, I have been able to see the evolution of the downtown area and I believe TSBC plays a vital role in the positive growth of our local community. I am married and have two young daughters and my family can appreciate the fun environment that TSBC offers. Besides the tasty microbrews, TSBC also offers families a fun and safe place to hang out where we are able to enjoy the tasty bratwursts and play some pool or my daughter's favorite, shuffleboard.

I strongly believe that Shea and Jill will be able to offer the same kind of fun, caring, outgoing and local supportive establishment in the West end of Billings as they have already brought to the downtown area.

Sincerely,



Jeremy Hansen

306 Beverly Hill Blvd

Billings, MT 59101

303-905-9688

Jscottie182@hotmail.com

From: Brittani Hunter [mailto:brittani@cbthebrokers.com]
Sent: Monday, October 30, 2017 4:04 PM
To: Cromwell, Nicole <CromwellN@ci.billings.mt.us>
Subject: RE: Thank you for your participation

Nicole,

Thank you for your time in sending the attendance list. I wanted to pass a little bit of information pertaining to this meeting. A few comments were made in regards to "THE BAR" beginning open all night, the noise and referencing Canyon Creek Brewing as a similar business as what Thirsty Street is planning to open at that location.

As I had to pick up my children up from a birthday party last Friday night at 8:30 from Get Air, I had to pass Canyon Creek Brewing on my way home. Now, this was a Friday night at 8:40ish mind you. I saw 5 cars total in the parking lot. Majority of those customers were inside and one couple was sitting outside on the patio enjoying the fire pit. No one was walking around the property causing dismay and yelling.

Most customers stop at a local brewery on their way home to have a beer.. maybe two and then head home. I may not live in within 300 feet of the site, yet I did want to express my opinion. My husband and I are both hard working citizens of Billings. We have two children and live, work and play within this community. We are typically "those" customers that want to stop in enjoy a beer have a nice quit conversation before we head home. The location off of 48th St. wouldn't be one that most bar hoppers would go out of their way to stop, just to drive back into town. This would be a nice convenient stop for those who live within the area or up to 5-10 miles and travel west to go home. I understand all of the concerns, yet as a person who lives out on Old Highway 10 with peace and quite, animals and no lights... we still see our fair share of traffic and accidents. It's something that will impact everyone, as more and more people are traveling on our roads and highways. I felt that the meeting was very emotional and didn't see that my opinion would have mattered to the group at hand. Yet, I would like you to document that for the benefit of our businesses who keep their money, workers and taxes within our state. We should allow those businesses who have a solid foundation and long lasting future for this community to be able to expand. This is would be a great addition for that neighborhood.

Thank you for your time.

Thank you,

Brittani Hunter
Residential Sales Manager

Coldwell Banker the Brokers
1215 North 24th St. W #201
Billings, MT 59102

11/17/2017



To Whom it May Concern,

ZooMontana is a proud supporter of regional business. At its November Board of Directors meeting, the organization voted unanimously to show no objection to the proposed Thirsty Street Brewing Co./TSBC Inc. expansion on the west side of Billings, Montana. As a popular, cultural attraction, ZooMontana, (Montana's only Zoo), is pro-business, particularly throughout the Shiloh corridor. New development within this area will ultimately benefit ZooMontana, impacting its growth and community outreach. ZooMontana cares deeply about the future of Billings and the ability to draw and retain both residents and tourists, each of which are invaluable resources to our local economy.












Sincerely,

Jeff Ewelt
Executive Director
ZooMontana

Petition for Support of Zone Change 685 - 1730 48th Street West Canyon Creek Nursery

The purpose of this petition is to express support for a zone change at the above named property from ag-open to neighborhood commercial with a brewery exception. The approval

First Name	Last Name	Signature	Physical Address	E-mail Address
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