



We are writing to oppose the requested zone waiver on the property in Goodman Subdivision, 4007 Ave. B. Lot 1a Block 2. City special review 967.

RC Holdings LLC has asked for an allowance to build a tap room/casino and sandwich shop on this property. It lies only 500 ft. from an existing church. Zoning laws state it cannot be any closer than 600 ft. This would clearly be in violation of that ordinance.

At a presentation they did for the surrounding neighborhoods, these gentlemen stated that it didn't matter to them one way or the other because they have already secured another spot for their building if this doesn't pass. So we are wondering why this is even being looked at. It seems like a total waste of every ones time. Zoning laws and regulations are made for a good reason. Zoning is regulated to protect our community and the people who live there. Why would you consider making an exception when these gentlemen don't really care if you pass it or not? If you bend the rules in this case, where do you stop? Once you make an exception for one individual you will have to do it for the next one and the next one and soon there will be no reason to even have zoning restrictions. There are so many of us in the surrounding neighborhoods who are against this bar and casino, unfortunately your meeting is being held at a time that those of us who work will be unable to attend. We seem to have way to many casinos in the immediate area already.

Please, we are asking you to vote NO on this proposal. We are counting on you to uphold and enforce the laws and restrictions that have been in place and working for so many years already.

From: [Lraehs](#)
To: [Mayor & Council](#)
Subject: Zoning Variance - Shiloh Road and Avenue B
Date: Saturday, July 28, 2018 10:41:16 AM

Council Members -

I have become aware that there has been a request for a zoning review of a lot on the northwest corner of Avenue B and Shiloh Road for purposes of building a casino. The zoning review is necessary because the lot is within 600 feet of a church. Please uphold the current city regulations and codes and deny this request. This seems to me to be a request that, if granted, will allow other zoning requests to have precedent reasons for being allowed.

Thank you, Linda Stahley

MH ARCHITECTURE
RESIDENTIAL COMMERCIAL

4209 Heffner Ln. • BILLINGS, MONTANA 59106
Michael J. Heffner (Cell (406) 208-8199 E-MAIL archheff@gmail.com

July 29, 2018

The Zoning Commission & City Council
Planning Division
2825 3rd Ave. N., 4th floor
Billings, Montana 59101

RE: Special Review #967, Project No. 18-00110

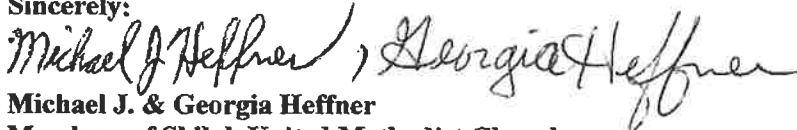
Zoning Commission:

Thank you for the opportunity to protest this special review requesting a waiver of the 600 foot separation distance from Shiloh United Methodist church located approximately 500 feet north of the subject property. Our objections to the proposed waiver are as follows:

- 1. The existing zone designation is (CC) and the waiver to allow a Casino/ bar, pub within the 600 foot requirement from a church would set precedence for other properties within the city of billings. This requirement has been argued and fought for several times which have resulted in the zoning rule established of a 600 foot separation.**
- 2. This property is located on Shiloh Road (40th St. W.) and Ave. B. There is a another vacant (CC) zoned lot , on Shiloh Road & Ave B directly east of this property which would also be affected by the approval of this waiver. Allowing yet another establishment within the 600 foot separation.**
- 3. This property is located on Shiloh Road (40th St. W.) and Ave. B. The King of Glory Lutheran church is on 41st St. W. and Ave. B approximately 1,000 feet west of this property.**
- 4. From Grand Ave. north to Ave. B and Shiloh Road (40th St. W.) east to 37th St. W. there are already 5 Casino/ Bars; one Pub; one Liquor store and two Gas Stations that sell Alcohol. Magic City Casino (Shiloh Rd.); Bottles & Shots Casino; Atlantis Casino; & Red Door Lounge & Casino; (39th St. W.); Magic City Casino; (37th St. W.). Carbons Pub; (39th St. W.). Holiday & Town Pump; Shiloh Rd & Grand Ave.**
- 5. Also, as members of Shiloh United Methodist Church we are committed to retaining the current established separation rule of 600' for Gambling and Alcohol from Churches.**

For the reasons noted above we strongly request the Zoning Commission and City Council deny this Special Review #967 and not set a precedence for even further infringement of this well established and fought for separation requirement.

Sincerely:



Michael J. & Georgia Heffner
Members of Shiloh United Methodist Church
CC Mayor & City Council



Shiloh United Methodist Church

1810 SHILOH ROAD
BILLINGS, MONTANA 59106-1708

Church (406) 656-0050

The people of The United Methodist Church™

The Zoning Commission
Planning Division
2825 3rd Ave. N., 4th floor
Billings, MT 59101

RE: Special Review #967, Project No: 18-00110

Zoning Commission:

Thank you for this opportunity to protest this special review requesting a waiver of the 600 foot separation distance from Shiloh United Methodist Church located approximately 500 feet north of the subject property. Our objections as a church are as follows:

1. We are committed to creating a healthy neighborhood and gambling is shown to have detrimental effect on our community. In a 2016 news article, the Great Falls Tribune noted Montana ranked 4th on a list for gambling addiction, a ranking we should not be proud of. <https://goo.gl/de758D>
2. If this exclusion brought a constructive element to our neighborhood we would be in favor of it, gambling is not constructive to our society. As United Methodists we believe: *Gambling, as a means of acquiring material gain by chance and at the neighbor's expense, is a menace to personal character and social morality. Gambling fosters greed and stimulates the fatalistic faith in chance. Organized and commercial gambling is a threat to business, breeds crime and poverty, and is destructive to the interests of good government. It encourages the belief that work is unimportant, that money can solve all our problems, and that greed is the norm for achievement. It serves as a "regressive tax" on those with lower income. In summary, gambling is bad economics; gambling is bad public policy; and gambling does not improve the quality of life.* (<http://www.umc.org/what-we-believe/gambling>)
3. The existing zone designation is (CC) and the waiver to allow a Casino/bar, pub within the 600 foot requirement from a church would set precedence for other properties within the City of Billings.
4. The property is located near a second lot that would also be open to allow for another establishment within the 600 foot radius.

5. In prior rulings it has been shown there are already ample room for establishments of this type south along Grand Avenue.

For reasons noted above we as a church strongly urge the Zoning Commission and City Council deny this Special Review #967 and not set a precedence for further infringement of well-established zoning understandings that helps our community continue to be healthy and bring positive business/facility growth to our community.

Sincerely,



Rev. Tyler Amundson
Shiloh United Methodist Church

