

August 29, 2024

Prepared Statement for proposed zone change request:

Subject property - S34, T01S, R25E, FRAC NE4 & FRAC LT12 S of Rd - located at 3380 Wise Lane.

This approx 1 acre corner is currently zoned as agriculture. Since the 1970's this property has been home to an airplane hanger, a mechanic shop, a lubrication distributor, a baseball training facility, and now a cannabis production facility and dispensary licensed to Galen Cook as Golden Valley Honey llc.

Golden Valley Honey has been operating at this location since 2014. Yellowstone county has allowed this business at this location during these 10 years.

Currently the entire 40+ acres surrounding the cannabis business's property is a gravel mine. This mine is controlled by Croell industries. There is currently a semi-truck scale being installed next to the property, along with a batch-plant, which is in the works.

Property owner has been paying commercial property taxes on this property going back 30+ years.

Yellowstone county has passed zoning laws for cannabis businesses which would restrict the ability of Golden Valley Honey to retain its dispensary license and manufacturing license here.

Golden Valley Honey requests a zone change; to accommodate the county's developmental plan of business development in the area surrounding Billings.

Golden Valley Honey has invested substantially into this property. With 12 employees, 10 years of being at this location, with the gravel mine at the same property, 30+ years of commercial property taxes, along with the long history of commercial businesses operating at this location, Golden Valley Honey believes it is imperative that the planning board allows for this property to be re-zoned as general commercial.

A precedent of doing business here for 10 years has been established, and the business is now a permanent fixture to the Duck Creek area. Please take our request to change the zoning of this property to general commercial into serious consideration.

Sincerely,

Galen Cook
GVH inc