



**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



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

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



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

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.

3-APPROVED



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

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.



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

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.



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

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.



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

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.



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

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



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

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.



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

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.



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

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.



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

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,



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

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.



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

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



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

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: Approved by a motion on Monday, April 11, 2016

