

From: Richard Cebull <citizenceb@live.com>
Sent: Monday, December 8, 2025 12:05 PM
To: Husman, Karen <husmank@billingsmt.gov>
Subject: [EXTERNAL] Zoning Change & Requests for Variances for Lone Eagle North Subdivision

Karen, thank you for your excellent service last Friday when I was in your Department.

My wife Linda & I own Lot 20, Lone Eagle Subdivision, 5th Filing. The 60 foot wide PRIVATE ACCESS EASEMENT depicted as Lone Eagle Dr. runs along the entire western length of our lot/tract 20. Each landowner in the existing subdivision owns to the centerline of the 60 foot wide PRIVATE ACCESS EASEMENT. Therefore Lone Eagle Dr. is a private road marked as such by signage after exit from Highway 3.

I have surveyed via email all of the landowners in our subdivision concerning issues raised by the zoning change request & the two(2) variance requests. I received responses from 23 of 27 owners and UNANIMOUS agreement was expressed SUPPORTING the request for a variance from Section 4.6.A.3 of the Yellowstone County Subdivision Regulations: "3. There shall be right-of-way and road connections made when existing roads or platted roads outside of the subdivision connect to the subject parcel."

We landowners in the existing subdivision agree with the developers of the North subdivision that Variance Request B should be granted due to critical safety, operational, and liability risks.

1. Safety Hazards: the steep slope risks vehicular run-offs for users and first responders, creating greater dangers than those prevented. The location of the road would be on the steep north slope making travel very hazardous every winter.

2. Liability Exposure: this could invite significant legal and financial risks from accidents or failures.

3. Firefighting Adequacy: Existing and planned dry hydrants at Lone Eagle & Lone Eagle North provide ample water supply for both communities.

We disagree with the staff input that this road would increase the safety of those of us living here. It will potentially increase the amount of traffic through our subdivision. We do not require nor need a second way in and out of this subdivision. We respectfully do not visualize any benefits the extension of this road would provide to our existing subdivision.

A zoning variance offers property owners a mechanism to seek flexibility from strict land use regulations. A variance provides a solution, allowing for a deviation from standard requirements when rigid adherence would create an unreasonable burden.

We respectfully urge the planning board to recommend granting Variance Request B as rigid adherence to the regulation in this instance would create an unreasonable burden.

I will appear at the Public Hearing on Thursday, Dec. 11 @ 4PM .

I will prepare a separate email to you listing property owners in our subdivision who expressed agreement with the position stated herein.

I don't know whether or not any staff person has physically observed the proposed area for the road at issue; if not I would urge them to do so. I am willing to personally escort someone from your staff on a tour of the area; just give me a call to schedule it.

Thanks again, Karen

Richard F. Cebull

4269 Lone Eagle Dr.

Billings, Mt 59106

406-671-9771

Sent from my iPad