

**Attachment C**  
Applicant's Letter and Pre-application Meeting Notes

**ZONE CHANGE APPLICATION**

1. a We are proposing to change the zoning of our lot, from Neighborhood Commercial to Community Commercial. We believe this is consistent with the goals and policies of the adopted Growth Policy. One of the goals is that new developments need to be sensitive and compatible with the character of adjacent City neighborhoods. With the residential neighborhoods in this area and more homes, new subdivisions and a school being built, we see in the very near future businesses, such as gas stations, convenience stores, etc. opening that will benefit the people that live in these neighborhoods.

This change will also meet the Economic and Development goal of having attractive and accessible communities. This land is currently vacant land that needs to be mowed twice a year so that the weeds stay under control. If development began to support the neighborhoods, it would also clean up the area, and encourage further development in adjacent properties.

- b The lot we own has been available for Neighborhood Commercial development since we purchased it in 2007. The lot that connects to ours is already zoned Community Commercial, and we believe that it will be more attractive and marketable to developers if our lot was also zoned as Community Commercial, especially if a larger area was required. By having it already zoned as Community Commercial, it would eliminate delay or concern if a change would be allowed.

PRE-APPLICATION NEIGHBORHOOD MEETING  
ROSTER OF ATTENDEES

1. Zed P. Godwin
2. Gaius Ward Marla Ward
3. Da & Donna Flay
4. Bill Cole
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_

## PRE-APPLICATION STATEMENT

The required pre-application neighborhood meeting was held on July 14, 2014 at 6:00 pm. Mary Karls led the meeting; six people attended. A roster is enclosed with this statement. The final name listed is Bill Cole. Mr. Cole was not a neighbor within 300' of the property, but seen people gathered and stayed. Mr. Cole stated that he was a resident of Yellowstone Country Club.

Concern was voiced as to what type of business was going in and what was allowed in Neighborhood vs. Community Commercial. Dan Fleury actually had obtained a copy of the Unified Zoning Code, and he stated a few of the differences. Mr. Cole stated that he is an attorney, and elaborated further.

Janice and Marla Ward have owned 10 acres of land across Grand Ave., and expressed their concern over any business going in. They stated that they were against other residential subdivisions that are already established, and against future residential subdivisions along with the school that are being planned in the area.

Ted Godwin was very much for any change that would start development of the land. Most were concerned as to what was being planned. Mary Karls informed all that at the present time, no one had come to them wanting to purchase the land; the reason for the zone change was to be pro-active for any developer who might be interested. She further stated that since her and her husband have purchased the land, the only activity done has been her husband mowing the weeds.

The idea was voiced by Mr. Cole of creating a covenant on the land to eliminate certain types of businesses from purchasing the land, such as casinos and bars, even though they would normally be allowed on Community Commercial. The problems of this were also shown – first the expense, and then who would enforce it in the future. Since a future school is being planned, Mary Karls asked Mr. Cole if he knew what the

restrictions were for a business that served alcohol in a school zone. He thought it was that the business would have to be greater than 1000 feet from the school. Mary said she would check into this.

The meeting lasted approximately 45 minutes.