

**Attachment D**  
Applicant letter and documentation

5/29/15

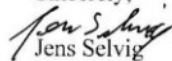
To Whom It May Concern:

The development of 1545 Hawthorne property will help the city of Billings meet the objectives listed in the growth policy which was adopted in 2008.

- 1) Land use element
  - (1.) The use after construction will be consistent with the neighborhood character in style and color choice.
  - (2.) The development of the property will meet the curb appeal as that of the surrounding community.
  - (4.) The multiplex construction will curb urban sprawl by having a higher density population in a smaller area.
  - (5.) This project will help to meet the demand for low to moderate income housing.
- 2) Providing Economic development
  - (9.) When the property transfers owners, the church will be getting the opportunity to expand the base from which its financially draws from for its outreaches.
- 3) Aesthetics Element.
  - (1.)The structures will appear similar to the homes in the Caleb Court, Denway Place or Victory Ave.
- 4) Natural Resources Element
  - (4.) By infilling the property with structures, there will be a reduction for weed count and other undesirable vegetation to have a place to grow. The property grounds are going to be maintained by crew that will monitor the condition of the green areas.
- 5) Open Space and Recreation Element
  - (2.) Improving the lifestyle of the tenants by having a playground in the middle of the property and several gazebos for family gatherings.
- 6) Transportation element
  - (8, 11.) An existing bus stop will be changed to a pullout for the MET transportation group, currently it is located on Hawthorn Ln with benches.
  - (9.) The sidewalk is non-existent on the property and will be placed so it facilitates the exercising individuals.
  - (10.) Bicycling hut for the enthusiast is planned on the south end of the green part of the property.
- 7) Public Facilities and Services Element
  - (5.) Each unit will have the utility hook up for individualized billing. In this construction, the improvements are shared over a larger number of tenants, seeing this is a corner lot, there is almost double the potential of street industrial development taxes that will occur.
- 8) Community Health Element
  - (7.) Poor housing availability along with a lack of living wage jobs for the heights community tends to place their health at risk. By making the units available at lower amounts than the west end will allow the residents to apply the savings to other needs.

A major reason I am seeking to change the zoning for the Wicks and Hawthorne property is to improve the lifestyle of not only myself, but multiple families in the heights. This will also bring much needed improvement to the property.

Sincerely,

  
Jens Selvig  
(406) 861-2572

  
Wes Prouse  
(406) 598-5155





5/8/15

To Whom It May Concern:

A meeting was held on **Tuesday April 7<sup>th</sup>, 2015** between **6:30 PM and 7:00 PM**. The location was at **2300 Lake Elmo Dr. State Park covered picnic tables**.

MEETING NOTES:

Apologized for the confusion of the 2<sup>nd</sup> meeting.

Opened meeting for zoning change plans

Explained the differences of current zoning to the proposed zone.

*Neighbors voiced concerns that this would be the only project of this type in this community.*

*Concerns were expressed this would bring the wrong genre of people to the community.*

*One point was made that when the zoning change is done, it doesn't matter what the current plans are, anything can happen.*

*Others expressed in various ways that any attempt build any unit that is not a single family dwelling is unacceptable, they would go along with a duplex and this was not desirable.*

An explanation was given as to why the number of units is desired, initial investment cost vs the return on investment.

*One individual spoke about upgrades to Mary street and Wicks from the higher density of inhabitants.*

A question was posed, what is the difference between a town house and an apartment. Definition of a town home/ town house is one of a row of houses joined by common sidewalls. Someone pointed out it was a rhetorical question.

*Lastly, there was a comment about the meeting place being at a different location, such as Cherry Creek, Fudruckers or Western Security bank.*

This is a description of the discussion items at the 3<sup>rd</sup> meeting.

Sincerely,

Jens Selvig  
(406) 861-1305

Name	Phone	Address
Stacey Miller	670-9266	1534 Caleb Ct
Allison Trotter	406-692-9269	" "
* Kellie Pierce	406-252-4802	1512 Hawthorne Ln
Pat Putrino	406-538-1858	1125 Victory Ave
Wendy Offutt/Irvine	1543 Caleb Ct	
Connie Hayes	406-672-1779	1521 Caleb Ct.
Tom Zurbuchen	252 322	1747 Wicks Ln
* Brad Bouchard & Family	(406) 690-4893	1535 Caleb Court
Kaysi S Dale	406-208-4006	1247 Wicks Ln.
* Dawn Kite	406-876-2421	1247 Wicks Ln
Barb Garretson	406 670 4885	1246 Wicks Ln
* Bob Garretson	" 839 4405	PO Box 50667
* William Lile	406 698 7137	1217 Wells Lane
Pat Ellis	252 6399	2008 Outback Drive
	259 0170	2323 Campbelltown Tr

↑ Ron Neese

Heights task force

4th task force Tuesday

Re-zone

options

= No

- Mary street

meeting location

Cherry creek

Fudructors

Western security Bank

Sunday April 30<sup>th</sup>

To whom it may concern, I have spoke to Les Prowse about there ideas on the property near licks & Hawthorne. They have told me they want to build duplexes there. The duplexes builded are nice and have young familys living in them. It has been very quite and peaceful since they started. I feel that his ideas are worth more. I support there ideas. It would be a nice addition to this neighborhood.

Jan Bedda

owner of property  
at 11411 Wicks Ln