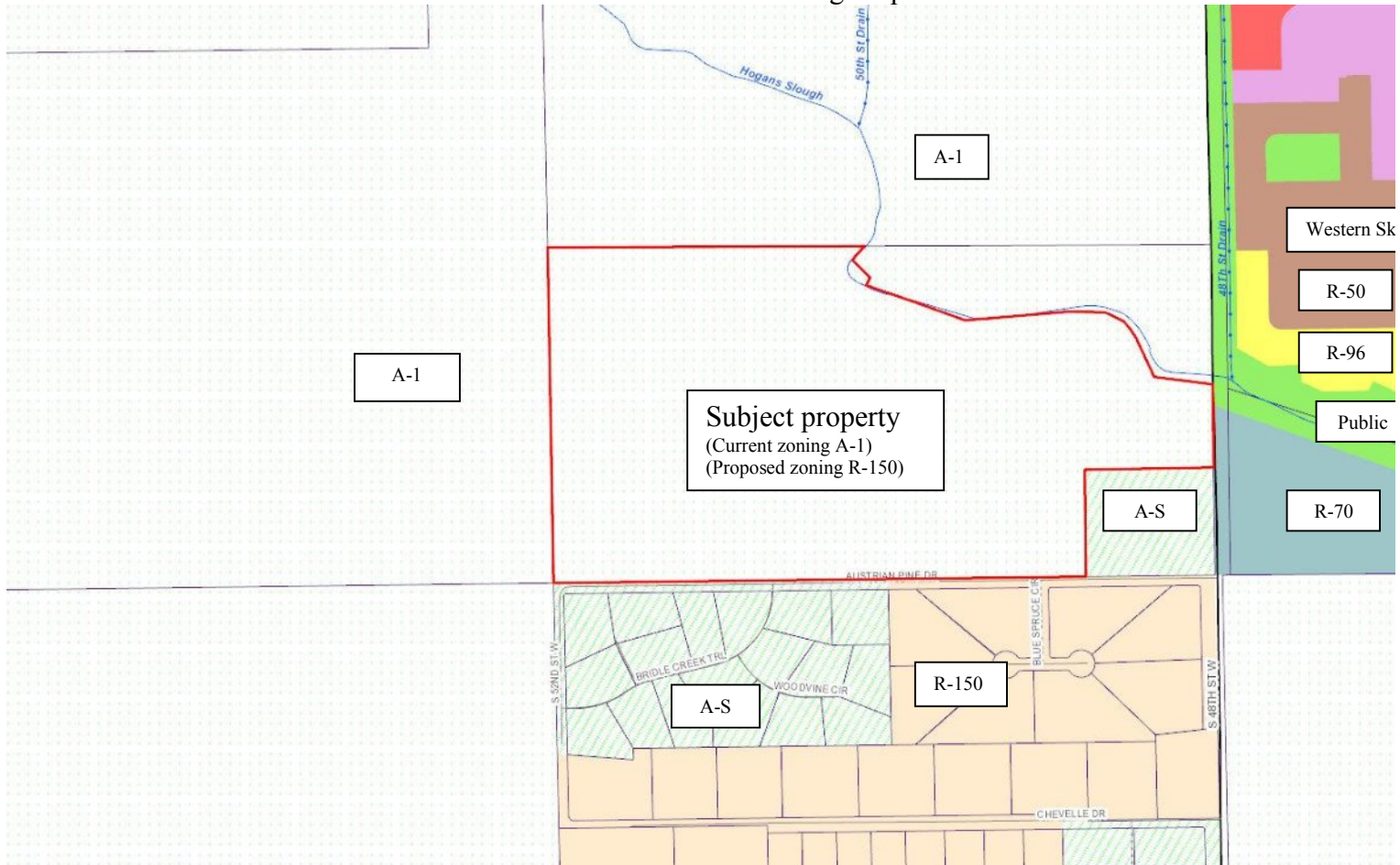


Attachment A
Zoning Map



Attachment B

Applicant Letter & Pre-application neighborhood meeting minutes

APPLICATION FORM

P2-15-00022

COUNTY ZONE CHANGE ID: County Zone Change # 657 - Project # _____

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings-Yellowstone County Unified Zoning Regulations.

Present Zoning: Agricultural-Open

Proposed Zoning: Residential 15,000

Tax ID # D00621 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: S 1/2 of NE 1/4 of Section 16, T1S, R25E (Less C/S 2452, 2892)

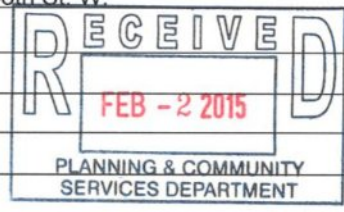
Address or General Location (If unknown, contact County Public Works): _____

North of Austrian Pine Drive between 52nd St. W. & S. 48th St. W.

Size of Parcel (Area & Dimensions): 65.134 Acres

Present Land-Use: Agricultural

Proposed Land-Use: Residential



Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Diamond Falls LLC
(Recorded Owner) 3472 Stone Mountain Circle Billings, MT 59106
(Address)
406-591-1042 kbhertz@hotmail.com
(Phone Number) (email)

Agent(s): Blueline Engineering, LLC
(Name)
2110 Overland Avenue, Suite 119B Billings, MT 59102
(Address)
406-294-2294 mphil@blueline-eng.com
(Phone Number) (email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Diamond Falls LLC Date: 1-29-15
(Recorded Owner)

County Zone Change 2013-2014 updated 9/13/13

January 20, 2015

Greetings neighbor,

We are writing to invite you to attend a public meeting to be held on Monday, January 26th at 6:00 pm. The meeting will be held at Elder Grove School which is located at 1532 South 64th Street West in West Billings. We will meet in the Small Gym on the South side of the Main Office.

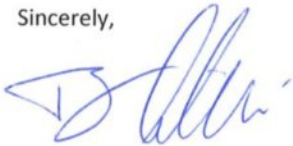
The purpose of this meeting is to solicit neighborhood input and feedback relative to our plans for the rezoning of the parcel located between 52nd Street West and South 48th Street West and on the North side of Austin Pine Drive (S ½ of NE ¼ of S16, T1S, R25E), in accordance with the Billings Montana City Code Sec. 276-1502(b)(3). Current ownership of the property is as follows:

Gladys E. Besel
21 N. Crestwood Drive
Billings, MT 59102-4928

Currently, the zoning of the property is classified as Agricultural-Open (A-1) and the developers would like to petition for the zoning to be changed to Residential 15,000 (R-150). The 65.134 acre property is in the preliminary stages of being potentially subdivided into single family home lots with a community park running along the south side of Hogan's Slough.

Attached to this letter is a plat map of the properties for your review. If you have any questions, please feel free to contact either Jason Hertz at 591-1042 or myself, Tobias Liechti at 294-2294. Your help is greatly appreciated.

Sincerely,



Tobias Liechti, E.I.

Attendee Sign-In Sheet

Diamond Falls Subdivision Pre-Application Neighborhood Meeting

January 26, 2015 at Elder Grove School

Print Name

Signature

Ryann Flury
Alycia Flury
Harborview Towne LP
Roy + Ronda Obse
Lenny + Lisa Lyaa
Melissa Lyon
Gary + Jan Tabbert
Jason + Kristin Barrie
Chris + Brian Reverautes
Jim Rowson
Tim Compton
Mike Hollenbeck
Eva Hollenbeck
Jim + Kathy Karls
Bret + Teresa Thormaehlen
Rich + Jeanne Pope
Keith Phillips

Ryann Flury
Alycia Flury
Harborview Towne LP
Roy + Ronda Obse
Lenny + Lisa Lyaa
Melissa Lyon
Jan Tabbert
Kristin Barrie
Chris
Jim Rowson
Tim Compton
Mike Hollenbeck
Eva Hollenbeck
Jim + Kathy Karls
Bret + Teresa Thormaehlen
Rich + Jeanne Pope
Keith Phillips

Duke Cherpeski
EDWARD HEIN
Jana Pope
BILL ENDY

Dobby —
Ed Hein
Jana Pope
William R. Ed.

Synopsis of Meeting

The meeting started with Marshall Phil, President of Blueline Engineering and Project Engineer, giving a broad overview of the project. He went through the information contained in the meeting notice letter, explained the need for the zone change, and the site work that has already been done on the project. Marshall then described the process of water right acquisition through the DNRC, the individual septic systems for each lot and the traffic study currently being conducted. He then opened up the meeting for questions.

The main concerns from the adjacent landowners were:

- The smaller lot sizes compared to the surrounding subdivisions could impact homeowners' lot values.
- The appearance of the lots and houses (fencing, building materials). The homeowners want the new development to complement the existing subdivision.
- The amount of new wells to be drilled and the effect it will have on their wells.
- That Austrian Pine Drive is already seen as too narrow, and that increased traffic could lead to more accidents.



Attachment C
Site Photographs



Subject property – view from Austrian Pine Drive



View north east to looking toward South 48th Street West



View west along Austrian Pine Drive



View south to existing development



View south along future South 52nd Street West



View north along future South 52nd Street West



Aerial View