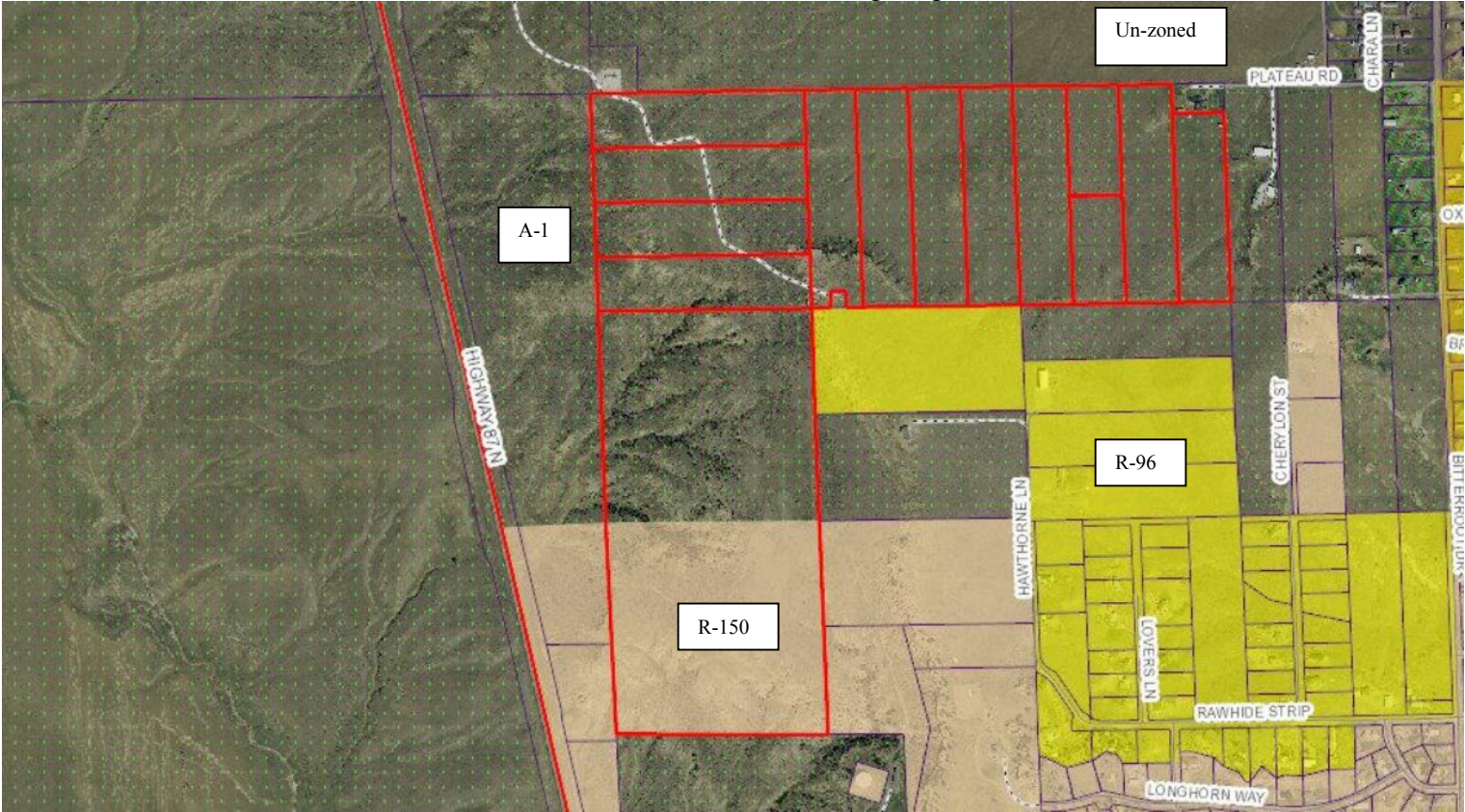


Attachment A
Zoning Map



Subject properties are outlined in red

Attachment B

Applicant Letter & Pre-application neighborhood meeting minutes



2101 Overland Ave • Billings, MT 59102 • 406-384-0080

August 13, 2015

To whom it may concern:

Production Consulting, LLC is writing to inform you of a zoning pre-application neighborhood meeting being held on August 31st, 2015 at 9:00 am at 1412 Sagebrush Road, Billings, MT 59105. The meeting will discuss a proposed zone change in regard to a neighboring property. The owner is requesting that the property shown on the attached exhibit and described below be re-zoned to accommodate future development:

Tracts 1-A through 4-A, 5-A-1, 6-A through 8-A, 9, 10-A, 10-B, 11, and 12B of Certificate of Survey No. 1420 and portions of the unplatted lands situated in the NE1/4, NW1/4, and SW1/4 of Section 2, Township 1 North, Range 26 East in Yellowstone County totaling 222.83 acres

The intent of the meeting is to make neighboring properties aware of the proposed zoning change for the subject property. The property is currently zoned as A-1 (Agricultural Land). The zoning proposal to be presented to Yellowstone County will be to change the zoning of the lands described above from A-1 to R-9600 (Residential Development) to accommodate potential future residential development. A total of 222.83 acres is included in the proposed zone change. The proposed zone modification does restrict development to residential lots with a minimum of 9,600 square-feet per dwelling, matching zoning of adjacent properties.

Representatives from Production Consulting, LLC and Performance Engineering and Consulting, PLLC will be present at the meeting to answer questions from those who attend. Questions can be directed to the owner, Production Consulting, LLC at 3201 Hesper Road, Billings, MT 59102 attention: Jerry Morrell or to Performance Engineering and Consulting at 2101 Overland Ave., Billings, MT 59102 attention: Craig Dalton. We look forward to discussing the proposed zoning change with you and hope to see you on August 31st.

Sincerely,

A handwritten signature in blue ink that reads 'Jerry Morrell'.

Jerry Morrell
Owner

September 2015

The meeting began at 9 AM on August 31, 2015 at 1412 Sagebrush Road, Billings, MT 59105. Those in attendance were Craig Dalton (Performance Engineering), Jerry Morrell (owner), Matt and Rebecca Beddes, Angel and Matt Viren, and Ed Melcher.

The meeting started with Craig explaining the project and the proposed design for the subdivision. Questions asked during the meeting and subsequent responses are shown below:

- **First question was regarding the water supply and the proposed layout of the waterlines.**

Craig informed them that the water supply to the subdivision will be supplied by the Billings Heights Water District. The water line will be extended from the water tank located at the southern end of the project and extend to Plateau Road.

- **The second questions was about the subdivision layout and the access locations for the subdivision.**

Craig showed them the proposed layout and informed them that the main access location is proposed to be along Plateaus Road, however, a second access point has not been finalized.

The meeting ended at 10 AM.

Morrell Zone Change
Neighborhood Meeting Sign-In Sheet

	Name	Address	Phone
1	Matt + Rebecca Beddes	4110 Bennett Ave Bldg 59105	406-855-5874
2	Angel Vinen Matt Vinen	1338 Placaw Rd Bldg 59105	406-690-7124
3	Ed Melcher	1218 Longhorn Way 59105	406-697-3023
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1. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

The tracts of land of interest are currently zoned A-1, Agricultural Open Space. The land surrounding the property is Agricultural Open Space, R-9,600, R-15,000, and Residential Manufactured Homes (RMH). The Growth Policy has several goals that would be met by changing the zoning of the property from A-1 to R-9,600. The issues that will be addressed are described below.

The first issue addressed is neighborhoods experiencing pressures from new development and land use changes. The surrounding land is zoned R-9,600, R-15,000, Residential Manufactured Homes, and Agricultural Open Space. The land to the east has already been subdivided and new homes have been built. The goal is to have predictable land use decisions that are consistent with neighborhood character and preferred land use patterns. Having the land being R-9,600 will accomplish these goals.

Another issue is that the current zoning ordinances and subdivision regulations do not always prevent incompatible uses in and adjacent to existing City neighborhoods and county townsites. This issue is resolved by having a similar zone as the surrounding areas. The property will be subdivided and new homes will be built. New homes will increase the attractiveness of the area and increase the quality of life.

Aesthetic concerns could be that there are areas in the City and County that are unattractive and present a poor image of the community. The proposed project area is currently non-irrigated farmland. This farmland has green native grasses during the early summer but becomes dry and brown later in the year. Creating a subdivision will create an area with landscaped yards. The landscaped yards will create an attractive community.

A natural resource issue is that water is an important resource and it is becoming more scarce. The property is proposing to extend the Heights Water District delivery system to the subdivision. This will allow sufficient water to be brought to the area as well as allow others to connect to the system. This will also give future projects the opportunity to receive a sufficient, clean supply of water without impacting local groundwater.

Due in part to the arid nature of our environment and the remoteness of some developments, there is an increased risk to human life and property from wildfires. The property will have the ability to water their lawns with the public water supply. The water will create green grass areas which will reduce the risk to human life and property from wildfires.

Weeds detract from the beauty of an area, pose a fire danger, and reduce the productivity of agricultural land. By landscaping and maintaining lawns, the weeds in the area will be minimized. This will reduce the spread of weeds throughout the community and to adjacent lands. Fewer weeds will reduce the fire danger and increase the productivity of agricultural land.

2. Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.

The proposed subdivision plan is to subdivide the property and create 167 lots. Agricultural Open Space will not allow the property to be subdivided. The R-9,600 zone will allow the property to be subdivided

into attractive and appropriately sized lots that fit within the local community. The land surrounding the property is zoned R-9,600, R-15,000, RMH, and A-1. There are three subdivision located just east of the property of interest, Antelope Hills Subdivision, Oxbow Subdivision, and Pleasant View Subdivision. These subdivisions are new developments which align with the same development feel of the proposed subdivision.

Attachment C



Subject property



Subject property looking east

Attachment C



View south from Plateau Road



View north from Plateau Road

Attachment C



View north east from Plateau Road