

**WESTERN SKY**  
Zone Change Supplemental Information  
04-25-2017

Growth Policy Statement and Guidelines:

**Essential Investments**

Guideline:

Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.

Guideline:

Developed parks that provide recreation, special amenities and active living opportunities are desirable for an attractive and health community

Response:

A significant component of the Western Sky development is to provide a significant portion of trail that will connect to the Shiloh Conservation Area. This interconnected trail system represents a significant contribution on the part of the developer to assist in the implementation of the Guidelines found in the Billings Growth Policy. Further, this dedication implements a significant component of the Billings Park and Trail Plan.

Guideline:

Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.

Response:

Other than the minor modifications proposed by the Planned Development, the developer intends to implement the requirements imposed by the prevailing zoning regulations with respect to landscaping and vegetative buffers.

**Placemaking:**

Guideline:

A multi-use community recreation facility is desirable.

Response:

By default, the Shiloh Conservation Area has become a multi-use recreation facility. The developer is desirous of encouraging the utilization of this facility by ensuring that a major trail connector is incorporated into this project.

**Community Fabric:**

Guideline:

Developed parks that provide recreation, special amenities, and active living opportunities are desirable for an attractive and health community.

Response:

In addition to the trail connector dedication, the developer is planning on a significant investment in parks and open spaces as part of the master property development plan. The full implementation of the parks and open space planning cannot be completed until the zone change request has been decided but the developer is committed to providing amenities to the residents of the development as these investments translate to the desire to remain long-term owners and residents of the development.

**Strong Neighborhoods:**

Guideline:

Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels.

Response:

The strongest neighborhoods provide not only a well-balanced mixture of housing types but a reasonable mix of commercial activity to accommodate the basic and intermediate needs of the residents. These services include but are not limited to; convenience items including motor fuels; a neighborhood grocery and a secure location to store seasonal and excess personal property.

Guideline:

Walkable neighborhoods that permit convenient destinations such as services, open space, parks, schools and public gathering spaces foster health, good will and social interaction.

Response:

The proposed zoning will further this guideline by incorporating a balanced mixture of uses connected by appropriate pedestrian walks and trails. The overall development plan, which cannot be finalized without zoning approvals will incorporate areas for parks, recreation, and social gatherings.

**Home Base:**

Guideline:

A mix of housing types that meet the needs of a diverse population is important.

Response:

A mix of housing types not only influences and provides for a diverse population but it provides a developer with the ability to target more than a small segment of the housing market. Our Planned Development includes a proposed mixture of multi-family apartments, single family residences, twin homes, and the possibility of manufactured home development. This flexibility clearly meets the intent of the guideline and the strongest desire of the developer.

Guideline:

Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.

Response:

The planned development recognizes the importance of interconnectivity between this development and surrounding properties. This is evidenced by the trail connector along the southern boundary and that a minimum of one (1) connection point inclusive of sidewalks will be incorporated to adjoining properties as part of our development plan.



WESTERN SKY  
Neighborhood MEETING

4/24/2017 1300 to 13:45

Name (Please Print)

Business/Organization

FORREST SANDERSON

Ment Vista

Kristin Barrie

KLT

Alan Lees

homeowner

David Don

Ment Vista

Ment Vista

**Pre-Application Statement of Owner(s) or Agent(s)**

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** CC, R-5000, RMF-R, R-9600, and P. See Attached Zoning Map.
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: Planned Development: CC (8.5 Ac.), NC (10.3 Ac.), RMF (15.3 Ac.), RMH (31.1 Ac.)
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** Lots 3 and 4 Western Sky Sub. S. 15, T. 01 S., R. 25 E.
5. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force and mailing address of Chairperson: NO.
6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form ATTACHED
7. **A copy of the meeting notice.** please attach to this form ATTACHED
8. **A brief synopsis of the meeting results.** please attach to this form ATTACHED
9. **The undersigned affirm the following:**
  - 1) The pre-application neighborhood meeting was held on the 24<sup>th</sup>, day of April, 2017.
  - 2) The zone change application is based on materials presented at the meeting.

**Owner (s):** Gareld and Barbara Krieg / Mont Vista L.L.C. Telephone: \_\_\_\_\_  
Address: 3315 Sycamore Ln / P.O. Box 333 Email: \_\_\_\_\_  
Billings MT 59102 / Reed Point MT 59069

**Agent (s):** KLJ c/o Travis Copper, PE Telephone: (406) 245-5499  
Address: P.O. Box 80303 Email: travis.copper@kljeng.com  
Billings, MT. 59108

**Western Sky**  
Neighborhood Meeting  
April 24, 2017  
1300 to 1345

Meeting Attendees:

MontVista:

Preston Lees  
Alan Lees  
Rick Dorn  
Forrest Sanderson, KLJ

Public:

Kristen Barrie

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A white KLJ branded pickup was parked at the intersection of King Avenue West and 48<sup>th</sup> Street during the meeting so the public would know that they were at the advertised meeting. The vehicle remained on the site from 1245 until 1350.

The meeting kicked off at 1300 with a general description of the property and the requested zoning for the entirety of the property.

Ms. Barrie asked a question on the specifics of the CC designation and the types of uses that were under consideration.

Mr. Dorn and Mr. Lees (P) responded with the general type of development that could include a convenience type store with fuel and possibly a grocery store like a 'Lucky's or a Trader Joes.

General discussion between Ms. Barrie and the Mont Vista owners continued as to the benefits of a grocery type commercial use as well as convenience items with fuel continued for several minutes.

Ms. Barrie asked a question on the residential multi-family and the number of access points that were being considered along 48<sup>th</sup>.

Mr. Dorn responded, that their intent was to comply with the RMH zoning in terms of height limits and overall density with tie in for parks and the trail system along the southern property boundary.

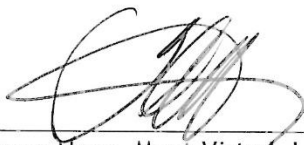
Ms. Barrie thought that the trail tie in and common areas were very nice adds to the project and asked about sidewalks on both sides of 48<sup>th</sup>.

Mr. Dorn responded that sidewalks on his side were probable but not for both sides of 48<sup>th</sup>.

Ms. Barrie having her questions answered left the meeting at approximately 1325.

The development team waited for other public to arrive until 1345. No other persons arrived on the site and the meeting was adjourned.

It is the intent of the Owner's that this meeting summary along with the notice provided to surrounding property owners to comply with the requirement to conduct a neighborhood meeting per the UZR.

A handwritten signature in black ink, appearing to read 'Tracy Haag', written over a horizontal line.

Tracy Haag, Mont Vista L.L.C.