

Zone Change 679
Pre-application meeting notes and Applicant Letter



7100 Commercial Ave, Suite 4 • Billings, MT 59101 • 406-384-0080

MEMORANDUM

To: City/County Planning Division
From: Scott Aspenlieder, Project Manager
Date: December 1, 2016
Subject: Triple H, LLC Proposed Zone Change

A neighborhood zoning meeting was conducted on November 22, 2016 from 6:00-7:00 p.m. at the offices of Performance Engineering & Consulting located at 7100 Commercial Avenue in Billings. A list of attendees is attached to this letter. The meeting was held to facilitate questions and concerns from neighboring property owners regarding the proposed zone change to the property described below.

Amended Tract 1-AA of Certificate of Survey No. 1156 in Section 19, Township 1 South, Range 26 East in Yellowstone County totaling 9.39 acres.

Questions that were presented during the meeting are as follows:

1. How will potential future annexation of the property affect neighboring tracts?
Answer: The intent is only to annex the subject property owned by Triple H, LLC. Should others want to annex when the property is annexed in the future they can join but none are planned to be included.

2. How will this zone change impact traffic and access on Mallowney Lane?
Answer: At a future date if the property is redeveloped a Traffic Accessibility Study will be required as part of the annexation/subdivision process to look at impacts of traffic in the area. The intent is to continue operation of the property in its current makeup and capacity at this point with the opportunity to transition to residential multi-family in the future as public utilities become available in the area.

3. What impact will a zone change have on neighboring properties?
Answer: At this point the property and adjacent properties will remain within the County and will not be annexed. Similarly, the property will continue operation as it is currently organized, as a mobile home park. It is our understanding that based on these two facts the proposed zone change will have little to no impact on property taxes in the area.

The meeting attendees made it clear that there was no interest in annexing the adjacent or neighboring properties if that time ever came. It was noted that the neighboring attendees intended on remaining county parcels in perpetuity. Attendees were made aware that this was the first step in the process and there would be two more opportunities for public comment to the Zoning Commission and Yellowstone County Commissioners.



7100 Commercial Ave, Suite 4 • Billings, MT 59101 • 406-384-0080

Zone Change Meeting Attendees 10/22/2016

Name:

Everett Martin
Roger Klier
Bruce Restad
Ken Peterson

Address:

5623 Story Road
5846 Story Road
1920 Mallowney Lane
424 48th St. West

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 679 - Project # PZ-16-00225

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

Present Zoning: Residential Manufacture Homes (RMH)

Proposed Zoning: Residential Multi-Family- Restricted (RMF-R)

Tax ID # D01926 COUNTY COMMISSIONER DISTRICT # _____

Legal Description of Property: Amended Tract 1-AA of COS No.1156, Sec 19, T15, R26E

Address or General Location (If unknown, contact County Public Works): 1926 Mullowney Lane

Size of Parcel (Area & Dimensions): 9.39 Acres

Present Land-Use: Mobile Home Park

Proposed Land-Use: Residential Multi-Family Housing

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): Triple H, LLC

(Recorded Owner) PO Box 1086 Bellevue, WA 98009

(Address) (425) 466-8977

(Phone Number) (email)

Agent(s): Scott Aspenlieder, PE

(Name) 7100 Commercial Ave Suite 4 Billings, MT 59101

(Address) (406) 384-0080 scott@performance-ec.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: James Herbert Njember Date: 12.2.16
(Recorded Owner)