

Applicant Letter

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 approximately 20 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 subdivisions 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.

Pre-Application Minutes



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

February 21, 2017

The meeting began at 6:00 pm on February 20, 2017 at 1438 Plateau Road, Billings, MT 59105. Those in attendance were Robert Neihart (Performance Engineering), Jerry Morrell (owner), and Daniel Morrell (owner's employee).

Nobody attended the meeting. The three individuals listed above waited until 6:30 in case someone showed up late. An email was received on February 21, 2017 stating that the individual could not attend the meeting but had some questions regarding the zone change. Questions emailed and subsequent responses are shown below:

- **The 300-ft radius that is on the map what does that mean? My property is inside this radius.**

The surrounding property owners within 300 feet and the Planning Division must be notified by mail at least seven (7) calendar days in advance of the required pre-application neighborhood meeting.

- **Is the developer bringing city water and sewer to the development?**

The developer intends on extending water to the development.

- **How many houses are going to be built in the proposed development?**

The developer intends to create (through subdivision) approximately 20 parcels that will be connected to the approved pre-plat of the Bar 11 Subdivision to the west.

The meeting ended at 6:30 pm.