

Applicant Letter

Request for Update to Special Use Permit #285 For DanWalt Gardens

DanWalt Gardens, Dan Jellison and Walt Williams of 720 Washington St., Billings, MT 59101 obtained a special use permit for Commercial Recreation for public tours and private event parties on April 23, 2003. The use permit for the gardens were for 720 and 748 Washington Street (2 acres). The special permit allowed for the development and use of on street and off street parking on these properties for tours, family events, and weddings etc., from May 15th through September 15 of each year. The Gardens continued to be developed and have become a beautiful and popular community gardens. In addition, the Gardens has seen continued growth in tours, family events, and corporate events.

While operating, it is the goal of the Gardens to meet the objectives of the adopted Yellowstone County Growth Policy. The Garden area is adjacent to the South Billings Urban Renewal District, and the area has experienced sizable commercial growth and renewal. The neighborhood is composed of residential large tracts. It historically has had a quiet, small, acreage tract, rural feel. The area residences have had many gardens, and many rural residential uses. The limited use permit has allowed the gardens to become a community center, a place of pride for the neighborhood, and way to preserve the culture and energy of the small acreage tract neighborhood. And more so, the Gardens have enhanced the property values and beauty in the neighborhood. The Gardens are centered on family events, community service and corporate functions. In doing so, it has helped to acquaint all of the community with the beauty and diversity of this neighborhood. This fits well with the Growth Plan role of new developments being sensitive and compatible with the character of our City or County neighborhoods. At the same time, it enhances the growth of the area to support the South Billings Urban Renewal District.

In March of 2006 Mr. Jellison and Mr. Williams acquired 3719 King Ave E., a one acre tract adjacent to the existing DanWalt Gardens, directly on the west side. This allowed the front of the gardens on Washington to be greatly enhanced; adding to the neighborhood appeal and beauty while centering the activity more to the west. This has made it less intrusive to the residential area. Much of the design centered on new gardens with more privacy design. It ensures the tours and events were better enhanced and controlled. The area has a large graveled area which is more accommodating for off street parking. The pavilion building was added to provide for the grow of events. The gardens were increased and privacy fencing made for a quieter more controlled family event center. The building is an engineered building provided by Aldrich Lumber, was properly inspected and added to the property tax report with

the department of revenue. The Montana Department of Public Health and Human Services annually inspects the property building and a retail small food license is issued, inspected and reviewed for annual reissue. This additional one acre has made the flow and use of the Gardens much more friendly, accommodating and less intrusive.

DanWalt is seeking an update of the use permit to add the one acre piece at 3719 King Ave. E to the existing special use permit. The additional space allows for a friendlier graveled parking area, assembly of events in a more private and controlled area and annual review of the health standards of the facility. With the cost of these improvements DanWalt Gardens is also seeking the year-round use of the Gardens and Pavilion for events. All events and tours would start after 8:00am and any private parties would conclude on or before 10pm. Within the gardens an engraved rock enhances the beauty of the gardens and notes the gardens as DanWalt Gardens. The parking area would be used only for event parking. The careful design and layout of the DanWalt Gardens and the enhancements have allowed the special use to be fulfilled without neighborhood problems since its issue 14 years ago. The update and addition of the permit will allow the gardens the continued enhanced use. DanWalt Gardens will continue to retain the neighborhood culture and this update to the permit allows the gardens to cover the costs of improvements for the continued operation of the gardens. The gardens will maintain the parking areas along the streets fronting the Gardens and they will continue to be graveled as needed and striped to control the street parking during events by the DanWalt Gardens owners. This has worked well for both the Gardens and the neighborhood. Parking attendants are provided for the events.



Parking Lot Area 1



Parking Lot Area 2



Pavilion Off Parking Area



Pavilion



Covered Patio of Pavilion



Improved Gardens around Pavilion

New DanWalt Gardens 1 Acre

Use Request



Addition Landscaping/Gardens on New 1 Acre



Gardens and Open Beauty of New 1 Acre Area



Rear Patio Area of Pavilion



Private Yard Garage and Carport



Private Home on this Tract at South End and West of Parking

New DanWalt Gardens 1 Acre

Use Request