

**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:** Residential 7000 \_\_\_\_\_
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: Proposing a zone change from Residential 7000 to Community Commercial for an approximately 2.74 acre area of land. \_\_\_\_\_
3. **Subject Property Map:** please attach to this form \_\_\_\_\_
4. **Legal Description of Property:** Lots 2-6, Block 1, Lots 2A-6, Block 2 of Laray Subdivision within the NE 1/4 of Section 27N, Township 01 N, Range 26 E \_\_\_\_\_
5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form \_\_\_\_\_
6. **A copy of the meeting notice.** please attach to this form \_\_\_\_\_
7. **A brief synopsis of the meeting results.** please attach to this form \_\_\_\_\_
8. **The undersigned affirm the following:**
  - 1) The pre-application neighborhood meeting was held on the 28th, day of October, 2019
  - 2) The zone change application is based on materials presented at the meeting.

**Owner (s):** Liquid Energy, LLC Telephone: (406) 624-6340  
Address: 2233 W. Kagy#1, Email: clint@bridgervc.com  
Bozeman, MT 59718

**Agent (s):** Performance Engineering, LLC Telephone: (406) 384-0080  
Address: 608 29th Street Email: scott@performance-ec.com  
Billings, MT 59101



**October 28<sup>th</sup> 2019 6:00pm  
Country Inn & Suites by Raddison**

**Meeting Notes  
Liquid Energy, LLC**

**Representatives: Robbie Neihart (PE)**

### **Points of Discussion**

Brief review of Project Development  
Requesting comments from Home/Property owners  
Addressed Comments/Concerns from Home/Property owners  
Review Timeline for Planned Development of Project

### **Project Development**

Development of dry storage units in the County.

### **Home/Property Owners Comments & Concerns**

1. Does not want access off of Orilla Street
2. There are septic easements near the property
3. Will the development cause nearby property values to decrease?
4. How will the development comply with fire code and will hydrants be installed?
5. Properties south of Cross Street did not get neighborhood meeting letters
6. How much traffic will be generated by the development?
7. What kind of lighting will be installed?
8. Will there be fencing or vegetative buffer between commercial and residential properties?
9. There is an irrigation lateral crossing the property that is used by downstream landowners
10. How will stormwater be address?

### **Home/Property Owners Guidance or Suggestions**

1. Restrict access to Lincoln Ln. only
2. Fence and vegetative buffering on the property perimeter
3. Keep stormwater onsite



### **Timeline for Planned Development**

1. Application – Home/Property owners need to get all requests/comments in as soon as possible with the application being submitted Monday October 4, 2019. Send all letters or emails to Scott and/or Nicole Cromwell at City Planning.
2. Zoning Commission Hearing – Public Welcome – December 9, 2019
3. County Commission Hearing – Public Welcome – December 31, 2019

All three timeline options are for people to express comments and concerns.

**Meeting Adjourned 6:45 pm.**



October 16, 2019

Dear Interested Neighbor,

On behalf of Liquid Energy, LLC, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting being held on **Monday, October 28<sup>th</sup>**, at **6:00 p.m.** at **231 Main Street, Billings, MT 59105**. The meeting is being held in the Country Inn & Suites by Radisson, to discuss a proposed zone change regarding the existing property. The owner is requesting that the property shown on the attached exhibit and described below be rezoned to accommodate future development:

**Lots 2-6, Block 1, and Lots 2A-6, Block 2 of Laray Subdivision, S27, T01N, R26E, in Yellowstone County totaling 2.74 acres, located near the intersection of Lincoln Lane and Liberty Street.**

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change for the subject property, discuss the potential for redevelopment, and to answer questions about the project. The property is currently zoned as Residential 7,000. The zoning proposal to be presented to Yellowstone County will be to change the zoning of the land described above from Residential 7,000 to Community Commercial to accommodate future development. A total of 2.74 acres is included in the proposed zone change.

Representatives for Performance Engineering, LLC as well as the Owners, will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 608 North 29<sup>th</sup> Street, Billings, MT 59101, attention Scott Aspenlieder, or emails may be sent to [scott@performance-ec.com](mailto:scott@performance-ec.com). We look forward to discussing the proposed zoning change with you and hope to see you on **October 28<sup>th</sup>**.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Aspenlieder'.

Scott Aspenlieder, PE  
Principal

