



COUNTY OF YELLOWSTONE ZONING COMMISSION
AGENDA-Monday, January 13, 2020 4:00 PM
Miller Building, 1st Floor Conference Room
2825 3rd Avenue North, Billings, Montana

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

Call the meeting to order.

Introduction of the Yellowstone County Zoning Commission Members and Planning Department Staff.

Public Comment

Approval of Minutes: December 9, 2019

Motion. The minutes of the Board meeting of December 10, 2019

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff
a.The Exparté Communication Binder is available at the Sign-In and Agenda Station.

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

- a. **County Zone Change 699** - A zone change request from Agricultural Open Space (A-1) to Agricultural Suburban (A-S) Zoning, on Parcel 2A2A of Certificate of Survey 3639, a 10.107 acre parcel of land. A pre-application neighborhood meeting was held on Monday, November 18, 2019 at the shop building adjacent to the subject property. Presented by: Karen Husman, Planner I

Other Business/Announcements

Adjournment

The **Zoning Commission of Yellowstone County** will hold a public hearing **on MONDAY, January 13, 2020, at 4:00 p.m.** in the 1st Floor Conference Room, 2825 3rd Ave North. At this hearing, the County Zoning Commission will make a recommendation to the County Commissioners to approve or deny this request. The County Zoning Commission will hear all persons wishing to speak relative to the zone change. The agenda for this meeting will published on this website http://agenda.ci.billings.mt.us/agenda_publish.cfm?id=0&mt=CZC approximately one week ahead of the scheduled meeting. The full agenda and staff report to the Zoning Commission will be available at this web site.

The **Board of County Commissioners** public hearing will be held **on Tuesday, January 28, 2020 at 9:30 a.m., 3rd Floor of the Stillwater Building at 316 N 26th St, Commissioner's Hearing Room.** The County Commissioners may, by majority vote, accept or reject the Zoning Commission's recommendation. The Board of County Commissioners will hear all persons wishing to speak relative to the zone change.

Information on the preceding item may be obtained at the Yellowstone County Planning Department, on the 4th Floor of the Miller Building at 2825 3rd Avenue North, 247-8676. Anyone wishing to be heard on this matter may appear at this hearing. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Tammy Deines, Planning Clerk, at 247-8610 or e-mail at deinest@billingsmt.gov

County Zoning Commission

Meeting Date: 01/13/2020

Information

Subject

Approval of Minutes: December 9, 2019

Attachments

YZC_2019_12_09__DRAFT



**Yellowstone County Zoning Commission
DRAFT Minutes for the Meeting of
Monday, December 9, 2019**

The County Zoning Commission met on Monday, December 9, 2019 in the Miller Building 1st Floor Conference Room, 2825 3rd Ave North, Billings, MT at 4:00 p.m. Following the public hearing, the County Zoning Commission will make a recommendation to the Yellowstone County Commissioners.

The Board of County Commissioners public hearing for County Zone Change #698 will be held on Tuesday, December 31, 2019, at 9:30 a.m., 3rd Floor of the Stillwater Building at 316 N 26th St, Commissioner’s Hearing Room. The Board of County Commissioners will hear all persons wishing to speak relative to the proposed zone change.

Chairman Tyler Bush opened the meeting and introduced the County Zoning Commission members and staff in attendance: Nicole Cromwell, Zoning Coordinator. Karen Husman, Planner I

| Commissioners and Staff | | 01/14/2019 | 02/11/2019 | 03/11/2019 | 04/08/2019 | 05/10/2019 | 06/25/2019 | 07/28/2019 | 09/09/2019 | 10/15/2019 | 11/12/2019 | 12/09/2019 |
|-------------------------|-----------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Jerry T. Ray | Commissioner | 1 | 1 | - | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| Troy Boucher | Commissioner Chairman | 1 | E | - | 1 | 1 | 1 | 1 | 1 | 1 | - | 1 |
| Ryan Wittman | Commissioner | 1 | 1 | - | 1 | 1 | E | E | E | E | - | 1 |
| Tyler Bush | Commissioner Chairman | E | 1 | - | 1 | E | E | A | 1 | - | - | 1 |
| Todd Hewett | Commissioner | 1 | 1 | - | 1 | E | 1 | 1 | 1 | 1 | - | 1 |

Attending: Lynnette Papka, Betty Mart, Mr. & Mrs. Karl Backman, Jim Von Olnhausen, Scott Aspenlieder, Performance Engineering; Larry Larsen, Rob Morehead, Reagan Morehead, Mark Morehead

Public Comment

Chairman Boucher asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public can be heard on any subject is not on the agenda; the Yellowstone County Zoning Commission will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion. There was none.



**Yellowstone County Zoning Commission
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Disclosure of Ex Parte Communication: County Zone Change #698: There was none. The Commissioners reported no Ex Parte Communications. Staff received the following outside communications.

Disclosure of Conflict of Interest: County Zone Change #698: There was none.

Motion. Approval of Minutes: October 15, 2019. (The November 11, 2019 meeting was canceled).

Motion

Commissioner Hewitt made a motion and Commissioner Ray seconded the motion to approve the September 9, 2019 meeting minutes as submitted.

The motion carried with a unanimous voice vote.

Item 1:

Zoning Coordinator Nicole Cromwell read the legal notice for County Zone Change #698 into the record.

County Zone Change 698 – 1093 ½ Lincoln Lane - Residential-7000 (R-70) to Community Commercial (CC)- A zone change request from Residential-7000 (R-70) to Community Commercial (CC) on Lots 2-6, in Block 1, Lots 2A-6 in Block 2 Laray Subdivision, seven contiguous parcels totaling 2.05 acres. A pre-application neighborhood meeting was held on October 28, 2019, at the Country Inn & Suites at 231 Main Street. Tax ID: A10046, A10047, A10047A, A10049, A10050, A10051, A10052.

STAFF PRESENTATION

Item #1-YC Zone Change 698 - The applicant is requesting a zone change from Residential-7000 (R-70) to Community Commercial (CC) on Lots 2-6, in Block 1, Lots 2A-6 in Block 2, Laray Subdivision, seven contiguous parcels totaling 2.05 acres. A pre-application neighborhood meeting was held on October 28, 2019, at the Country Inn & Suites at 231 Main Street.

Presented by; Karen Husman, Planner I

BACKGROUND

The applicant is requesting a zone change from R-70 to CC. The property is adjacent to low density residential and residential multi-family uses and a mix of zoning. The properties to the west are in a Highway Commercial (HC) district. Across Lincoln Lane to the west of the subject property is a mobile home park and an apartment complex. The subject property is surrounded by residential uses. Based on the staff determinations in the Summary section of this report, the proposed zone change would not be consistent to the character of the area and the preferred land use patterns in the residential areas. Development of these parcels as a commercial use will not preserve the neighborhood integrity.



Yellowstone County Zoning Commission DRAFT Minutes for the Meeting of Monday, December 9, 2019

A pre-application neighborhood meeting was conducted by the applicant on October 28, 2019, at the Country Inn & Suites at 231 Main Street. Details of the neighborhood meeting are included in the attachments.

RECOMMENDATION

Planning Division is recommending denial of Zone Change 698 based on the findings of the 11 criteria for this zone change.

- The proposed zoning is not consistent with the character of the area and the preferred land use patterns in residential areas
- Development of these parcels as a commercial use will not preserve the neighborhood integrity.
- The location of the property limits the uses that are compatible with surrounding property.

Planner Husman explained the possible uses for this property and noted the alternative Findings of Fact provided to Staff and the Commissioners by Scott Aspenlieder, Performance Engineering.

Chairman Boucher called for presentation by the applicant.

Scott Aspenlieder, Performance Engineering, Billings, Montana

Mr. Aspenlieder gave a brief recap of this request. Scott Aspenlieder, agent for the applicant, reviewed the application. He said the property to the north is currently zoned CC and did not understand how this was approved with positive findings three years ago and the property has the opposite recommendation and findings. Staff clarified the adjacent property to the north was approved based on its location as well as it is inside the City Limits of Billings. Scott said the intent of the zone change was to partner with the property owner to the north to utilize both properties for dry storage units. He said the subject property is limited due to the lack of water and sewer services. The cost to bring those services to the property were not feasible for the project. He said the project would include installation of a fire hydrant to the southeast corner of the property; this would be a benefit to the neighborhood. Scott provided a report of findings to the Commissioners and staff that were used in approving the zone change to the property to the north. He did not feel staff determinations were correct because this would provide services to the neighborhood, and felt it was not outside the uses and integrity of the neighborhood. He stated the traffic generation is very low for a mini storage and should not be disruptive to the neighborhood.

Discussion

Chairman Boucher called for discussion. Commissioner Wittman asked how many storage units are proposed for this site. Scott Aspenlieder stated the proposal is for six to twelve units for mini storage. In response to question by Commissioner Boucher, Mr. Aspenlieder stated this property owner owns the community-commercial lot to the north and the two remaining R-7,000 lots. Commissioner Ray asked why the staff recommendation is for denial of this application and stated he does not feel the recommendation is reasonable.



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Public Hearing:

Chairman Boucher opened the public hearing and called for anyone wishing to speak in favor or against County Zone Change #698.

Larry Larsen, 2720 Selvig Lane, Billings, Montana

Mr. Larsen is the agent for both the buyers and sellers of the subject property explained the reason for selling the property was due to family funding the grandmothers care in an assisted living facility. They are retaining ownership of the two residential parcels to the west/adjacent to Lincoln Lane, one is housing a family member and the other is held as a rental (for financial assistance). The Zoning Commissioners asked why they did not plan for multifamily housing instead of storage units. Larry said multifamily development could house six to twelve units and generate more vehicular traffic than storage would. He said they felt the project would be less of an impact as storage units than it would be if developed as multifamily housing. He said the market for apartments or multifamily housing is saturated and would not be a good investment.

Rob Morehead, 1013 N 32nd Street, Billings, Montana

Mr. Morehead owns the community-commercial lot to the north, and the subject property is owned by his partner. He stated they would be mindful of the neighbors and buffer the adjacent R-7,000 lots as well as a fire hydrant. Board member Ray asked why they did not consider apartments. Mr. Morehead stated he feels the current market is saturated with apartment offerings.

Chairman Boucher called for anyone wishing to speak in opposition to County Zone Change 698.

Opposition

Jim Von Olnhausen, 410 Griffing Drive, Billings, Montana

Mr. Von Olnhausen said this area is congested due to a lot of new developments. He would prefer residential uses instead of the mini storage as commercial zoning is not applicable in this area.

Karl Backman, 440 Griffing Drive, Billings, Montana

Mr. Backman's property is adjacent to the subject property. He has been trying to sell their property, having parties interested, once they disclosed the proposed zone change all potential buyers backed out. He feels that access onto Griffing Drive should not be allowed, and this property should stay residential.

Lynn Pinnick, Keller Road, Billings, Montana

Ms. Papka asked about the emergency exit.



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Lynnette Papka, 706 Cross Street, Billings, Montana

Ms. Papka voiced concern with traffic on Griffing Drive as it is a gravel road and would not sustain the increased traffic.

Betty Mart, 703 Cross Street, Billings, Montana

Ms. Mart stated no access should be allowed from the mini storage complex to Griffing Drive or Cross Street.

Karl Backman, 440 Griffing Drive, Billings, Montana

Mr. Backman pointed out the notice letter had the incorrect date/time/day of the week for this hearing. He asked how they could be assured their property will not be annexed. Staff clarified the procedure for annexation. Annexations can be by property owner petition or by City Council initiation. The annexation by Council initiation is primarily used when a property is completely surrounded by City limits and creates a County island property.

Chairman Boucher called for rebuttal.

Rebuttal

Scott Aspenlieder, Performance Engineering, Billings, Montana

Mr. Aspenlieder explained they have no plans to annex the property. The plan for dry storage units would not require City services, so annexation is not necessary.

Rob Morehead, 1013 N 32nd Street, Billings, Montana

Mr. Morehead also responded that the two proposed access points for the project would be on Lincoln Lane, there would be no access to Griffing Drive, and the site will be fully fenced with controlled access and security gates and cameras.

Larry Larsen, 2720 Selvig Lane, Billings, Montana

Mr. Larsen concurred with Mr. Morehead, and stated there will be no access onto Griffing Drive.

Chairman Boucher closed the public hearing and called for a discussion.

Discussion

The Zoning Commissioners discussed the determinations and found alternative findings provided in the summary section of this memo. Specifically, #1, change the finding to reflect that the new zoning would comply with the goals noted, and #4, to reflect the proposed CC zoning would match the existing CC zoning adjacent to the parcel to the north and any potential uses allowed.



**Yellowstone County Zoning Commission
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Motion

Commissioner Boucher made a motion and it was seconded by Commissioner Hewitt to forward recommendation of approval and adoption of County Zone Change #698 with the findings of the 11 criteria based on the statutory (MCA 76-3-304) criteria for zone changes.

| Name | Favor | Against | Abstain | Absent |
|----------------------|--------------|----------------|----------------|---------------|
| Chairman Boucher | 1 | | | |
| Commissioner Wittman | 1 | | | |
| Commissioner Ray | 1 | | | |
| Commissioner Bush | 1 | | | |
| Commissioner Hewett | 1 | | | |

The motion carries, 5-0. The YC Zoning Commission will forward a recommendation to the Board of County Commissioners of approval of County Zone Change #698.

OTHER BUSINESS

a. **Announcement:** The next Yellowstone County Zoning Commission meeting will be held on Monday, January 13, 2020 to hear one application.

Adjournment

**DRAFT. To be approved by a motion at the next scheduled meeting.
*Tamara L. Deines, Planning Clerk***



County Zoning Commission

Meeting Date: 01/13/2020

SUBJECT: County Zone Change 699 - S 44th Street West

THROUGH: Karen Husman

PRESENTED BY: Karen Husman

Information

REQUEST

County Zone Change 699 - A zone change request from Agricultural Open Space (A-1) to Agricultural Suburban (A-S) Zoning, on Parcel 2A2A of Certificate of Survey 3639, a 10.107 acre parcel of land. A pre-application neighborhood meeting was held on Monday, November 18, 2019 at the shop building adjacent to the subject property. Presented by: Karen Husman, Planner I

RECOMMENDATION

Planning staff recommends approval of the zone change and adoption of the findings of the 11 criteria.

APPLICATION DATA

OWNER: Katheryn M Thiel, Revocable Trust
 LEGAL DESCRIPTION: Parcel 2A2A of CS3639
 ADDRESS: Generally located adjacent to the northeast corner of the property at 4449 Central Avenue
 CURRENT ZONING: A-1
 EXISTING LAND USE: Agricultural
 PROPOSED USE: Agricultural & Residential
 SIZE OF PARCEL: 10.107 acres

CONCURRENT APPLICATIONS

None

APPLICABLE ZONING HISTORY

| SUBJECT PROPERTY | Zone Change | DATE | FOR | APPROVED (Y/N) | ADDITIONAL DATA |
|---------------------------------|------------------------|---------------|--------------|----------------|-----------------------------|
| | None – Original Zoning | November 1973 | | | |
| SURROUNDING PROPERTY | Zone Change | DATE | FOR | APPROVED (Y/N) | ADDITIONAL DATA |
| CS 1777 | County ZC 404 | Sept 11, 1989 | A-1 to A-S | Y | Cloverleaf Meadows Sub |
| 5935 Colton Blvd | County ZC 487 | Feb. 3, 1998 | R-150 to A-1 | Y | |
| 62nd St W & Colton Blvd | County ZC 287 | Sept 25, 1980 | A-1 to R-150 | Y | |
| 2530 66th St W | County ZC 499 | July 7, 1998 | R-150 to A-1 | Y | |
| 1700 & 1720 60th St W | County ZC 542 | May 29, 2001 | A-1 to R-150 | Y | Two lot subdivision |
| 6767 Grand Ave | County ZC 587 | Jan 24, 2006 | R-150 to CI | Withdrawn | Existing Auto Wrecking Yard |
| Colton Blvd – west of 60th St W | County ZC 672 | May 31, 2016 | A-1 to A-S | Y | Two lot subdivision |

| | | | | | |
|-------------------|---------------|--------------|------------|---|--------------------|
| 6202 & 6302 Grand | County ZC 620 | Nov 3, 2009 | A-1 to A-S | Y | Future Development |
| 1905 60th St W | County ZC 697 | Oct 29, 2019 | A-1 to A-S | Y | |
| | | | | | |

SURROUNDING LAND USE & ZONING

NORTH: Zoning: A-S
Land Use: Residential (Cloverleaf Meadows Sub)

SOUTH: Zoning:A-1
Land Use: Agricultural

EAST: Zoning: PD-CC (Billings Clinic)
Land Use: Vacant

WEST: Zoning: A-1
Land Use: Agricultural

BACKGROUND

The applicant is requesting a zone change from Agricultural Open Space (A-1) to Agricultural Suburban (A-S) Zoning, on a 10.107 acre parcel of land. A pre-application neighborhood meeting was held on Monday, November 18, 2019 at the shop building adjacent to the subject property. The application conforms to the 11 review criteria detailed in the Summary section of this memo.

This zone change would allow for a zone district consistent with the existing neighborhood character and preferred land use patterns. The A-S zone is an agricultural zone that allows smaller lots than the A-1 zone but still allows agricultural uses. The areas surrounding this property are still primarily agricultural zones and use.

SUMMARY

PROPOSED ZONING COMMISSION DETERMINATIONS – Zone Change 699

The Yellowstone County Zoning Commission, prior to any recommendation, shall consider the following:

1. Is the new zoning designed in accordance with the Yellowstone County 2008 Growth Policy?
The proposed zoning does comply in part with the following goals of the Yellowstone County 2008 Growth Policy and area plans:

- Goal: Predictable land use decisions that are consistent with neighborhood character and preferred land use patterns identified in the growth policy. (Land Use Element, page 6).

This zone change would allow for a zone district consistent with the existing neighborhood character and preferred land use patterns. The A-S zone is an agricultural zone that allows smaller lots than the A-1 zone but still allows agricultural uses. The areas surrounding this property are still in agricultural zones and use. To the north and southeast are developing rural residential subdivisions.

- Goal: New developments that are sensitive to and compatible with the character of adjacent development. (Land Use Element Goal, page 6).

This property is surrounded by adjoining agricultural land and low density residential development. This area of West Billings has seen a lot of urban conversion of agricultural land to neighborhoods, schools and places of worship over the past 15 years. The proposed zoning should be compatible in the long term as West Billings continues to grow as an urban area of the city.

2. Is the new zoning designed to secure from fire and other danger?

The subject property is currently served by the Billings Urban Fire Service Area (BUFSA). The nearest fire station is located on 54th St West, Fire Station #7 about 1.5 road miles from the subject property. The existing and proposed zoning requires building separations, setbacks, and height limits that should provide security from fire or other public safety emergencies. If development occurs, the property will pay the required increased service fees for BUFSA structure protection.

3. Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?

Transportation: One additional lot in this area will have no measurable effect on the transportation system.

Water and Sewerage: The subject property has no well or cistern of record. No on-site waste water system is required since there are no occupied buildings at this time. RiverStone Health and the Montana DEQ will determine what new water or wastewater facilities may be required for new developments in the County.

Schools and Parks: The proposed zoning should have no measurable impact on schools or parks.

Fire and Police: The subject property is serviced by BUFSA and the Yellowstone County Sheriff's Department. Both service providers can continue to serve the property.

4. Will the new zoning promote health and general welfare?

The new zoning will allow subdivision of the property to create two lots. New development tends to increase property value for adjacent property. This should promote the health and general welfare of the area.

5. Will the new zoning provide adequate light and air?

The proposed zoning would require minimum setbacks, maximum building heights and maximum lot coverage. These requirements should allow adequate light and air to reach the subject property and adjacent properties.

6. Will the new zoning effect motorized and non-motorized transportation?

The proposed zoning itself will not generate more traffic on any of the adjacent roads. One additional building lot in this area should not have a measurable effect on the transportation network.

7. Will the new zoning be compatible with urban growth in the vicinity?

The proposed zoning is compatible with the adjacent rural residential zoning and developments.

8. Does the new zoning consider the character of the district and the suitability of the property for particular uses?

The subject property is in an area that has a mixture of rural and agricultural land uses and new rural residential neighborhoods. It is expected that agricultural uses will continue but will eventually be converted to urban or rural residential developments. The property is suitable for the particular uses allowed within the proposed A-S zoning district.

9. Will the new zoning conserve the value of buildings?

There are currently no buildings on the property.

10. Will the new zoning encourage the most appropriate use of land in Yellowstone County?

The property is suitable for the uses allowed in the proposed A-S zone district and is appropriate for this area of the county.

11. Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?

The adjacent parcel to the east is in a Planned Development zone and is still currently a vacant parcel. The new zoning is as compatible as possible.

RECOMMENDATION

Planning Staff has reviewed this application and is recommending approval and adoption of the findings of the 11 review criteria for Zone Change 699.

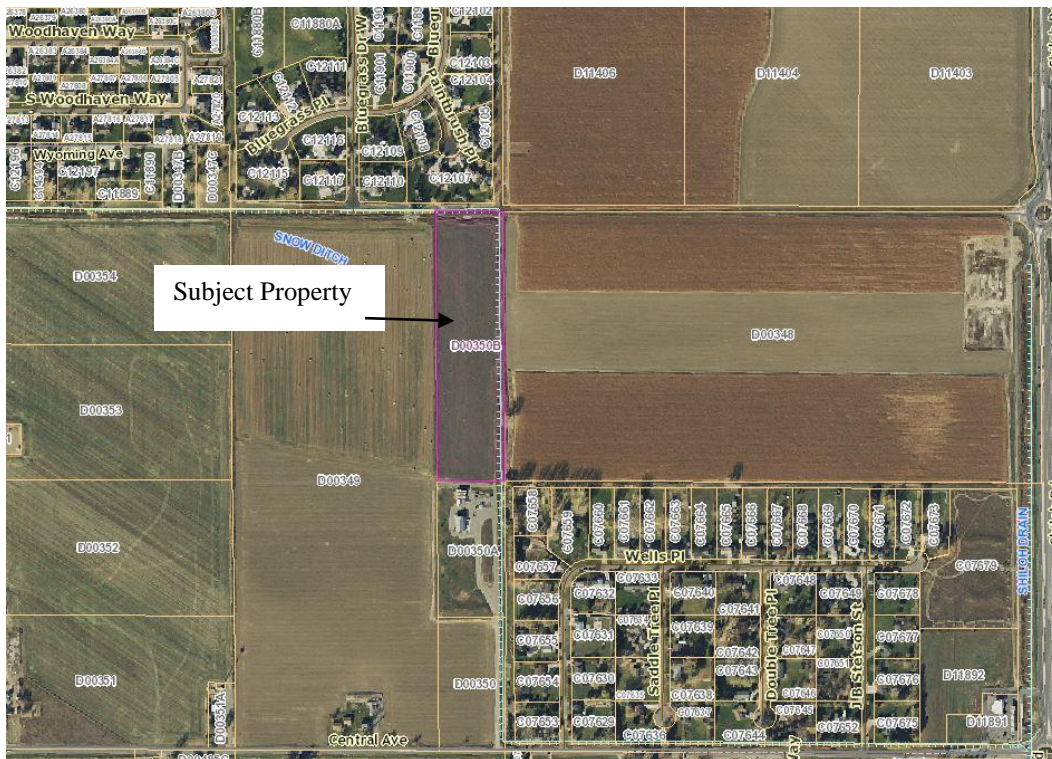
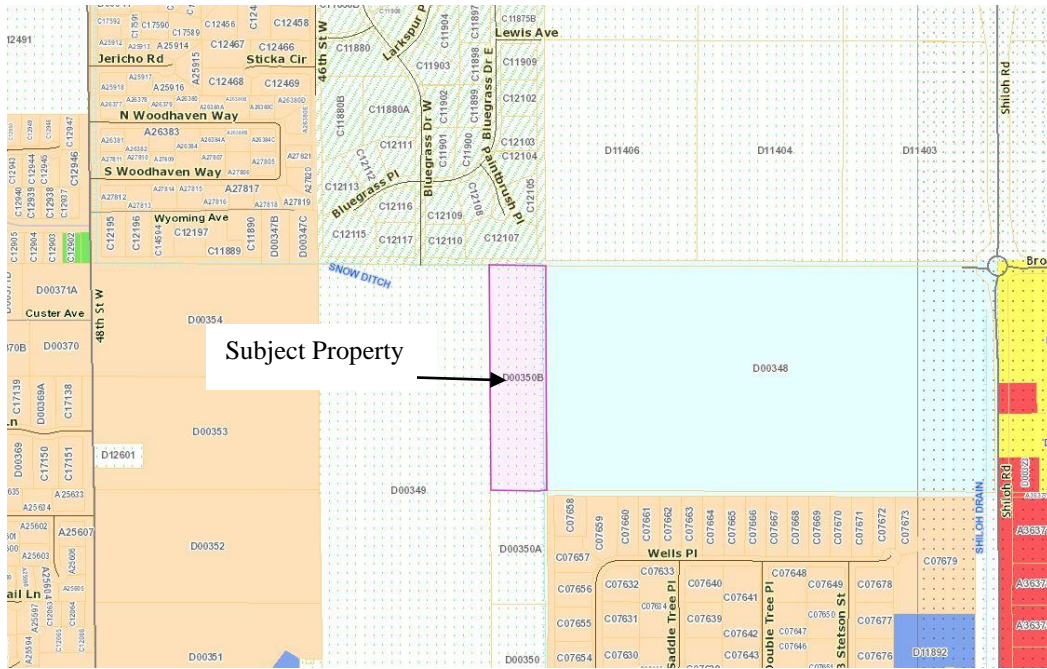
Attachments

Zoning Map & Site Photos

Application. Appl. Letter

Neighborhood Meeting & Site plan

Zone Change 699 Zoning Map & Site Photos







**Zone Change 699
Application, Applicant letter**

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 699 - Project # PZ-19-00246
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: A-1

Proposed Zoning: A-5

Tax ID # D00350B COUNTY COMMISSIONER DISTRICT # 3

Legal Description of Property: Sec 3, Township 15, Range 25E

Address or General Location (If unknown, contact County Public Works): _____

S 44 St W

Size of Parcel (Area & Dimensions): 10.11 A

Present Land-Use: AG

Proposed Land-Use: AG

Covenants or Deed Restrictions on Property: Yes _____ No

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): KATHERYN M. Thiel, Roscoe Tract
(Recorded Owner)
3219 Hilden Area Dr.
(Address)
406-698-0641 Thiel47@gmail.com
(Phone Number) (email)

Agent(s): _____
(Name)

(Address)

(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: Katheryn M. Thiel, Roscoe Tract Date: 11-5-19
(Recorded Owner)



Kathy Thiel
3019 Golden Acres Dr.
Billings Mt. 59106



11/05/2019

PLANNING & COMMUNITY SERVICE DEPARTMENT
2825 3rd Avenue North, 4th Floor
Billings, MT 59101


In re: Variance Application

Dear Department,

I am requesting to change my 10.11 acres, zoned A-1. located at S 44th ST W. I would like to rezone to A-S. The reason for this is so I can have two Five acres parcels. I have been trying to sell the 10.11 parcel for two years. I feel the land will be more affordable if divided into two parcels.

I have an easement that allows access to the 10.11 acres, please see attached.

Thank you,
Kathy Thiel


Kathryn M Thiel Revocable Trust

Zone Change 699
Pre Application Neighborhood meeting info & Site Plan

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:** AG1 (open space)
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: 10.11 acres divided into 2 parcels (5 acres parcels)
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** _____
Sec 3, Township of Range 25E, 503 T01, R25E C05 Parcel 242A)
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 18, day of November 2019
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Kathy Thiel - Kathy M Thiel Telephone: 406-698-0641
Revocable Trust
Address: 3019 Golden Acre Dr Email: Thiel247@gmail.com
Billings mt 59106

Agent (s): _____ Telephone: _____
Address: _____ Email: _____

Kathy Thiel
3019 Golden Acres Dr.
Billings Mt.

11/20/2019

PLANNING & SERVICE DEPARTMENT
2825 3rd Avenue North, 4th Floor
Billings MT 59101

In re: pre-application neighborhood meeting

The meeting was set forth on Monday November 18th 20019 in accordance with rules asked of planning Zone change Regulations. All neighbors were notified in time {7} calendar days prior to schedule date.

Please see attached information presented at meeting:

Those in attendance were William Duke...735 BlueGrass Dr. W Billings Mt 59101
John Thiel... P.O. Box 81530 Billings Mt 59108.

Only Question ask was "why was I rezoning"?

I replied that when I purchased the land some years ago it was with the intent to sell and was part of my retirement plan. I also said I had tried to sell the 10 acres for some time now and thought if I divided the land it would be more affordable.

No objection was noted from those in attendance. (crumbl cookies were served with hot apple cider) all went home satisfied.

Thank You for your time,

Kathy Thiel



Kathy Thiel

Hello.

Dear Property Owner:

I am reaching out to invite you to join me for a discussion regarding a planned zone change located on 10.107 acres that is located at S 44TH ST W Central Ave. I have included two maps to help you with location. As part of the zone change process there has to be a neighborhood meeting. I am requesting to divide the 10 acres in half (two 5 acre parcels). The land will still stay in the county but it will go from A-1 to A-S zoning.

The meeting will be held on November 18th at 5:30 at the shop. Again the address is S 44TH ST W CENTRAL Billings MT 59106. You will see a sign on road that says 10 acres FOR SALE...It is a dirt road so go to gate and you will see shop from there.

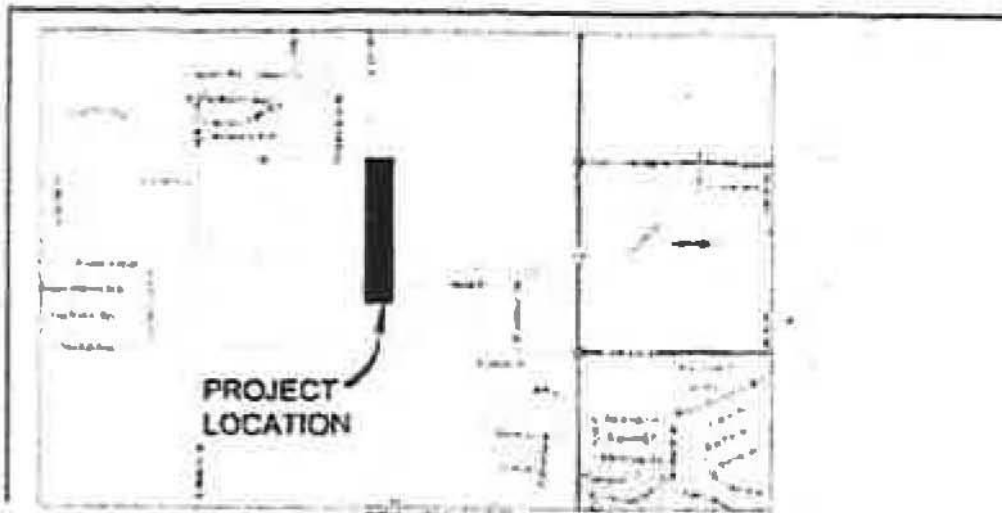
At that time I can answer any questions you might have.

I look forward to seeing you there.

Sincerely,

Kathy Thiel





SECURITY MAP

