

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:** Agriculture Open _____
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: +/-23.3 acres are proposed to change to Agriculture Suburban zoning and +/-5.3 acres are proposed to change to Community Commercial Zoning. _____
3. **Subject Property Map:** please attach to this form _____
4. **Legal Description of Property:** Lots 89, 104 and 121 of Sunny Cove Fruit Farms, located in Section 31, Township 1 North, Range 25 East, P.M.M., Yellowstone County, Montana. _____
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 18th, day of February, 2020.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): John Poukish Telephone: (970) 390-1898
Address: 306 Eby Creek Road Email: jpoukish@jjpcompanies.com
Eagle, CO 81631

Agent (s): IMEG c/o Kolten Knatterud Telephone: (406) 248-900
Address: 175 N 27th St. #1312 Email: Kolten.L.Knatterud@IMEGcorp.com
Billings, MT 59101



February 11, 2020

Yellowstone County Planning Division
2825 3rd Avenue North
4th Floor
Billings, MT 59101

RE: Pre-Application Neighborhood Meeting – County Zoning Change on property located at Grand Avenue and 62nd Street West

To Whom It May Concern:

The purpose of this notification is to inform you of a Pre-Application Neighborhood Meeting on Tuesday, February 18th, 2020 at 3:00 p.m. The meeting will be held at The Den, which is located at 1595 Grand Avenue, Billings, MT 59102.

This meeting will address questions and comments regarding a proposed zoning change for three properties located at the intersection of Grand Avenue and 62nd Street West, which encompass a total of 28.6 acres. The legal description of the properties is Lots 89, 104 and 121 of Sunny Cove Fruit Farms, located in Section 31, Township 1 North, Range 25 East, Principal Meridian Montana, Yellowstone County, Montana. An exhibit has been included with this letter, which depicts a proposed Boundary Line Relocation (BLR) on these properties as well as the zoning change of all three of the lots. The property owner of the subject properties is John Poukish, 306 Eby Creek Road, Eagle, CO 81631.

The three lots are currently zoned with Agriculture Open zoning. This zoning change proposes changing the zoning of BLR Tracts A and B, a total of 23.3 acres, to Agriculture Suburban zoning. The zoning change also proposes changing the zoning of BLR Tract C, a total of 5.3 acres, to Community Commercial zoning.

We look forward to seeing you at the meeting. If you are unable to attend, please feel free to send your questions and/or comments to christina.m.loucks@imegcorp.com or mail them to the address found at the bottom of this page.

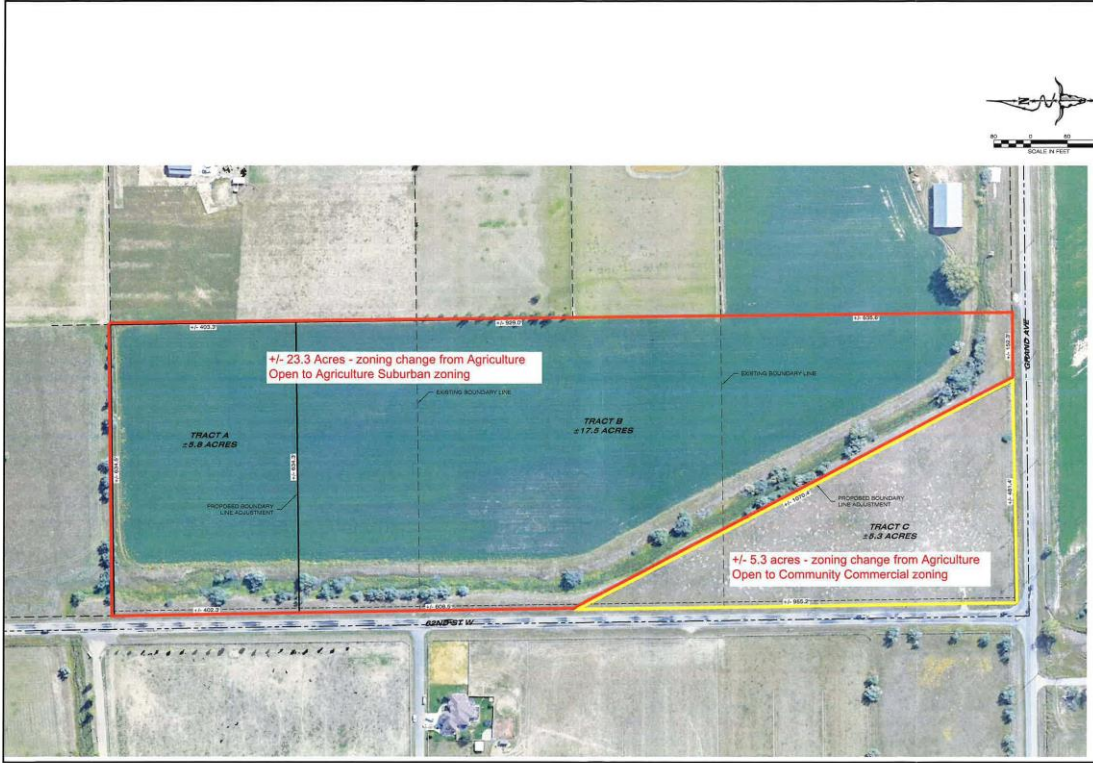
Sincerely,
Territorial-Landworks, Inc.

Christina Loucks, Planning Technician

Enclosures: As noted in text above.

CC: File

T:\1_ACTIVE FILES\2019 Projects\5540 - John Poukish 62nd Street Subdivision\4_PLANNING\Rezone Application\ltr.2020-02-11.Neighborhood Meeting Notice.docx



PRELIMINARY		PROJECT NO.	19-5540
SUBDIVISION		LOT OR PART OF LOT	SECTION 16, T4N, R10W, S4
COUNTY		COUNTY	DEKALB COUNTY, GA
PRELIMINARY LAYOUT		OWNER	JOHN POIKER SUBDIVISION COMPANY, LLC
		PREPARED BY	TERRITORIAL LANDWORKS, INC.
		DATE	08/14/2019
		REVISIONS	
		CREATED	08/14/2019
		CHECKED	08/14/2019
		DATE	08/14/2019

**Pre-Application Neighborhood Meeting Minutes
62nd St W & Grand Ave Zone Change Request
Tuesday – February 18, 2020
3:00 p.m.**

Location: The Den, 1411 Chy Way, Billings, MT 59106

ATTENDEES:

- A Sign-in Sheet is attached. Approximately 6 folks attended and 5 signed the attendance sheet. Kolten Knatterud (IMEG) attended the meeting but did not sign the attendance sheet.

ITEMS:

➤ **Topic: Introduction**

- Kolten Knatterud (IMEG) presented the overall project and discussed how JJP Companies purchased three existing lots and is now pursuing a Boundary Line Relocation and rezone. The rezone is requesting to change the parcels from Agricultural Open to 2 parcels of Agricultural Suburban and 1 parcel of Community Commercial.
- A copy of the lot layout was present at the meeting.

➤ **Topic: General Information**

- The public commented that Community Commercial is a very broad district and allows a number of different uses.
 - The question arose about whether a bar/casino could be built there.
 - Discussion occurred about how a gas station or small grocery could be a benefit to the area there.
 - There were comments about storage units being done correctly if built there.
- There was discussion about previous rezones at 62nd and Grand and if those had gone through. No one had direct interaction with the process so there was no final answer on this.
- The public was asked about the Agricultural Suburban rezone and it was stated there is no concern about that zoning request.
- One member of the public commented that he thought one-acre residential lots are a waste of space and that the Developer should be pursuing more density.
- The public asked where they could obtain a copy of the County Zoning Regulations to understand everything that is allowed in Community Commercial.

Attachments:

- Sign-in Sheet for Neighborhood Meeting

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