

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:** R-150
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: 1.32 ACRES CHANGED FROM R-150 TO RMF-R
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** MEADOWBROOK SUBD, S30, T01N, R27E, LOTs 17 &18
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 30, day of March, 2020
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): CHRIS VLAHOS Telephone: 672-3661
Address: 832 GRANITE ESTATES LANE Email: SUPERBUILDS@GMAIL.COM

Agent (s): BLUELINE ENGINEERING Telephone: 294-2294
Address: 724 1ST AVE N Email: MPHIL@BLUELINE-ENG.COM

March 23, 2020

Greetings neighbor,

We are writing to invite you to attend a meeting for a requested zone change for Lots 17 & 18, in Meadowbrook Subdivision. The zone change would be from R-15000 to RMF-R, allowing three new tri-plex buildings. The area of the zone change is 1.32 acres.

The owner of the property is Chris Vlahos, 832 Granite Estates Lane, Billings, MT 59101.

Attached to this letter is a site plan for your review.

We will hold a meeting at the property (2404 Old Hardin Road) on March 30, 2020 at 6 PM. I realize that we are all concerned with the need to maintain social distancing and I want to provide for that possibility. The meeting will be held outside so that we may keep separation. If anyone is uncomfortable with attending the meeting, I will be available by phone and email to answer questions.

Please feel free to contact Marshall Phil at 406-860-4617 or mphil@blueline-eng.com. Your help is greatly appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marshall Phil".

Marshall Phil
Blueline Engineering
724 1st Avenue N
Billings, MT 59101

March 27, 2020

Greetings neighbor,

I am writing to you today as a supplement to the information that was sent out on 3/23/20.

Due to the Governor's Directive to stay at home, I find myself in a difficult position. As a requirement of the County Zoning Regulations, the applicant must hold a pre-application neighborhood meeting. The Governor's directive does not allow for this activity.

I will be at the project site as scheduled to comply with the Zoning regulations. I ask that each of you contact me in writing, by phone or by email, so that the meeting requirement can still be accomplished.

The requested zone change is for Lots 17 & 18, in Meadowbrook Subdivision. The zone change would be from R-15000 to RMF-R, allowing three new tri-plex buildings. The area of the zone change is 1.32 acres.

The owner of the property is Chris Vlahos, 832 Granite Estates Lane, Billings, MT 59101.

Please contact Marshall Phil at one of the following options:

Blueline Engineering
724 1st Avenue N
Billings, MT 59101

406-860-4617

mphil@blueline-eng.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Marshall Phil". The signature is written in a cursive, flowing style.

Marshall Phil
Blueline Engineering

Blueine Engineering

724 1st Ave. N

Billings, MT 59101

(406) 294-2294

March 30, 2020

Meadowbrook subdivision Zone Change Public Meeting Sign-in Sheet

Participants didn't not physicaly sign sheet but gave contact information instead.

- Bob Riehl 126 Rolling Meadow Drive, BSRiehl@gmail.com
- Terry Lane 209-564-8363

Additionally 3 participants called in.

- Lisa & Kurt Krieter 698-9898 kurtk@live.com
- Tony Baily 860-9030

Blueine Engineering

724 1st Ave. N

Billings, MT 59101

(406) 294-2294

March 30, 2020

Meadowbrook subdivision Zone Change Public Meeting Minutes

Participants didn't not physicaly sign sheet but gave contact information instead.

- Bob Riehl 126 Rolling Meadow Drive, BSRiehl@gmail.com

Lockwood Steering Committed rep.

Wished for more multi-family housing

Would prefer 4plex to 3plex

- Terry Lane 209-564-8363

Owner of Property on corner of Old Hardin Road, adjacent to triangular portion of project. Concerned about drainage of nearby irrigation ditch that sometimes overflows. Overflow is believed to be due to irrigation overflow .

Is there going to be new fence put in?

Is the new fence going to look uniform to the area.

- Kurt Krieter 698-9898, kurtk@live.com

Called in 3-25-2020

Opposed

Does not want high density or increased traffic.

- Lisa Krieter

Called in 3-30-2020

Opposed

Strongly against aparments

- Tony Bailey 860-9030

Called in 3-27-2020

In favor

Be mindful of runoff water.