



## COUNTY OF YELLOWSTONE ZONING COMMISSION

**AGENDA-Thursday, May 14, 2020 4:00 PM**  
Miller Building, 1<sup>st</sup> Floor Conference Room  
2825 3<sup>rd</sup> Avenue North, Billings, Montana

### NOTICE TO THE PUBLIC

#### Public Comment:

Due to the COVID-19 health concerns, the format of the County Zoning Commission meeting will be held in a virtual videoconferencing environment. The normal hearing room on the 1<sup>st</sup> Floor at 2825 3<sup>rd</sup> Ave North (Miller Building) will be closed during the meeting and no one will be attending this hearing in person.

Public comment will be taken only during the Public Comment periods as indicated on the agenda, and during the Public Hearings under the Regular agenda. Comments may be sent to Board via email before 1:00 PM on Thursday, May 14<sup>th</sup>, 2020. All emails received prior to this time will be read into the record for the public hearing.

The Public may call in during specific Public Comment periods at (406) 237-6196. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to 3 minutes of testimony as is customary.

Live coverage can be viewed in two locations;

<https://www.facebook.com/Billings-Planning-Community-Services-Department-1738982159659260/?ref=bookmarks> and  
<https://stream.lifefizecloud.com/extension/1855349/e260973d-3e40-46d3-9427-a4d331c10d38>

Public hearings will be held for the following items:

**Call the meeting to order.**

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

**Public Comment on items not on this agenda**

**Motion. Approval of Minutes: January 13, 2020**

**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 Exparte 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:** The Public may call in during specific Public Comment periods at (406) 237-6196. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to 3 minutes of testimony as is customary.

- a. **County Zone Change 700** The applicant is requesting a zone change from Agricultural Open Space (A-1) to Agricultural Suburban (A-S) and Community Commercial (CC), on Lots 89, 104 and 121 of Sunny Cove Fruit Farms, a combined 28.6 acre parcel of land. A pre-application neighborhood meeting was held on February 18, 2020 at 3:00 p.m. at 1595 Grand Ave.
  
- b. Zone Change 701 - 2404 & 2410 Old Hardin Road - The applicant is requesting zone change from from Residential-15,000 (R-150) to Residential Multi-Family Restricted (RMF-R) on Lots 17 & 18 of Meadowbrook Subdivision, a 1.32-acre parcel of land. A pre-application neighborhood meeting was held on March 30, 2020 at, 6:00 p.m., at 2404 Old Hardin Road. Presented by Karen Husman, Planner I.

#### **Other Business/Announcements**

#### **Adjournment**

The **Board of County Commissioners** public hearing for **Zone Change 700 and 701**, will be held **on Tuesday, May 26, 2020, at 9:30 a.m. at 316 N 26<sup>th</sup> Street – 3<sup>rd</sup> Floor, Commissioner’s Hearing Room**. The Board of County Commissioners will hear all persons wishing to speak relative to the proposed **zone change**. The Board of County Commissioners may also have specific public hearing procedures in place for this hearing date and time. Please contact the Board Secretary, Teri Reitz at 256-2798, for information regarding the Commissioners hearing.

Information on the preceding item may be obtained by contacting Yellowstone County Planning Department, 2825 3<sup>rd</sup> Avenue North, 4<sup>th</sup> Floor or phone 657-8246, Tammy Deines, Planning Clerk, at 247-8610 or e-mail at [deinest@billingsmt.gov](mailto:deinest@billingsmt.gov)

**County Zoning Commission-Virtual Video Conference**

**Meeting Date:** 05/14/2020

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**Information**

**Subject**

**Motion. Approval of Minutes: January 13, 2020**

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**Attachments**

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**Yellowstone County Zoning Commission  
DRAFT Minutes for the Meeting of  
Monday, January 13, 2020**

The County Zoning Commission met on Monday, January 13, 2020 in the Miller Building 1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> 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 will be held on Tuesday, January 28, 2020 at 9:30 a.m., 3<sup>rd</sup> Floor of the Stillwater Building at 316 N 26<sup>th</sup> 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.

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		0	0	0	0	0	0	0	0	0	1	1	1
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Jerry T. Ray	Commissioner	1											
Troy Boucher	Commissioner Chairman	1											
Ryan Wittman	Commissioner	1											
Tyler Bush	Commissioner Chairman	E											
Todd Hewett	Commissioner	1											

**Attending: Kathy Thiel**

**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



**Yellowstone County Zoning Commission  
DRAFT Minutes for the Meeting of  
Monday, January 13, 2020**

at this time, but could choose to add an item to the next meeting agenda for discussion. There was none.

**Disclosure of Ex Parte Communication: County Zone Change #699:** There was none. The Commissioners reported no Ex Parte Communications. Staff received the following outside communications.

**Disclosure of Conflict of Interest: County Zone Change #699:** There was none.

**Motion. Approval of Minutes: December 9, 2019**

**Motion**

**Commissioner Ray made a motion and Commissioner Hewitt seconded the motion to approve the December 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 #699 into the record.

**County Zone Change 699 – S 44th Street West - from A-1 to A-S -** A zone change request from Agricultural Open Space (A-1) to Agricultural Suburban (A-S) Zoning, on Parcel 2A2A of Certificate of Survey 3639, an 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. Tax ID: D00350B

**STAFF PRESENTATION-Karen Husman, Planner I**

**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.



**Yellowstone County Zoning Commission  
DRAFT Minutes for the Meeting of  
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**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.

Chairman Boucher called for presentation by the applicant.

**Katheryn M Thiel, Trustee, Revocable Trust, 3019 Golden Acres Drive, Billings, Montana**

Ms. Thiel has owned this land for about 12 years and is trying to sell this property as two 5 acre parcels. A Zone Change is necessary to divide it.

**Discussion**

Chairman Boucher called for discussion.

**Public Hearing:**

Chairman Boucher opened the public hearing and called for anyone wishing to speak in favor or against County Zone Change #699.

Chairman Boucher called for anyone wishing to speak in opposition to County Zone Change #699.

**Opposition**

NONE

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

**Motion**

**Commissioner Ray made a motion and it was seconded by Commissioner Hewitt to forward recommendation of approval and adoption of County Zone Change #699 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	E			
Commissioner Hewett	1			



**Yellowstone County Zoning Commission  
DRAFT Minutes for the Meeting of  
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**The motion carries, 4-0. The YC Zoning Commission will forward a recommendation to the Board of County Commissioners of approval of County Zone Change #699.**

**OTHER BUSINESS**

a. **Announcement:** The next Yellowstone County Zoning Commission meeting will be held on Monday, February 10, 2020.

**Adjournment**

**DRAFT. To be approved by a motion at the next scheduled meeting.  
*Robbin Bartley, Administrative Assistant***



**County Zoning Commission-Virtual Video Conference**

**Meeting Date:** 05/14/2020

**SUBJECT:** County Zone Change 700- Grand & 62nd St.

**THROUGH:** Monica Plecker

**PRESENTED BY:** Karen Husman

**Information**

**REQUEST**

**County Zone Change 700** The applicant is requesting a zone change from Agricultural Open Space (A-1) to Agricultural Suburban (A-S) and Community Commercial (CC), on Lots 89, 104 and 121 of Sunny Cove Fruit Farms, a combined 28.6 acre parcel of land. A pre-application neighborhood meeting was held on February 18, 2020 at 3:00 p.m. at 1595 Grand Ave.

**RECOMMENDATION**

Planning Division recommends approval of Zone Change 700 and adoption of the 11 criteria detailed in the summary section of this memo.

**APPLICATION DATA**

OWNER: John Poukish  
 LEGAL DESCRIPTION: Lots 89, 104 and 121 of Sunny Cove Fruit Farms  
 ADDRESS: Intersection of Grand Ave. and 62nd St West  
 SIZE OF PARCEL: 28.6 Acres  
 EXISTING LAND USE: Agricultural  
 PROPOSED LAND USE: Residential, Agriculture & Commercial  
 EXISTING ZONING: A-1  
 PROPOSED ZONING: A-S and CC

**CONCURRENT APPLICATIONS**

Exempt plat lot line relocation creating three parcels. Minor subdivision plat creating five one-acre parcels. Both pending approval of this zone change.

**APPLICABLE ZONING HISTORY**

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
None					
SURROUNDING PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
4745 Hesper	406	9/11/89	A-1 to A-S	Y	
4745 Hesper	436	3/19/93	A-S to A-1	Y	
4745 Hesper	484	11/4/97	A-1 to CC	N	
4745 Hesper	645	9/9/13	A-1 to CC	Y	
48th & Hesper	684	2/5/18	A-1 to CC & A-S	Y	
SunnyCove Fruit Farm (SCFF) Lot 59	487	2/3/98	R-150 to A-1	Y	NE corner of Colton & 60th
2530 66th St. W	499	7/7/98	R-150 to A-1	Y	

SCFF Lot 103	542	5/29/01	A-1 to R-150	Y	
SCFF Lot 124	709	1/27/03	Ag to R-150	Annexation Denied by CC	No action taken on ZC

## SURROUNDING LAND USE & ZONING

NORTH: Zoning: A-1, A-S, R-150

Land Use: Residential/Agricultural

SOUTH: Zoning: A-S

Land Use: Residential/Agricultural

EAST: Zoning: A-1, R-150

Land Use: Residential/Agricultural

WEST: Zoning: R-150

Land Use: Residential/Agricultural

## BACKGROUND

The subject property is located at Grand Ave and 62nd Street West. This is a zone change request from Agricultural Open Space (A-1) to Agricultural Suburban (A-S) and Community Commercial (CC), on Lots 89, 104 and 121 of Sunny Cove Fruit Farms, a combined 28.6 acre parcel of land. The applicant has a pending exempt plat application to realign the southern parcel to create a triangular lot for the proposed CC zoning. The ditch would then provide a buffer between the proposed CC lot and the proposed A-S parcels.

The property owner is intending to subdivide the northern portion of land into five one-acre parcels of land, for residential use. Both the pending exempt plat and the proposed subdivision are pending approval of this zone change. The property is outside the edge of the limits of annexation area. The property may be annexed in the future, so uses in the CC zone would be limited to whether the property is developed when it has access to municipal water and sewer services.

## SUMMARY

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 Growth Policy and area plans?

*The proposed zoning does comply with the following goals of the Yellowstone County 2008 Growth Policy and NW Shiloh Area Plan:*

- *Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans.*

*This zone change would allow for additional area for commercial uses at the intersection of two principal arterial streets. This is consistent with the Northwest Shiloh Plan and the neighborhood character.*

- *Goal: New developments that are sensitive to and compatible with the character of adjacent development.*

*This property is adjacent to agricultural and residential uses. The intended uses are compatible surrounding uses. There are commercial uses and zoning about one mile to the east at 54th and Grand Ave. The NW Shiloh Area Plan predicts a commercial node at the intersection of 62nd St. and Grand Ave.*

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 at 54th Street West and Grand Avenue (Station #7) less than one mile north and east of the subject property. City water and sewer facilities are 843 feet to the east of the subject property in Grand Avenue. For future subdivision of land, the Fire Marshal may require additional on-site water supply for fire protection.*

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

*Transportation: Development under the new zoning will increase traffic on 62nd Street and Grand Avenue. The level of traffic increase will be dependent on the development of the proposed CC zoned parcel. The subdivision review process will evaluate traffic impacts and whether additional mitigation is needed to address traffic and*

*access close to the arterial street intersection.*

*Water and Sewerage: The property may be served by septic systems and on-site water (cisterns or wells). City of Billings' public utilities are currently not available. The City of Billings' public utilities are only 843 feet to the east of the subject property along Grand Avenue and the City will be working to amend its Limits of Annexation Map to include the subject property in the City Annexation Petition Area this year.*

*Schools and Parks: The proposed zoning would affect three schools. Meadowlark Elementary, Ben Steele Middle School and West High School. Residential development will add students to each of these schools although the number of new students will depend on the occupancy of any new dwellings.*

*Fire and Police: The subject property is serviced by the Billings Fire Department (BUFSA) and the Yellowstone County Sheriff's Department. Fire protection will be evaluated by the Billings Fire Department during the subdivision review process.*

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

*The new zoning will allow development of property that is at the intersection of two arterial streets in the County. There is planned to be commercial and residential development on the property, which is not expected to have a negative impact on the surrounding uses. However, traffic impacts will be evaluated given the high-speed and higher traffic at this major arterial street intersection. The zoning is not expected to have a negative effect on 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. Maximum height in the CC zoning district is 45 feet. 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 streets. Pedestrian traffic in the area is currently limited due to the current high speed limits, no pedestrian facilities, and large-lot residential development. The Bikeway and Trails Master Plan does show 62nd Street West and Grand Avenue with a shared use path in the future when this area is annexed into the City and developed at urban standards. Further, development of this property will require sidewalks as per the County Subdivision Regulations in the commercially zoned and developed portions. The proposed zone change will help to move some of the property to a district that will better serve pedestrians in the area.*

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

*The proposed zoning is not compatible with urban growth to the north and east that is in the City. The development is compatible with nearby rural residential zoning and development. Commercial zoning to the north and east of this property is in the City and served by municipal services, so development of commercial property without water and sewer infrastructure is unusual for this area. If the property does not develop in the City, lack of services will significantly limit the types of commercial development that may be supported on the property.*

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 is primarily agricultural with a few small residential subdivisions. The property is suitable for CC uses at the intersection of two arterial streets. It is likely the character of the area will change both as more of the area is brought into the City and served by municipal services and as commercial uses occur at this node.*

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

*The new zoning will allow the development of new commercial and residential uses adjacent to agricultural and residential uses. The new residential and commercial uses should have a limited effect on the surrounding properties given the long term development of this area at urban density and services.*

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

*The property is suitable for some of the uses allowed in the CC zoning district. If the property does not annex into the City before development and utilize public utilities, many of the neighborhood service uses will not be developed, including uses like multi-family apartments and restaurants. The CC zoning at the corner of the two arterials is an appropriate use for the land. Certain uses that generate high traffic such as restaurants and retail uses are not possible at this location unless the property is annexed and provided with public water and sewer. The property is suitable for residential development. This area has been zoned agricultural and large-lot residential since 1973. The A-S zoning is an appropriate use of land in this area if rural residential development is planned for the long term. However, proximity to City services and the City Limits to the east and north of the subject property indicates this area is changing to more urban residential and commercial development.*

11. Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?  
*The proposed zoning is compatible with the typical urban development at arterial intersections. The development is compatible with nearby rural residential zoning and development. Commercial zoning to the north and east of this property is in the City and served by municipal services, so development of commercial property will be significantly limited if the property is not annexed into the City.*

## **RECOMMENDATION**

Planning Division recommends approval of Zone Change 700 and adoption of the 11 criteria detailed in the summary section of this memo.

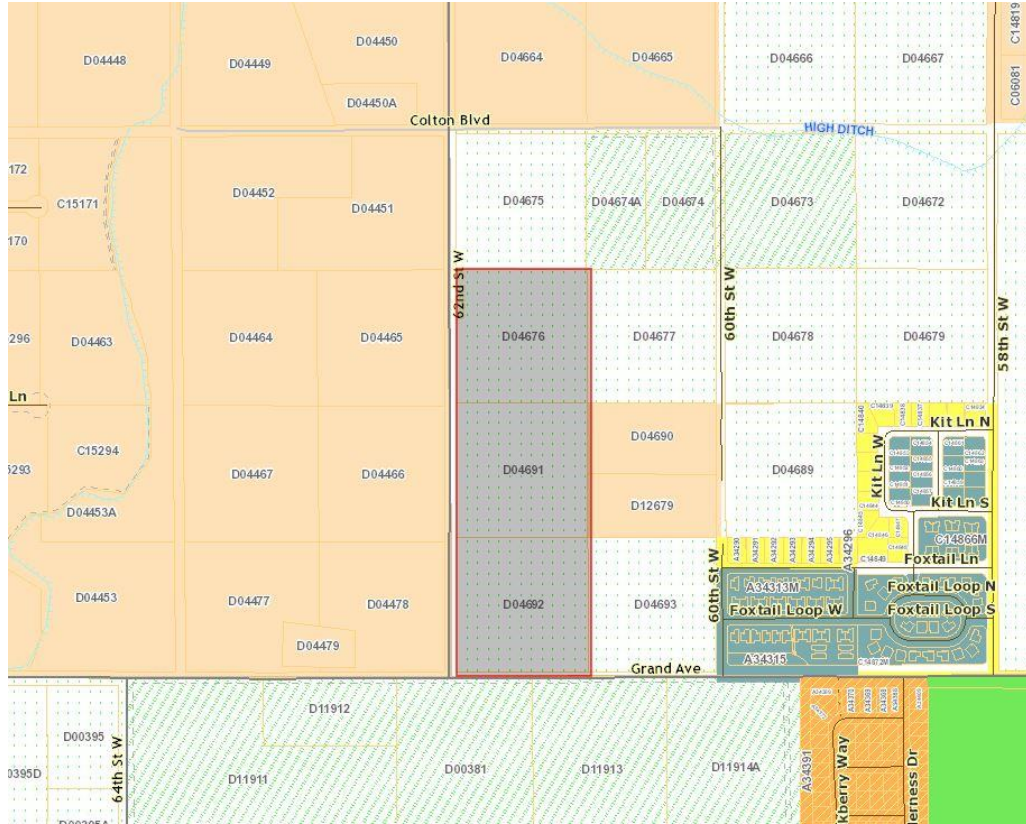
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## **Attachments**

Zoning Map & Site photos  
Application & Applicant Letter  
Pre-App Neighborhood meeting  
Site Plan

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# Zoning Map



# Site Photos





Subject Property



Looking South



Looking North



Southeast

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 700 - Project # PZ-20-0050

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: Agriculture Open

Proposed Zoning: Agriculture Suburban and Community Commercial

Tax ID # D04676, D04691, and D04692 COUNTY COMMISSIONER DISTRICT # 3

Legal Description of Property: 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

Address or General Location (If unknown, contact County Public Works): No physical address has been assigned; however, the lots are located on the eastern side of the intersection of Grand Ave and 62nd St. West.

Size of Parcel (Area & Dimensions): 28.6 acres; see the attached layout for the property dimensions

Present Land-Use: Agricultural Land / Vacant Land

Proposed Land-Use: The +/- 23.3 acres to be rezoned to Agriculture Suburban has been proposed for residential use and the +/- 5.3 acres to be rezoned to Community Commercial has been proposed for commercial use.

Covenants or Deed Restrictions on Property: Yes No [checked]

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): John Poukish (Recorded Owner) 306 Eby Creek Road, Eagle, CO 81631 (Address) (970) 390-1898 jpoukish@jjpcompanies.com (Phone Number) (email)

Agent(s): IMEG c/o Kolten Knatterud (Name) 175 N 27th St. #1312, Billings, MT 59101 (Address) (406) 248-900 Kolten.L.Knatterud@IMEGcorp.com (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: [Signature] John Poukish Date: 2/21/20 (Recorded Owner)





February 20, 2020

Planning & Community Services  
2825 3<sup>rd</sup> Avenue North, 4<sup>th</sup> Floor  
Billings, MT 59101

RE: County Zone Change Application – Lots 89, 104 and 121 of Sunny Cove Fruit Farms, Located in Section 31, Township 1 North, Range 25 East

To Whom it May Concern:

Enclosed are the required documents to request a zone change on the properties located in Yellowstone County and legally described above. The three properties are currently zoned with Agriculture Open zoning. A Boundary Line Relocation has also been proposed on the property, so Tracts A and B (+/-23.3 acres) are proposed to be rezoned to Agriculture Suburban zoning and Tract C (+/-5.3 acres) is proposed to be rezoned to Community Commercial zoning. Please see our explanations below (in **bold italics**) in response to the items identified as required in the Zone Change Application Information Packet.

- a. A legal description of the tract (s) proposed to be rezoned;  
***A legal description of the tracts proposed to be rezoned has been included in this letter and the attached Application Form.***
- b. A map showing the dimensions, acreage, and location of the tract(s) and adjacent land uses;  
***A map has been included with this submittal that shows the dimensions, acreage and location of the tracts and adjacent land uses.***
- c. The present and proposed classification for the tract(s);  
***The present and proposed zoning classification for the tracts has been noted on the Application Form included with this letter.***
- d. A certified list of the names, addresses and legal descriptions of the owners of property within a radius of three hundred (300) or more feet, as determined by the zoning coordinator, of the exterior boundaries of the tract(s);  
***A certified list as noted above has been included with this letter.***
- e. Gummed mailing labels with the names and mailing addresses typed or printed neatly of all of the property owners indicated on the certified list;  
***Gummed mailing labels as noted above have been included with this letter.***
- f. The names and addresses of the owner(s) of the land and their agents, if any, along with the recorded property owner's signature; and  
***The names and addresses of the landowners and their agent, along with the property owner's signature have been included on the Application Form.***
- g. Payment of all applicable fees.  
***A check has been included with this letter to address payment of all applicable fees.***

- h. A signed statement affirming the pre-application neighborhood meeting was conducted in conformance with the requirements of Section 27-1508 (b) 3, and the zone change application is based on material presented at the meeting. The signed statement shall include a copy of the meeting notice, any written materials provided to the surrounding property owners, a brief synopsis of the meeting results, a roster of the persons attending the meeting and audio or written minutes of the meeting.

***The Pre-Application Statement of Owner or Agent along with all supporting documents, have been included with this submittal to address the above-mentioned items.***

- A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

***This proposed zone change is consistent with several of the goals and policies of the adopted Yellowstone County and City of Billings 2008 Growth Policy Update. According to the Growth Policy, these properties are located within the single family residential / agriculture land use designation in an area with a 5-year projected residential growth.***

***The proposed zoning changes for approximately 23.3 acres of two of the properties to agriculture suburban zoning aligns well with the single family residential / agriculture land use designation. This will allow for single family residential use at a density of one dwelling unit per acre. This will fit in with the density of the surrounding existing residential development. The proposed residential use will also align well with the character of the neighborhood, as it is proposed in a location in Billings that was projected to receive residential growth. Further, as the proposed zone change is in an area that has been designated for residential growth, it will minimize urban sprawl by providing homes in the designated area. There are also several existing residential subdivisions located in the surrounding area, so future residential homes would fit into the character of the neighborhood.***

***The proposed zoning change to Community Commercial zoning for approximately 5.3 acres of one of the properties will also provide commercial uses to support the existing and proposed residential development in the area. A goal of the 2008 Growth Policy Update is to provide more housing and business choices within each neighborhood. This proposed mixed-use zone change of both residential and commercial zoning is consistent with this goal as it would allow both residential use and commercial use on these properties.***

***The new commercial and residential development that would result from the proposed zone change will be developed to meet the current development standards. This will meet the 2008 Growth Policy Update goal of providing sanitary and safe properties, in an effort to improve the community image. There are no known natural resources located on these properties that would be impacted by proposed zone change. We have endeavored to prepare a thorough zone change application with this submittal, so as to meet the 2008 Growth Policy Update goal of a predictable and timely zone change review procedure.***

- B. Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.

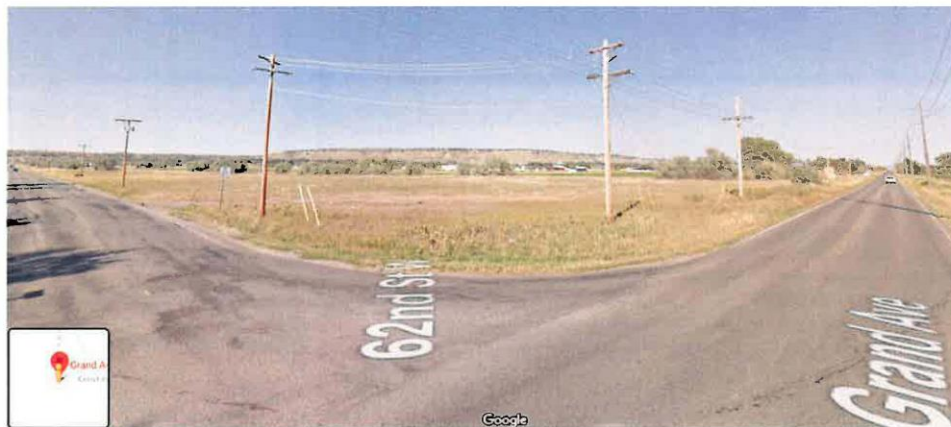
***The properties are currently zoned with Agriculture Open Zoning, which allows a residential land use of up to one dwelling unit per ten acres. A portion of these properties, along with***



*another property in the area, were previously used for agriculture purposes. However, the property has since been sold and the owner does not intend to use it for agricultural purposes.*

*Instead, a portion of the property is proposed for residential use. The total acreage of the three properties is slightly under 30 acres, so with the current zoning, only two homes would be permitted on these large properties. Instead, approximately 23.3 acres are proposed to be changed to the Agriculture Suburban zoning, which would allow up to approximately 23 homes on this portion of the property. This would align well with the existing surrounding residential subdivisions developed in the area. Several of the properties to the north and the south are also zoned with Agriculture Suburban zoning, so this proposed zoning will fit in well with the existing zoning and land uses of the immediate area. Several of the properties in the surrounding area are also zoned with Residential 15,000 zoning. The proposed Agriculture Suburban zoning will encourage slightly less dense development than the existing Residential 15,000 zoning in the area; however, it will still fit in nicely with the existing surrounding area.*

*An approximately 5.3-acre portion of the properties was not utilized recently for agriculture use. This portion of the properties is on the western side of the ditch that crosses them, and it has recently been utilized just as vacant land. An image below has been provided to depict this portion of the property.*



*The proposed zoning change for this approximately 5.3-acre portion of the property will allow it to be utilized for commercial use. The Community Commercial use could allow a storage unit facility, or another type of commercial operation that would benefit and support the surrounding residential properties. This use will fit in well with the existing residential uses of the area as it will provide services and support for these properties.*

Please feel free to contact me with any questions by email at [Christina.M.Loucks@IMEGcorp.com](mailto:Christina.M.Loucks@IMEGcorp.com) or by phone at (406) 721-0142.

Sincerely,  
Territorial-Landworks, Inc.



  
Christina Loucks, Planning Technician

Enclosures:    Application Form  
                  Vicinity Map  
                  Layout with Dimensions and Acreages of Properties  
                  Pre-Application Statement of Owner or Agent  
                  Pre-Application Meeting Notification Letter  
                  Subject Property Map  
                  Pre-Application Meeting Minutes  
                  Pre-Application Meeting Sign in Sheet  
                  Neighbor Comment  
                  Map Provided by City of Properties within 300' of the Zone Change  
                  Certified List of Names and Addresses of Property Owners  
                  Mailing Labels based on Certified List  
                  Review Fee

C.        File & Scan (with attachments)

*T:\1\_ACTIVE FILES\2019 Projects\5540 - John Poukish 62nd Street Subdivision\4\_PLANNING\Rezone Application\ltr.2020-02-20.YCPD.Rezone Application.docx*



**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 62<sup>nd</sup> 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 18<sup>th</sup>, 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 62<sup>nd</sup> 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](mailto:christina.m.loucks@imegcorp.com) or mail them to the address found at the bottom of this page.

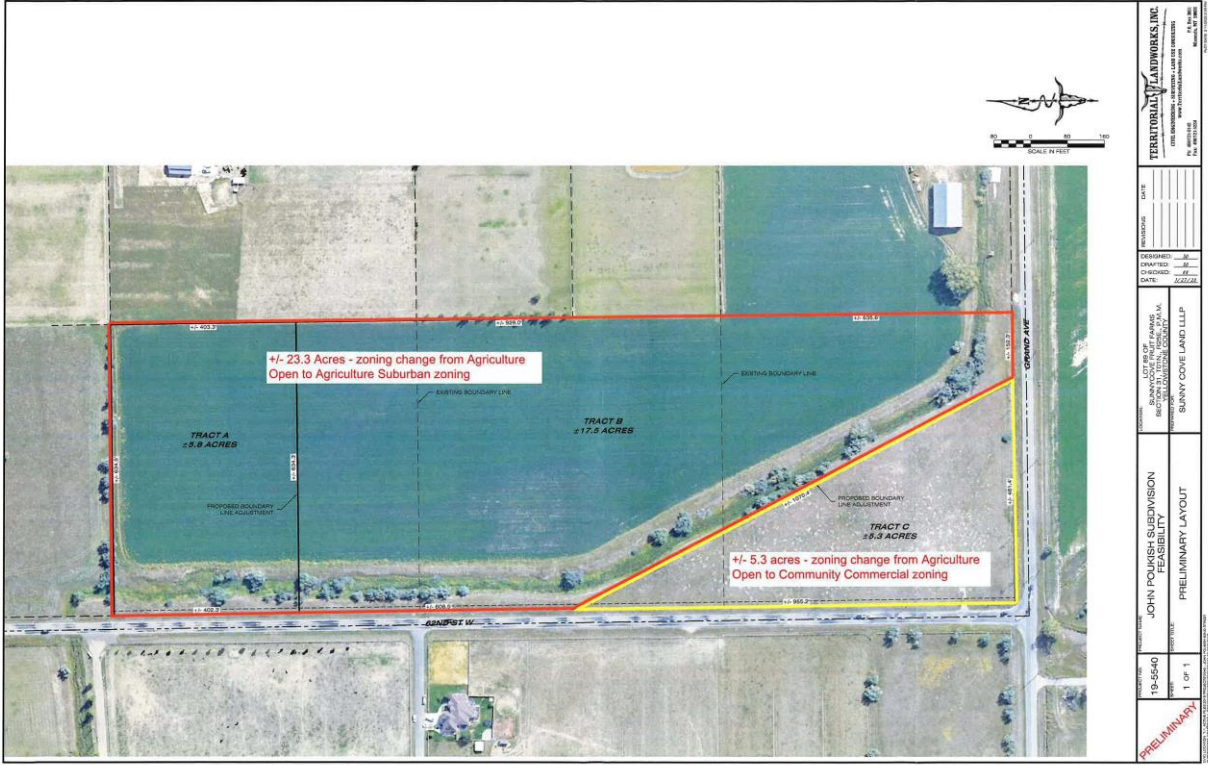
Sincerely,  
**Territorial-Landworks, Inc.**

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



<b>PRELIMINARY</b> 19-5540 1 of 1	PROJECT NO. 19-5540	PROJECT NAME JOHN POUKIS SUBDIVISION CONSISTENT	PREPARED BY TERRITORIAL LANDWORKS, INC. 1000 UNIVERSITY AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.8888 WWW.TERRITORIALLANDWORKS.COM
	DATE 08/20/2019	CHECKED BY J. POUKIS	CLIENT SUNNY COVE LAND, L.L.P.

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

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

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**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.

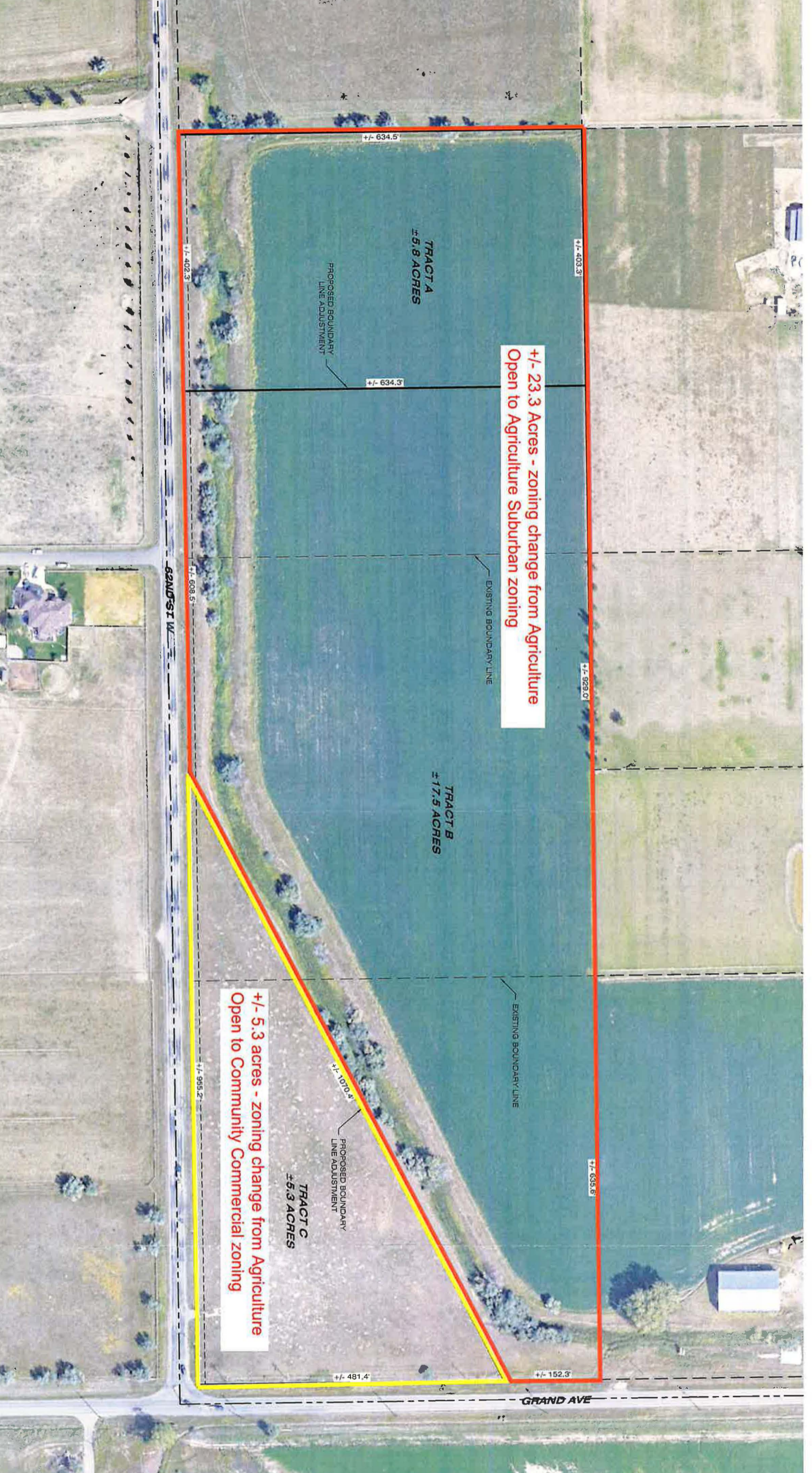
➤ **Topic: General Information**

- 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

*T:\1\_ACTIVE FILES\2019 Projects\5540 - John Poukish 62nd Street Subdivision\4\_PLANNING\Rezone Application\Minutes - Neighborhood Meeting 2020-02-18.doc.*



**+/- 23.3 Acres - zoning change from Agriculture  
Open to Agriculture Suburban zoning**

**+/- 5.3 acres - zoning change from Agriculture  
Open to Community Commercial zoning**

**TRACT A  
± 5.8 ACRES**

**TRACT B  
± 17.5 ACRES**

**TRACT C  
± 5.3 ACRES**

PROPOSED BOUNDARY  
LINE ADJUSTMENT

EXISTING BOUNDARY LINE

EXISTING BOUNDARY LINE

PROPOSED BOUNDARY  
LINE ADJUSTMENT

+/- 402.3'

+/- 634.5'

+/- 634.3'

+/- 403.3'

+/- 929.0'

+/- 608.5'

GRAND ST W

+/- 635.6'

+/- 481.4'

+/- 152.3'

GRAND AVE



**County Zoning Commission-Virtual Video Conference**

**Meeting Date:** 05/14/2020

**SUBJECT:** County Zone Change 701- 2404 & 2410 Old Hardin Road

**THROUGH:** Karen Husman

**PRESENTED BY:** Karen Husman

**Information**

**REQUEST**

Zone Change 701 - 2404 & 2410 Old Hardin Road - The applicant is requesting zone change from from Residential-15,000 (R-150) to Residential Multi-Family Restricted (RMF-R) on Lots 17 & 18 of Meadowbrook Subdivision, a 1.32-acre parcel of land. A pre-application neighborhood meeting was held on March 30, 2020 at, 6:00 p.m., at 2404 Old Hardin Road. Presented by Karen Husman, Planner I.

**RECOMMENDATION**

Planning staff is recommending approval of Zone Change 701 and adoption of the 11 criteria detailed in the summary section of this memo.

**APPLICATION DATA**

OWNER: Chris Vlahos  
 AGENT: Marshall Phil, Blueline Engineering  
 LEGAL DESCRIPTION: Lots 17 & 18, Meadowbrook Sub  
 ADDRESS: 2404 & 2410 Old Hardin Road  
 SIZE OF PARCEL: 1.32 Acres  
 EXISTING LAND USE: Residential - Single family  
 PROPOSED LAND USE: Residential Multi Family  
 EXISTING ZONING: R-150  
 PROPOSED ZONING: RMF-R

**CONCURRENT APPLICATIONS**

None.

**APPLICABLE ZONING HISTORY**

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
None					
SURROUNDING PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
3207 thru 3317 Driftwood Lane	ZC 149	10/25/1977	R-150 to R-60	Yes	4-plexes
1204 thru 1216 Quinella Dr	ZC 243	7/3/1979	R-96 to R-60	Yes	4-plexes
425 Johnson Lane	ZC 638	9/28/2012	R-96 to R-50	Yes	Townhomes

## **SURROUNDING LAND USE & ZONING**

NORTH: Zoning: CC  
Land Use: Commercial  
SOUTH: Zoning: R-150  
Land Use: Residential  
EAST: Zoning: R-150  
Land Use: Residential  
WEST: Zoning: Public  
Land Use: Public Park

## **BACKGROUND**

The subject property is located at 2404 & 2410 Old Hardin Road on Lots 17 & 18 of Meadowbrook Subdivision. The applicant is proposing the change to allow three triplex residential structures. The 2016 Lockwood Growth Policy recognizes this area with a density of seven to ten dwelling units per acre if used for residential purposes. The proposed project for the property would be slightly less than seven units per acre (6.8 units/acre).

The County adopted the Lockwood Community Plan in August 2006. According to the potential land development map, the intersection of Woodland Road and Old Hardin Road is predicted to develop as commercial. The current trend in the area, however, indicate the residential development is more appropriate for this location. The adjacent residential homes to the south and east may be mildly impacted by the proposed multi-family development on the property, but site development requirements for buffering and screening should diminish any impact to these properties.

In 1977, 1979 and then in 2012, the County adopted zone changes in Lockwood to accommodate multi-family or townhome developments. The zone changes in 1977 and 1979 also had street frontage on Old Hardin Road. The 2012 zone change was for property on Johnson Lane where a townhome development was planned but never constructed.

## **SUMMARY**

### **Proposed County Zoning Commission Determinations**

Prior to making a decision, the Zoning Commission and Board of County Commissioners shall consider the following:

1. *Is the new zoning designed in accordance with the Lockwood Growth Policy?*

The proposed zoning does comply with the following goals of the 2016 Lockwood Growth Policy and Lockwood Community Plan:

- *Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in the growth policy. (Page 34 LGP)*

The proposed zoning would allow a greater variety of dwellings on this property including 2-family dwellings and multi-family dwellings. The current zoning of R-150 only allows single family dwellings. The proposed zoning is compatible with the surrounding land uses and neighborhoods.

- *Goal – Provide ongoing assessment of land use and zoning to help guide future development and identify places for recreation opportunities and other community-wide uses. (Lockwood Community Plan)*

The diversity of land uses in Lockwood is part of what has built its identity as an independent community in the County. Approval of this zone change will likely result in a complete re-development of the property for a variety of housing options including two-family and multi-family dwellings either for rent or for sale.

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

The subject property is currently served by the Lockwood Fire Department with mutual aid from the Billings Fire Department. The property will have access from Woodland Road. There should be adequate ingress and egress to the property for emergency vehicles. The property is served by the Lockwood Water District that has fire hydrants throughout the Lockwood community.

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

**Transportation:** The property is located on a high traffic corridor, adjacent to Old Hardin Road. The applicant is proposing access from Woodland Road. Any vehicular access drive approach must be approved by the Yellowstone County Public Works Department.

**Water and Sewerage:** The property will be served by public water and sewer systems through permission of Lockwood Water and Sewer District.

**Schools and Parks:** The proposed zoning may have a minor impact on the student population. The proposed residential development would potentially provide nine dwelling units. The proposed zoning should not significantly impact parks.

**Fire and Police:** The subject property is serviced by the Lockwood fire Department and the Yellowstone County Sheriff's Department.

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

The new zoning will allow development of property that is adjacent to existing residential uses to the south and east, and public park to the west. There is commercial development to the north across Old Hardin Road. The proposed zoning would provide residential housing and the intent is to promote health and general welfare.

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 streets. Pedestrian traffic in the area is limited due to the lack of sidewalks and trails. The additional traffic generated if the property is developed may affect transportation on the adjacent streets. A Zoning Compliance Permit will need to be approved for the proposed development. The development will also need approval by all County and local departments including any related to transportation if required.

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

The proposed zoning is compatible with the adjacent residential 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 is a mix of commercial and residential uses. The property is suitable for residential uses and the site development will be in character with the adjacent uses.

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

The new zoning will allow the development of new residential uses adjacent to residentially zoned property. The proposed development will conserve the value of existing structures and adjacent properties through compatible land uses.

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

The property is suitable for uses allowed in the RMF-R zoning district. The new zoning will encourage residential development, the most appropriate use of the land.

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

The proposed zoning is not close to the City of Billings but is compatible with the typical urban development near arterial intersections and this area of the Yellowstone County.

## **RECOMMENDATION**

Planning staff recommends approval of Zone Change 701 and adoption of the 11 criteria detailed in the summary section of this memo.

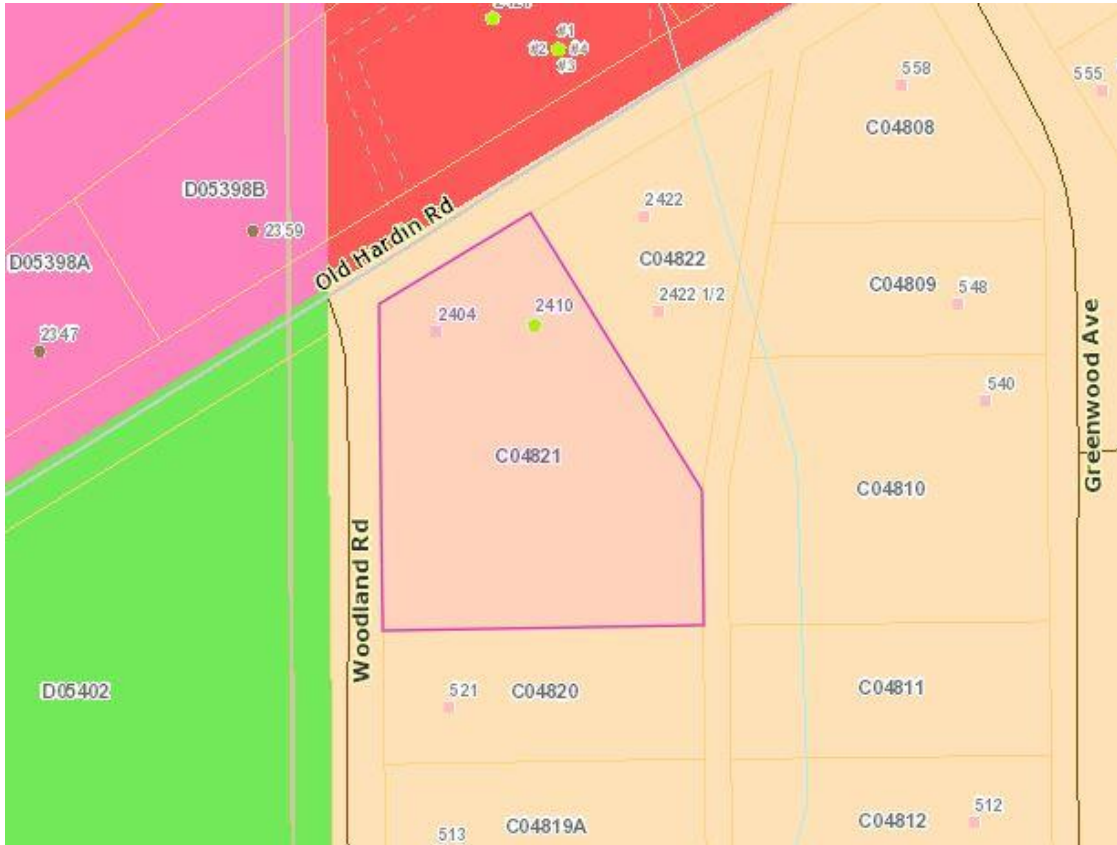
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## **Attachments**

Zoning Map & Site photos  
Application & Applicant Letter  
Pre-App Neighborhood meeting  
Site Plan

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# Zoning Map



# Site Photos





Subject Property



Subject Property



West



South



South



South



North

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # \_\_\_\_\_ - Project # PZ-20-00079  
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: R-150

Proposed Zoning: RMF-R

Tax ID # C04821 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: MEADOWBROOK SUBD. S30, T01N, R27E, LOTs 17&18

Address or General Location (If unknown, contact County Public Works): \_\_\_\_\_  
2404&2422 OLD HARDIN ROAD, 59101

Size of Parcel (Area & Dimensions): 1.32 ACRES, DIMENSIONS ON EXHIBIT

Present Land-Use: SINGLE FAMILY HOME

Proposed Land-Use: 3 TRIPLEX MULTI-FAMILY HOME UNITS

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X

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): CHRIS VLAHOS

(Recorded Owner)  
632 GRANITE ESTATES LANE  
(Address)  
672-3661 SUPERBUILDS@GMAIL.COM  
(Phone Number) (email)

Agent(s): BLUELINE ENGINEERING

(Name)  
724 1ST AVE N  
(Address)  
284-2284 MPHIL@BLUELINE-ENG.COM  
(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: \_\_\_\_\_ Date: 4-3-2020  
(Recorded Owner)



April 3, 2020

Planning & Community Services Department  
2825 3<sup>rd</sup> Ave North, 4<sup>th</sup> Floor  
Billings, MT, MT 59101

To Whom It May Concern:

We are submitting this Zone Change Application for the following: Lots 17 and 18, Meadowbrook Subdivision, Section 28, T1N, R27E, Section 30, P.M.M. in Yellowstone County, Montana (Tax ID # C04821); The following is in response to the questions found within the County Zone Change Application.

Question A: In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

Answer: The Lockwood Growth Policy indicates that this area should be use for a density of 7 to 10 dwellings per acre. This plan will have a density of 6.8 dwellings per acre.

Question B: Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.

Answer: The current zoning of R-15000 allows for single family homes. A zone change to RMF-R is required to allow for triplex units. Both the current and proposed zoning are for residential use. The proposed multi-family is a transition from the commercial uses across Old Hardin Road.

The rezoning of this property supports the Lockwood Growth Policy in the following ways:

- This zone change does follow the recommended changes to higher densities of 7 to 10 dwellings per acre
- The County Floodplain Regulations are being used to protect the floodway and flood fringe in the regulated flood hazard zones

Additional information and materials specified within the Application forms are included in those forms and/or attached to this letter. We thank you very much for your continued support on this request, and for your consideration of our re-zoning application. Please feel free to contact me at (406) 860-4617 if you have any questions.

Sincerely,



Marshall Phil  
Blueline Engineering

**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](mailto: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 1<sup>st</sup> 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 1<sup>st</sup> Avenue N  
Billings, MT 59101

406-860-4617

[mphil@blueline-eng.com](mailto:mphil@blueline-eng.com).

Sincerely,



Marshall Phil  
Blueline Engineering

Blueine Engineering

724 1<sup>st</sup> Ave. N

Billings, MT 59101

(406) 294-2294

March 30, 2020

Meadowbrook subdivision Zone Change Public Meeting Sign-in Sheet

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

- Bob Riehl 126 Rolling Meadow Drive, [BSRiehl@gmail.com](mailto:BSRiehl@gmail.com)
- Terry Lane 209-564-8363

Additionally 3 participants called in.

- Lisa & Kurt Krieter 698-9898 [kurtk@live.com](mailto:kurtk@live.com)
- Tony Baily 860-9030

Blueine Engineering

724 1<sup>st</sup> Ave. N

Billings, MT 59101

(406) 294-2294

March 30, 2020

Meadowbrook subdivision Zone Change Public Meeting Minutes

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

- Bob Riehl 126 Rolling Meadow Drive, [BSRiehl@gmail.com](mailto: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](mailto: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.

778

