

Pre-Application Minutes

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:** Agricultural Suburban
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: A 22.2 acre section of tract 1A2 of COS 1884 will be changed to zone R-15000
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** S29, T01N, R27E, C.O.S. 1884, TRACT 1A2, AMND TR 1
(LESS EAGLE CLIFF MEADOWS SUB1 1ST & COS 3425 & 3484
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 24, day of June, 2020.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Wayne & Mary K Rottrup Telephone: _____

Address: 4145 Ford Rd Billings, MT 59101-7150 Email: _____

Agent (s): Performance Engineering, LLC Telephone: 406-384-0080

Address: 608 N 29th St Billings, MT 59101 Email: scott@performance-ec.com

June 16, 2020

Dear Interested Neighbor,

On behalf of YPS Construction, *Performance Engineering, LLC* is writing to inform you of a zoning pre-application neighborhood meeting being held on **Wednesday, June 24th**, at **6:00 p.m.** Due to recent concerns surrounding public health and safety regarding COVID-19, **the zoning pre-application meeting will be held online via Zoom.**

Please see the following information below for the material to access the Zoom meeting:

Go to the following Website: **zoom.us/join**
Meeting ID: **864 5606 2774**
Password (Case Sensitive): **626ECEZ**

The owner is requesting that the property shown on the attached exhibit (Exhibit 1) and described below be re-zoned to accommodate future development:

A section of Tract 1A2 of Certificate of Survey 1884, Section 29, Township 01N, Range 27E, in Yellowstone County totaling 22.2 acres, located on the east end of Navarro Drive and north end of Eagle Cliff Meadows Road.

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change for the subject property, discuss the potential for redevelopment, and to answer questions about the project. The property is currently zoned as **Agricultural Suburban**. The zoning proposal to be presented to *Yellowstone County* will be to change the zoning of the land described above from **Agricultural Suburban** to **R-15000** to accommodate development of a new subdivision. A total of 22.2 acres is included in the proposed zone change. The current zoning code definition for **R-15000** is as follows:

"A zone intended to provide for low density, single-family residential developments in areas which may or may not be serviced by a public water and/or sewer system."

Representatives for *Performance Engineering, LLC* as well as YPS Construction, will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at **608 North 29th Street, Billings, MT 59101**, attention Scott Aspenlieder, or emails may be sent to scott@performance-ec.com. We look forward to discussing the proposed zoning change with you and hope to see you on **June 24th**.

Sincerely,



Scott Aspenlieder, PE
Principal



June 24th 2020 6:00pm
ZOOM Conference Meeting

Meeting Notes
Eagle Cliff Estates Subdivision

Representatives: Craig Dalton (PE)

Attendees

4 Attendees Total

Points of Discussion

Brief review of Project Development
Addressed Comments/Concerns from Home/Property owners

Project Development

Development of a residential subdivision in Lockwood

Home/Property Owners Comments, Concerns, & Questions

- Attendees had minimal questions or concerns
- Attendees requested further information regarding the difference between R-96 and R-15 zones
- Attendees requested information about the start of construction of the proposed project (currently unknown)

Meeting Adjourned 6:15 pm.

1 Page