



APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 990 - Project # PZ-21-0066Z

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning Heavy Commercial (CX)

Proposed Zoning: Residential Manufactured Home (RMH)

TAX ID# D014940 CITY ELECTION WARD 3

Legal Description of Property: Lot 19 & South 1/2 of Lot 18 of Flanagan Subdivision

Address or General Location (If unknown, contact City Engineering): 304 Rhea Lane, Billings, MT

Size of Parcel (Area & Dimensions): 4.42 acres / 600' x 115' x 730' 530'

Present Land-Use: vacant

Proposed Land-Use: Residential manufactured home park

Covenants or Deed Restrictions on Property: Yes No X

If yes, please attach to application

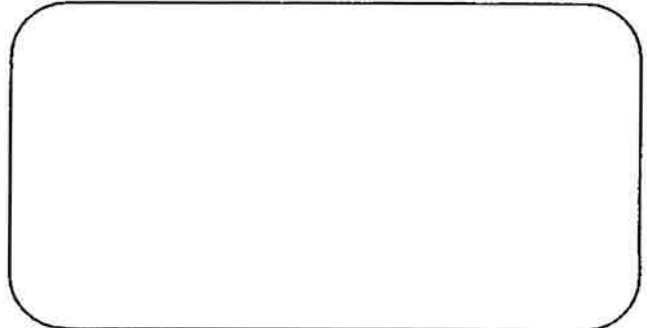
\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Pierce Building, Ron Pierce
(Recorded Owner) PO Box 80667, Billings, MT 59108
(Address) 406-855-0399 rpierce@pierce.biz
(Phone Number) (email)

Agent(s): WWC Engineering - Aaron Redland
(Name) 550 S. 24th Street W, Ste 201, Billings, MT 59102
(Address) 406-894-2210 aredland@wwcengineering.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] Date: 2/26/2021
(Recorded Owner)



## 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:** Heavy Commerical (CX) \_\_\_\_\_

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

The existing zoning of this property is Heavy Commercial (CX) and the proposed zoning is Residential Manufactured Home (RMH)

3. **Subject Property Map:** please attach to this form

4. **Legal Description of Property:**

Lot 19 and South ½ of Lot 18 of Flanagan Subdivision

City of Billings, Montana

5. **Neighborhood Task Force Area:**  Yes  No . If Yes, Name of Task Force and mailing address of Chairperson:

Billings Central Terry Neighborhood Task Force

Lisa Sandau, Chair [billingscentralterrytaskforce@gmail.com](mailto:billingscentralterrytaskforce@gmail.com)

6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form

7. **A copy of the meeting notice.** please attach to this form

8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form

9. **The undersigned affirm the following:**

1) The pre-application neighborhood meeting was held on the 18th, day of February, 2021.

2) The zone change application is based on materials presented at the meeting.

**Owner (s):** Pierce Building, Ron Pierce \_\_\_\_\_ Telephone: 406-855-0399 \_\_\_\_\_

Address: PO Box 80667 \_\_\_\_\_ Email: rpierce@pierce.biz \_\_\_\_\_

Billings, MT 59108 \_\_\_\_\_

**Agent (s):** WWC Engineering \_\_\_\_\_ Telephone: 406-894-2210 \_\_\_\_\_

Address: 550 S. 24<sup>th</sup> Street W., Ste 201 \_\_\_\_\_ Email: aredland@wwcengineering.com \_\_\_\_\_

Billings, MT 59102 \_\_\_\_\_



---

550 S. 24<sup>th</sup> STREET W., SUITE 201, BILLINGS, MT 59102 | 406.894.2210

February 10, 2021

«Name»

«Address\_1»

«City», «State» «Postal\_Code»

**Re: Neighborhood Meeting for Zone Change**

Dear Landowner:

The purpose of this letter is to inform you of a neighborhood meeting pertaining to a potential zone change for Lot 19 and South ½ of Lot 18 of Flanagan Subdivision; see included Exhibit 1. As part of the zone change process, this meeting is required to provide information to the surrounding property owners of the zone change for their review and comment prior to starting the zone change process.

The current zoning of Lot 19 and South ½ of Lot 18 of Flanagan Subdivision (4.422 acres) is Heavy Commercial (CX) and the proposed zone change will be to Residential Manufactured Home (RMH). The intent of the requested zone change is to match current zoning of the property located directly north of the subject property.

Due to the current COVID-19 restrictions, the meeting will be facilitated via Zoom platform. Should you wish to attend, please reach out to myself at 406-894-2210 or at the email address listed below to obtain the call-in and login information. The meeting will be held February 18<sup>th</sup> at 6:00 p.m. Please contact me directly if you are unable to participate in the meeting due to limited technology resources and we will provide another option to participate in the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Redland".

Aaron Redland, Project Manager  
[aredland@wwcengineering.com](mailto:aredland@wwcengineering.com)

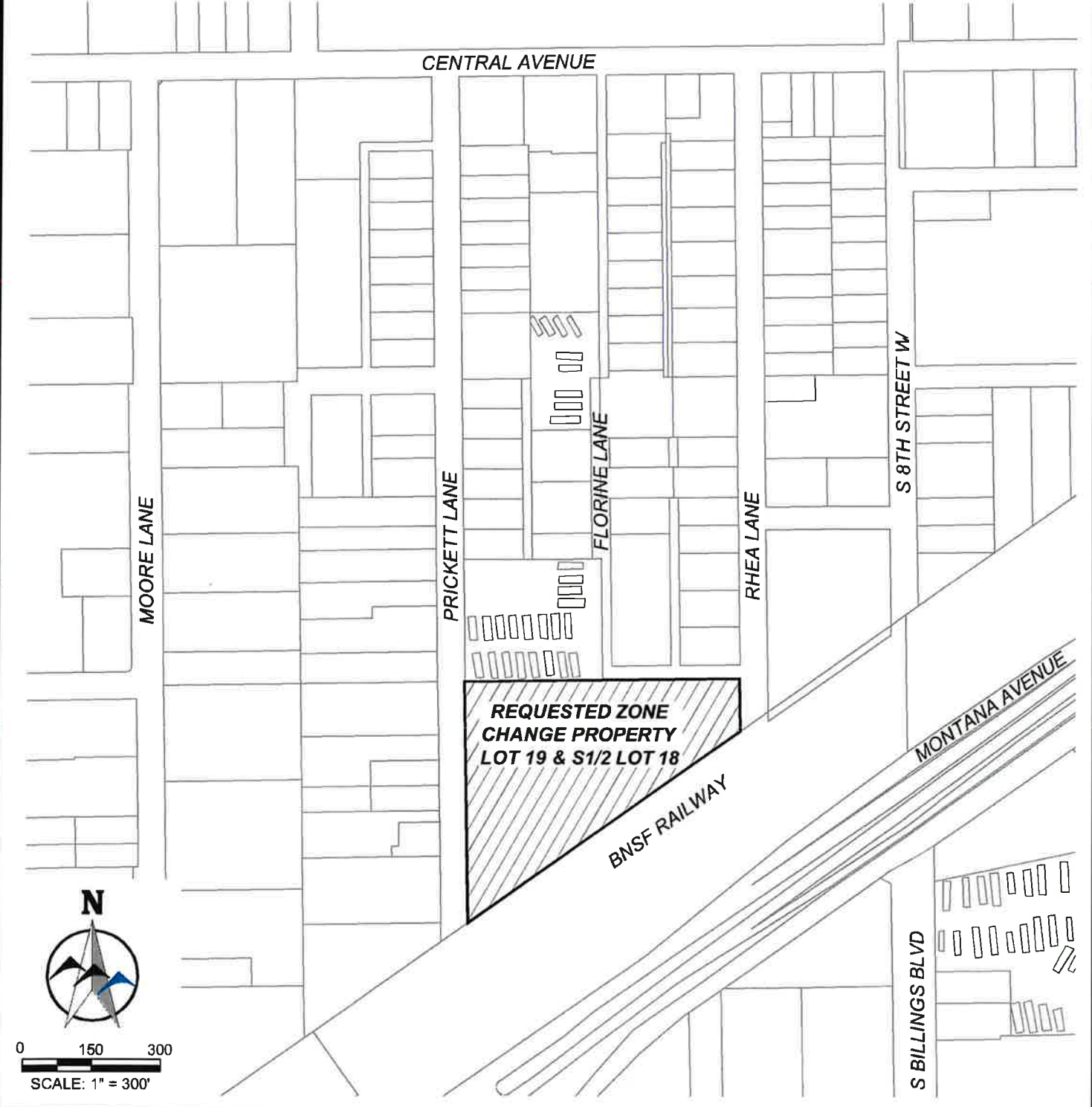
AR

Encl.: Exhibit 1

K:\Billings\Moore, Ray & Smith, James\2021043 Moore Smith Manufactured Home Park\02Corr\Outgoing\Pre-App Neighborhood Meeting Letter 2-11-2021.docx

# EXHIBIT A

LOT 19 AND S1/2 OF LOT 18  
 FLANAGAN SUBDIVISION  
 CITY OF BILLINGS, MONTANA



## PROPOSED ZONE CHANGE

LOT 19 AND S1/2 OF LOT 18  
 FLANAGAN SUBDIVISION  
 CITY OF BILLINGS, MONTANA

DSGN	DATE	CKD
AMR	2/2021	GTR
REV	DATE	CKD

EXHIBIT A

**WWC** ENGINEERING  
 550 S. 24TH STREET W, SUITE 201  
 BILLINGS, MT 59102  
 (408) 894-2210

EXHIBIT  
 1 OF 1

JOB # 2021-043

PROJECT: WWC COLORADO  
 FILE PATH: K:\Projects\Missoula, Hwy & Smith, January 2021\043 Missoula South Manufactured Home Park\02\2021\043\043 Exhibit A Zone Change.dwg  
 28/02/2021



550 S. 24<sup>th</sup> STREET W., SUITE 201, BILLINGS, MT 59102 | 406.894.2210

February 10, 2021

Karen Husman Planning & Community Services  
2828 3rd Ave N - 4th Floor  
Billings, MT 59101



**Re: Neighborhood Meeting for Zone Change**

Dear Landowner:

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Sincerely,

Aaron Redland, Project Manager  
[aredland@wwcengineering.com](mailto:aredland@wwcengineering.com)

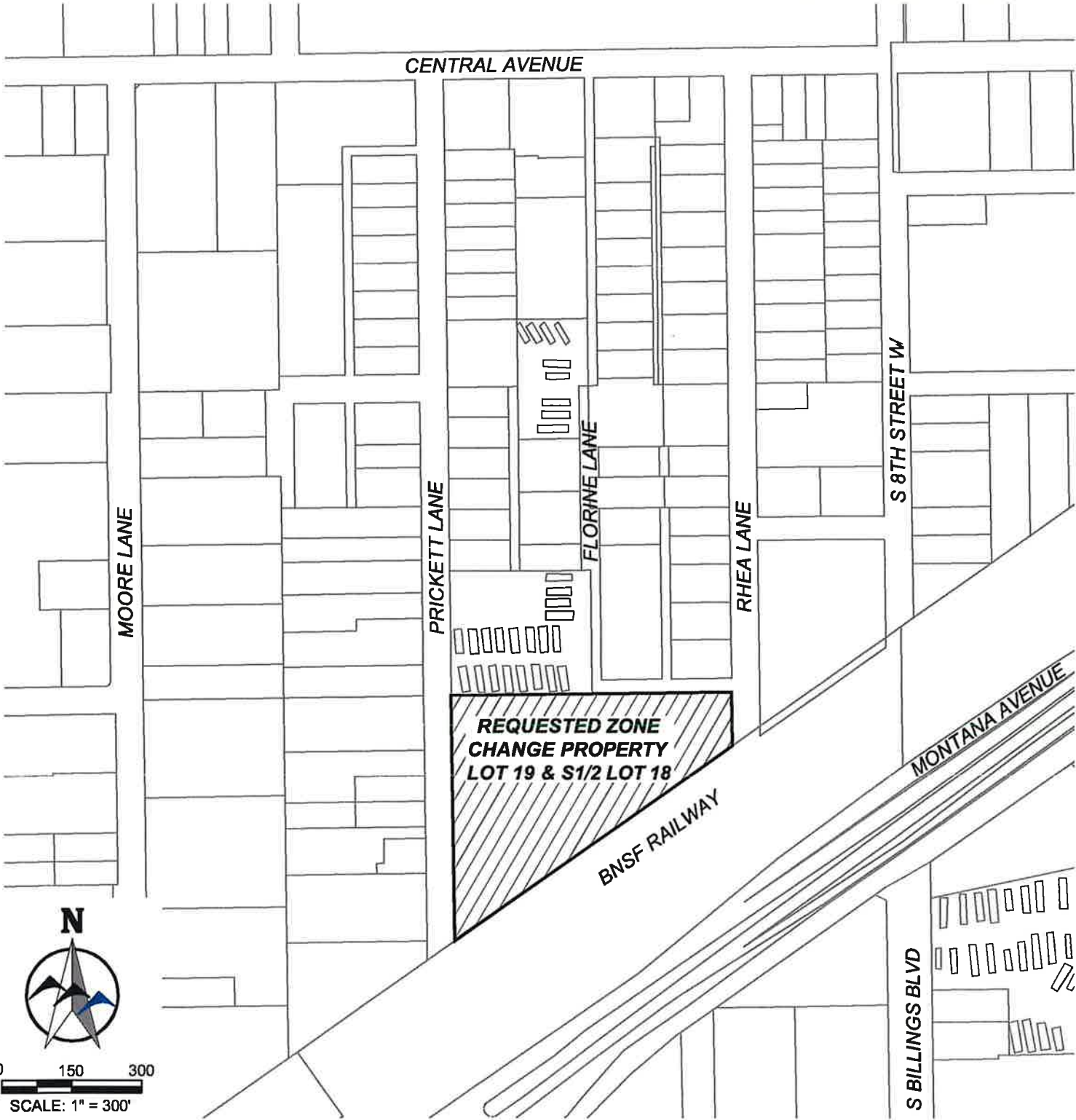
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Encl.: Exhibit 1

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# EXHIBIT A

LOT 19 AND S1/2 OF LOT 18  
 FLANAGAN SUBDIVISION  
 CITY OF BILLINGS, MONTANA



0 150 300  
 SCALE: 1" = 300'

**PROPOSED ZONE CHANGE**  
 LOT 19 AND S1/2 OF LOT 18  
 FLANAGAN SUBDIVISION  
 CITY OF BILLINGS, MONTANA

DSGN	DATE	CKD
AMR	2/2021	GTR
REV	DATE	CKD

EXHIBIT A

**WWC ENGINEERING**  
 550 S. 24TH STREET W, SUITE 201  
 BILLINGS, MT 59102  
 (406) 894-2210

EXHIBIT  
 1 OF 1



O'BLENESS, MATTHEW  
PO BOX 21198  
BILLINGS, MT 59104-1198

KEYSER, DARCY O RUSSELL  
236 PRICKETT LN  
BILLINGS, MT 59101-3428

GLEED, BRENT J  
1225 SUN VALLEY RD  
BILLINGS, MT 59105-1942

OCTAGON PROPERTIES LLC  
3041 SOLAR BLVD  
BILLINGS, MT 59102-6819

JUNEBUG LLC  
4545 LONE EAGLE DR  
BILLINGS, MT 59106-9677

KANANEN PROPERTIES LLC  
208 PRICKETT LN APT 3  
BILLINGS, MT 59101-3445

BRADY, SEAN D  
5032 POLY DR  
BILLINGS, MT 59106-1329

LAIS DEVELOPMENT INC  
745 HENESTA DR  
BILLINGS, MT 59102-6349

PIERCE BUILDING  
PO BOX 80667  
BILLINGS, MT 59108-0667

BC MHP LLC  
PO BOX 4747  
WHITEFISH, MT 59937-4747

JACOBSON, RICHARD LEE &  
3511 SAINT JOHNS AVE  
BILLINGS, MT 59102-4343

PORTA, WILLIAM J  
PO BOX 21365  
BILLINGS, MT 59104-1365

MONTANA POWER COMPANY  
3010 W 69TH ST  
SIOUX FALLS, SD 57108-5613

R L B OIL CO  
1810 POLY DR  
BILLINGS, MT 59102-1731

JONES, SHERYL D  
138 PRICKETT LN  
BILLINGS, MT 59101-3424

MERRITT, LINDA MARIE  
130 PRICKETT LN  
BILLINGS, MT 59101-3424

WESTBERG, JESSICA ROSE  
246 RHEA LN  
BILLINGS, MT 59102-5832

OLIVER, DONNA R  
242 RHEA LN  
BILLINGS, MT 59102-5832

FRADENBURGH, SCOTT & BRENDA  
6171 S GRANITE DR  
CHANDLER, AZ 85249-2104

WOOD, RONALD A  
126 RHEA LN  
BILLINGS, MT 59102-5830

W LAND HOLDINGS LLC  
5245 AMHERST DR  
BILLINGS, MT 59106-8549

MONTANA RAIL LINK  
PO BOX 16624  
MISSOULA, MT 59808-6624

Central Terry TF  
930 Miles Ave  
Billings, MT 59101

Karen Husman  
Planning & Community Services  
2825 3<sup>rd</sup> Ave N – 4<sup>th</sup> Floor  
Billings, MT 59101

**(1) Whether the new zoning is designed in accordance with the growth policy;**

According to the Central-Terry Park Neighborhood Plan, one of the land use goals is to “maintain existing “core” residential areas, while strongly discouraging commercial intrusion into existing neighborhoods.” The proposed zone change from CX to RMH would remove the potential for CX development to occur in an already developed residential area. The proposed zone change would also eliminate the possibility of commercial truck traffic within the residential neighborhood and new commercial uses in residential areas which were stated in the Central-Terry Park Neighborhood Plan as goals to discourage.

The 2016 City of Billings Growth Policy, states that growth will be managed by “encouraging development within and adjacent to the existing City limits, but preference will be given to areas where City infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from development.” The propose zone change would provide additional tax revenue to the city and provide affordable housing options utilizing an infill lot with city services. Based on the data adopted in the growth policy, infill lots that provide a mix of housing will generate the highest return on investment per acre for the City of Billings.

**(2) Whether the new zoning is designed to secure from fire and other dangers;**

The change of CX to RMH zoning would create a full width looped road at the end of three dead end roads located in the project area. The maximum distance allowable without a turnaround facility is 150', which Prickett Lane is approximately 1,800' long with the only turn around locations being driveways or limited width accesses (i.e., through the trailer court adjacent to the property). This zone change will remove a significant safety concern of limited emergency service access to the area.

Comparison of the RMH proposed zoning to the CX previous zoning does not have an inherit difference in the fire security of the structures built. The parcel has existing fire hydrants along Prickett Lane, Florine Lane, and Rhea Lane that meet spacing requirements.

**(3) Whether the new zoning will promote public health, public safety and general welfare;**

The proposed zone change from CX to RMH would allow for the developer to proceed thru the subdivision process to create a residential manufactured home park which will require the developer to improve existing infrastructure adjacent to the property and install new infrastructure such as water, sewer, stormwater retention, a park area, and landscaping. The new dedicated right-of-way connecting Prickett Lane to Rhea Lane will be required to include curb/gutter/sidewalk which will allow for proper ingress and egress for emergency vehicles from the neighborhood. The development to residential use for this property would allow the developer to create a manufactured home park per the requirements stated in the City of Billings Subdivision Regulations that will improve the property value in the neighborhood and eliminate a vacant lot within the city limits.

**(4) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;**

The proposed zone change from CX to RMH will positively impact transportation issues surrounding the parcel. Currently, the three roadways providing access to the parcel (Prickett Lane, Rhea Lane, and Florine Lane) are dead end or have limited connectivity by narrow connection roads. An RMH development would be required by

subdivision regulations to provide dual access and looped access, due to the length of the dead end roads exceeding allowable lengths. A CX development on the parcel would not be subject to subdivision regulations thus not looping the dead-end roads.

The City of Billings was contacted regarding capacity of the water and sewer mains in the area of the proposed project. It was noted that the proposed project would have adequate capacity by the existing facilities. Each of the three roads that access the parcel has a water and sewer main within the roadway.

An RMH development would require park area to be incorporated within the proposed site, based on the City of Billings zoning requirements. In addition, Central Park is located directly north of the parcel within walking distance.

**(5) Whether the new zoning will provide adequate light and air;**

In comparison of CX development to RMH development, air pollution is anticipated to be reduced by limiting the size of vehicular traffic accessing the site. A CX zoned property has a number of available permitted use types from warehouse to restaurant to boarding kennels. However, with the limited access of the parcel, commercial development similar to warehousing or storage would be anticipated.

**(6) Whether the new zoning will effect motorized and nonmotorized transportation;**

The preapplication neighborhood meeting included several area residents noting that the access roads to the parcel were narrow without a sufficient location to turn around. The proposed zoning and subsequent required looped road would provide turn around access for these streets that is not currently available. Further, development of the parcel will require City of Billings standard residential streets (34' back of curb to back of curb width) and pedestrian walkways adjacent to all streets. The existing zoning would not provide the pedestrian access between the dead-end streets as the RMH zoning would as connectivity of the roadways would not be required for CX zoning type development. It is of note that discouraging of truck traffic within neighborhoods is a Transportation Short-Term Goal of the Central-Terry Park Neighborhood Plan.

**(7) Whether the new zoning will promote compatible urban growth;**

The Central-Terry Park Neighborhood Plan has identified Urban Design Goals that the proposed zone change directly meets such as:

- Maintain the residential areas of the neighborhood.
  - The majority of the area surrounding the proposed zone change is currently residential properties. By changing the zoning from CX to RMH, the owners are meeting this requirement.
- Enhance the aesthetics of all commercial development through the placement of more landscaping on both the interior and exterior of sites.
  - The proposed RMH development will be include a required park area based upon the subdivision standards and the size of the proposed lot. A CX property would only need to

comply with zoning landscaping requirements, which are less impactful than the park requirements included.

**(8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;**

The character of the district surrounding the subject property, is solely residential. The proposed zone change from CX to RMH would allow the property to stay consistent with the neighborhood character as the adjacent property to the north is a RMH development. For creation of the manufactured home park, the developer will be required to comply with the requirements for residential development such as (but not limited to) infrastructure improvements, emergency access, park area, and landscaping.

**(9) Whether the new zoning will conserve the value of buildings; and**

Immediately adjacent to the proposed development is an RMH development. As such, this development would not be changing the type of residential development that exists within the area. However, this development would be providing emergency service a looped access that is currently not there. In doing so, emergency service capacity to the area may be increased and reduce a significant concern in the area.

**(10) Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.**

Given the demands of affordable housing for residents within Billings, this proposed zone would allow the developer to provide housing options to meet the needs of individuals and families in the community. The infill development of residential housing would generate a greater return on investment for the City of Billings. The subdivision requirements for development of RMH, would require adequate access for emergency vehicles in the neighborhood, street and city service improvements adjacent to the property, park area, and landscaping.

## **Moore/Smith Zone Change Pre-Application Neighborhood Meeting**

February 18<sup>th</sup>, 2021 at 6:00pm

### **Attendance:**

Greg Reid – WWC Engineering  
Aaron Redland – WWC Engineering  
Ray Moore - applicant  
Jim Smith - applicant  
Brent Gleed – 226 Prickett Lane  
Matthew O’Bleness – 312 Prickett Lane  
Jeni with Kananen Properties LLC – 208 Prickett Lane  
Darcy Russel – 236 Prickett Lane  
Willy Aders – 109 Prickett Lane  
Mark Spitzer – no audio for this individual

The meeting was opened by everyone introducing themselves. WWC Engineering (WWC) gave a description of the current zoning and the proposed zoning. WWC also explained the zone change process along with the Zoning and Council meetings that are required for the zone change to be completed.

The area residents were then asked to provide comments or concerns regarding the zone change. The following list summarizes the comments received.

- Emergency access is limited in and out of the neighborhood as Prickett Lane, Florine Lane, and Rhea Lane are dead-ends.
- Amount of current traffic on Prickett Lane is a problem and this would increase that problem.
- Public safety related to individuals that live in a trailer park with the amount police are at the mobile park adjacent to the subject property.
- Amount of foot traffic and crime on the vacant lot.
- The capacity of city services (water and sanitary sewer) is insufficient for the additional homes.

Specific comments brought forth by the neighborhood are listed below.

Jen – wondering which street would access the park/there is a concern on the crime in the area/asked about timeline and who was on list to receive letters for this meeting/the amount of traffic on Prickett/turn around access not sufficient/traffic at night is a concern

Darcy – would the developers be creating a trailer park and where would there be access points/no place for the kids to play in the area/safety/schools at capacity

Matthew – commercial owner at end of Prickett and concern on the amount of crime in the area/ asked whether the property is sold or contingent

Willy – crime is an issue in the area with the amount police in the area/Has had to install security cameras

Brent – commercial development would be a better for the property/believes that the location has good access for a commercial development but poor access for additional residential development/park space requirements for the development

## Aaron Redland

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**From:** Scott Fradenburgh <sbfrady@outlook.com>  
**Sent:** Thursday, February 18, 2021 7:50 PM  
**To:** Aaron Redland  
**Subject:** Re: Flanagan Zone Change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**WARNING: This email originated from an external sender. Please use caution when clicking links or opening attachments.**

Unfortunately I was not able to get on the zoom meeting but I have some concerns. Namely the 1- condition and width of the feeder roads to the property. 2- Age and density on the proposed mobile home park 3-Safeguards to assure that the new or expanded mobile home park does not duplicate the problems created by existing park. 4- plans for the park need to address adequate parking to assure the existing streets and alleys are not further impacted by the new construction.

Will there be further meetings or a public meeting? I do apologize for missing the meeting.

Scott Fradenburgh.

On Feb 18, 2021, at 11:58 AM, Aaron Redland <aredland@wwcengineering.com> wrote:

Hi Scott,

Here is the information to attend the Zoom meeting. Let me know if you have any questions.

WWC Billings Branch is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/84969912228?pwd=dllleU9ldGpPaXcvNUxxNVRPN01sUT09>

Meeting ID: 849 6991 2228

Passcode: 796390

One tap mobile

+12532158782,,84969912228# US (Tacoma)

+13462487799,,84969912228# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)  
Meeting ID: 849 6991 2228  
Find your local number: <https://us02web.zoom.us/j/kpRbIYQE4>

Thanks!  
Aaron Redland

<image001.jpg>

**Aaron Redland | Project Manager**  
550 S. 24<sup>th</sup> Street W., Ste 201 | Billings, MT 59102  
Tel 406-894-2210 | Cell 406-671-5606  
[www.wwcengineering.com](http://www.wwcengineering.com)

**From:** Scott Fradenburgh <sbfrady@outlook.com>  
**Sent:** Thursday, February 18, 2021 8:57 AM  
**To:** Aaron Redland <aredland@wwcengineering.com>  
**Subject:** Flanagan Zone Change

**WARNING: This email originated from an external sender. Please use caution when clicking links or opening attachments.**

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Please send me the information regarding the Flanagan zone change Zoom meeting to be held tonight.

Scott Fradenburgh