

Zone Change 989
Applicant's Letter and Information

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 989 - Project # PZ-21-00033

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: EBURD - Central Works

Proposed Zoning: EBURD - Industrial Sanctuary

TAX ID# A00874 CITY ELECTION WARD # 1

Legal Description of Property: Billings Original Townsite, S33, T01N, R26E, Block 121, Lots 1-12

Address or General Location (If unknown, contact City Engineering): 5 North 16th Street

Size of Parcel (Area & Dimensions): 300' -0" x 130' - 0" = 39000 sf or .895 AC

Present Land-Use: S-2 / Parking

Proposed Land-Use: F-2: Ice Manufacturing, Refrigeration / S-2: Warehousing, Storage

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): J&S Properties, Inc.

(Recorded Owner) _____

(Address) PO Box 31292, Billings, MT 59107-1297

(Phone Number) 406.855.4248 (email) scott@jandstranpsort.com

(Phone Number) _____ (email) jason@jandsrecovery.com

Agent(s): Simonsen-Architect

(Name) _____

(Address) PO Box 2132, Billings, MT 59103-2132

(Phone Number) 406.256.9060 (email) eric@simonsenarchitect.com

(Phone Number) _____ (email) thom@simonsenarchitect.com

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: [Handwritten Signature]
(Recorded Owner)

Date: 1/21/21



J & S PROPERTIES, INC.

P O BOX 31292, BILLINGS, MT 59107

OFFICE (406) 248-8103 FAX (406) 252-7259

January 5th, 2021

Re: ZONING CHANGE at 5 N. 16th Street

1. A. Our proposal for a Zoning Change at 5 N. 16th Street is directly in line with the codified EBURD regulations. We are requesting a zoning change within the EBURD from the existing Central Works to Industrial Sanctuary to be more in-line with the context of the surrounding businesses and use, thus allowing us to develop, within EBURD regulations, a new facility. Our purpose is to create and grow a processing and production plant that will support business and careers in the local population.

B. Under the current zoning of Central Works, the amount of Storefront, Front Lot Yardage and Build-To Zone do not currently allow for adequate size and setbacks for the scale of the necessary structure and production line equipment required to build a new processing and production plant. A zoning change would allow J&S Properties to build, within EBURD code, a state-of-the-art water bottling and ice manufacturing plant suitable to the surrounding area while improving the site, landscaping and neighborhood. Additionally, a change to Industrial Sanctuary would allow Our tenant to provide clean, dependable and affordable distilled and potable water to the adjoining neighborhood and the Greater Billings area. Adjacent properties within the EBURD and along the undeveloped portion of Montana Avenue are zoned Industrial Sanctuary as well. It is within the City of Billings and J & S Properties scope of work to vastly improve the site conditions along Montana Avenue.

2. RE: Addenda One - Site Photos of Existing Conditions.

3. RE: Addenda Two – Pre-Application
Affirmations and Attendance of Neighborhood Meeting
J&S Properties, Inc.
7 North 17th Street
Billings, MT 59101
January 15th, 2021
12:20 PM

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:** EBURD - Central Works

2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: EBURD - Industrial Sanctuary - 300' -0" x 130' - 0" = 39000 sf or .895 AC

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

4. **Legal Description of Property:** Billings Original Townsite, S33, T01N, R26E, Block 121, Lots 1-12

5. **Neighborhood Task Force Area:** Yes No . If Yes, Name of Task Force and mailing address of Chairperson: North Park - Brian Epley - briane@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.** please attach to this form

9. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 15 , day of January , 2021.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): J&S Properties, Inc. Telephone: 406.855.4248
Address: PO Box 31292 Email: jason@jandsrecovery.com
Billings, MT 59107-1292 scott@jandstransport.com

Agent (s): Simonsen-Architect Telephone: 406.256.9060
Address: PO Box 2132 Email: eric@simonsenarchitect.com
Billings, MT 59103-2132 thom@simonsenarchitect.com

J & S PROPERTIES, INC.

P O BOX 31292, BILLINGS, MT 59107

OFFICE (406) 248-8103 FAX (406) 252-7259

COMMUNITY MEETING

January 15th, 2021
12:30 PM
7 North 17th Street
Billings, MT 59101

RE:

J&S Properties Inc. requests a Zoning Change for the property located at 5 N. 16th Street, Billings, MT 59101 in the BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 121, Lot 1 - 12. The zone change is from EBURD Central Works to EBURD Industrial Sanctuary with the intent to improve the property by constructing a new Water bottling and Ice Manufacturing Plant. The current use of the Legal Property is a storage area for vehicles and equipment. A zoning change to EBURD Industrial Sanctuary would allow for the construction of a modern, new facility as well as site and overall neighborhood improvement and appearance that would be compatible with adjacent EBURD Industrial Sanctuary zoned property.

ATTENDANCE:

J&S Properties, Inc.
PO Box 31292
Billings, MT 59105

Print:

Jason Kummertfeldt
Scott Chesarek

Signed:

[Signature]
[Signature]



MEETING MINUTES

PROJECT: J&S RE-ZONING **PROJECT NUMBER:** 2702
MEETING LOCATION: 7 North 17 Street **MEETING DATE:** 15.01.2021
MEETING SUBJECT: Community Meeting RE: Zoning **PREPARED BY:** Thom Greenwood

ATTENDING:

Jason Kummerfeldt – J&S Inc. Scott Chesarek – J&S Inc.
Bryce Terpstra – Jones Construction Thom Greenwood – Simonsen Architect

A community meeting was held at J&S Inc.'s corporate office at 7 North 17th Street at 12:30 to engage the surrounding property Owner's and tenants. The meeting was called to order with above representatives in attendance. Of the invited guests, no Owner, Owner' representatives or community leaders attended. The meeting was left open to attendance until 1:30 at which the meeting was adjourned.

See attached Meeting Attendance Sign-in.

Thom Greenwood

A handwritten signature in black ink, appearing to read 'Thom G', enclosed in a simple rectangular box.

Simonsen Architect
406.256.9060
thom@simonsenarchitect.com

END



PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
2224 Montana Avenue
Billings, MT 59101
Office (406) 657-8231
Fax (406) 237-6291

City of Billings

January 19, 2021



SUBJECT: Yellowstone Ice and Water Monatana Ave

Dear Mr. Simonsen:

This letter is in response to Thom Greenwood's phone call concerning the potential development of the lot on the north side of Monatana Ave between N 15th St and N 16th St.

Our office has received preliminary site plans from Simonsen Architect (project 2007.2 dated 10/7/2020) for Yellowstone Ice and Water to develop the site. The above plans appear to be in keeping with the EBURD requirements as well as City Standards. Further review will be done at the time of building permit application to ensure that both standards are fully met. At this early stage of site development, Yellowstone Ice and Water as well as Simonsen Architect are putting forward a development that will benefit the EBURD and Yellowstone Ice and Water.

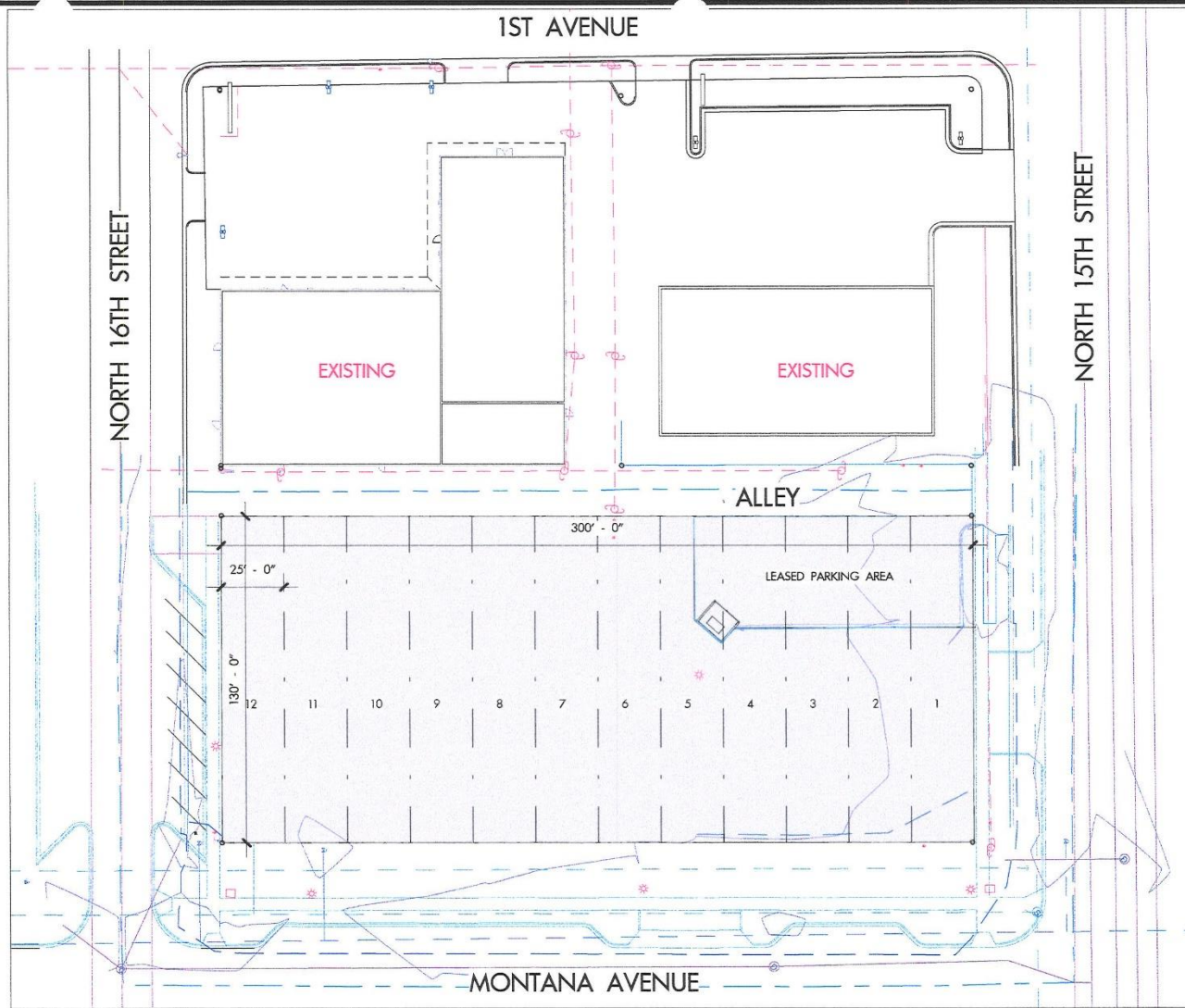
If you have further questions, please feel free to contact me at (406) 657-8234 or zischj@billingsmt.gov.

Sincerely,

John Zisch
Staff Engineer I

Enclosures:

1. Preliminary Site Plans



ERIC M. SIMONSEN AIA
 PO BOX 2132
 BILLINGS, MT 59103-2132
 WWW.SIMONSENARCHITECT.COM
 406.256.9060 C
 406.698.5182 O

YELLOWSTONE ICE & WATER 1718 4th Ave N
 Billings, MT 59101

DRAWING: ZONING PERMIT
 PROJECT NUMBER: 2027.2
 DATE: 1-4-21

ASK1.0