

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:** N-4 Large Lot Suburban Neighborhood
2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
Plan is to change 53.452 Acres from N4 to N1, N2, N3, NX1, & P1. (see attached map)
3. **Subject Property Map:** please attach to this form see attached
4. **Legal Description of Property:**
R.L. Subdivision Lot 1, being 53.452 Acres within the Amended Block 7 Planting Area, Yellowstone Meadows Ph. 3 in the N $\frac{1}{2}$ NE $\frac{1}{4}$, S. 31, T. 1N, R. 25E
5. **Neighborhood Task Force Area** Yes // No . If Yes, Name of Task Force and mailing address of Chairperson:
West End Neighborhood Task Force, Howard Holz, Chairman, 1120 Black Berry Way, Billings, MT 59106
6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form see attached
7. **A copy of the meeting notice.** please attach to this form see attached
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 21st day of July, 2021.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Regal Land Development, Inc. Telephone: 672-3390
Address: 5847 Whisperingwoods Dr Email: dan@wellsbuilt.com
Billings, MT 59106

Agent (s): In Site Engineering Telephone: 591-4355
Address: 5948 Ironwood Dr Email: siteproscott@gmail.com
Billings, MT 59106

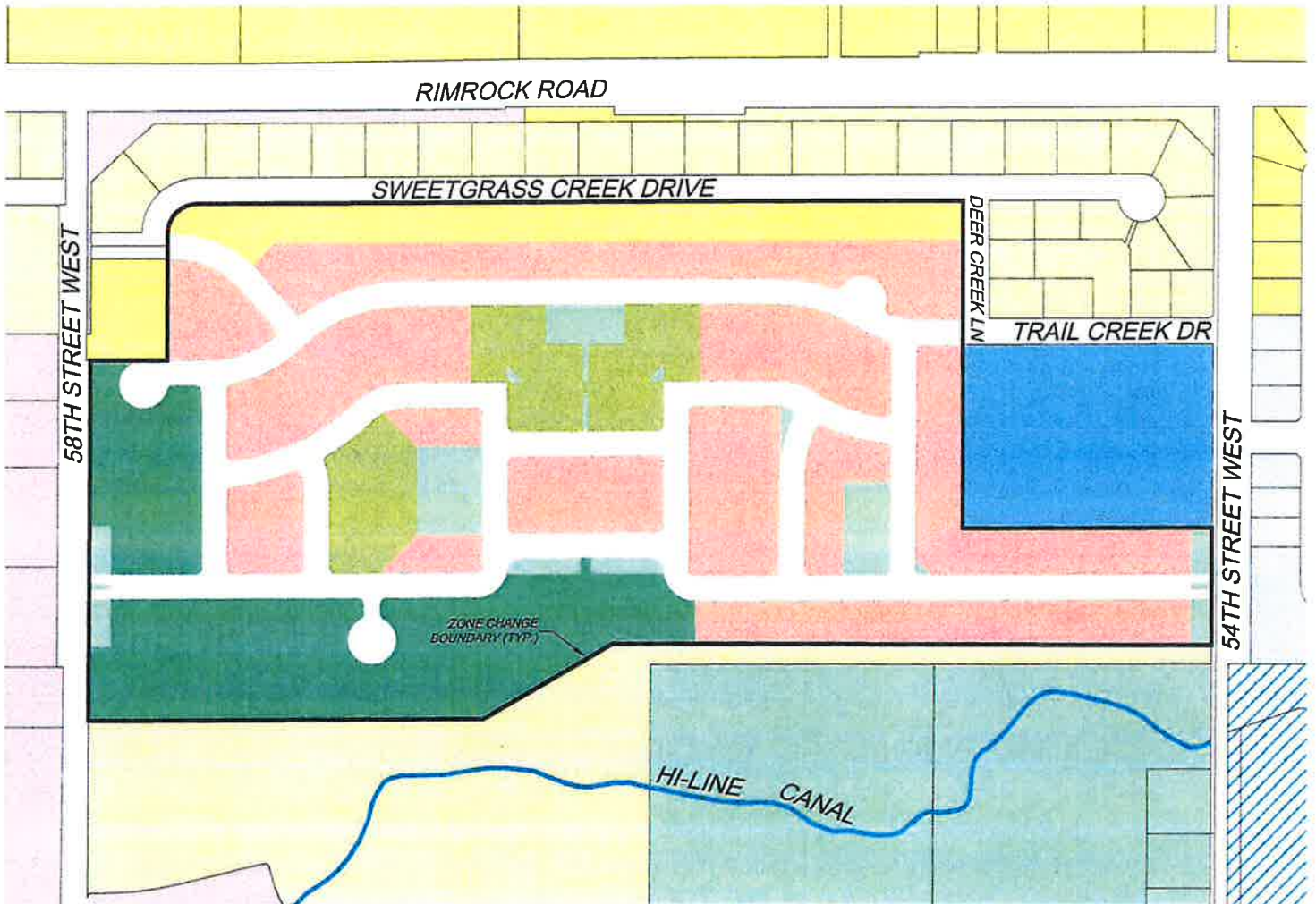
SWEETGRASS PROPOSED ZONING MAP

LOCATED WITHIN YELLOWSTONE MEADOWS PHASE 3, BLOCK 7 AMENDED PLANTING AREA
 SITUATED IN THE N ½ OF THE NE ¼ OF SECTION 31, T01 N, R25 E, P.M.M.,
 YELLOWSTONE COUNTY, MT

PROPOSED ZONING MODIFICATION AREA = 53.452 ACRES

PREPARED FOR: REGAL LAND DEVELOPMENT, INC.

PREPARED BY: IN SITE ENGINEERING, P.C.



ZONING LEGEND

- N1: FIRST NEIGHBORHOOD RESIDENTIAL
- N2: MID-CENTURY NEIGHBORHOOD RESIDENTIAL
- N3: SUBURBAN NEIGHBORHOOD RESIDENTIAL
- N4: LARGE LOT SUBURBAN NEIGHBORHOOD
- NX1: MIXED RESIDENTIAL 1
- P1: OPEN SPACE, PARKS, RECREATION
- P2: PUBLIC - CIVIC & INSTITUTIONAL
- RR3: RURAL RESIDENTIAL
- PD: PLANNED DEVELOPMENT
- A - AGRICULTURE



SCALE 1"=400'

Neighborhood Meeting for Proposed Zone Change 53.452 Acres off Rimrock Road between 54th Street West and 58th Street West

Associated with the Sweetgrass Development
Meeting held Wednesday, July 21, 2021 at 6:00 PM via Zoom

Attendees:

Name	Address
Gina Ballard	5806 Mared St.
Duane & Joesie Hankel	5547 Sweetgrass Dr.
David Overturf	5801 Foxtail Ln.
Tammy Cosgrove	2508 58th Street West
Monti and Mary Bonawitz	5515 Sweetgrass Creek Dr.
Steve Wilson	5735 Sweetgrass Creek Dr.
Jason Ewell	5537 Sweetgrass Creek Dr.
Tammy Cosgrove	2508 58th Street West
John & Laura Kelly	PO Box 166

Neighborhood Meeting for Proposed Zone Change 53.452 Acres off Rimrock Road between 54th Street West and 58th Street West

7/21/2021

Meeting Minutes:

Dan Wells with Regal Land Development and Scott Worthington with In Site Engineering presented the proposed zone change with the map to show which areas are being requested for each district. Scott gave a brief description of each proposed zone district. Property owners had questions about what would be done to Sweetgrass Creek Drive. Dan said water and sewer would be put in and that road would be paved. If anyone desires to connect to the water or sewer that lives on the north side of Sweetgrass Creek Drive, they could pay to do so. They had questions about cost. When the improvements are installed, the contractor can provide cost estimates. Dan also stated that they would not be required to connect if they didn't want to, but also said that if their drainfields failed after the sewer main is installed, the DEQ would require them to connect to the City sewer. Someone asked if there would be apartments and parking garages, Dan replied that none would be proposed, but that the development would consist primarily of single family homes with a mix of twin homes and 3 and 4 plexes. Concerns were raised about traffic impacts and Mr. Wells said that a traffic impact study would be conducted during the subdivision process, which will be reviewed by the City Engineering Department. Concerns were raised about dewatering and associated potential impacts to adjacent structures. Dan said a dewatering plan would be prepared by a hydrogeologist to avoid such. Also, since no basements are being proposed, the water level would not have to drop much to install infrastructure, thus the radius of influence of the drawdown in the pumping wells would not project outward very far. When asked about schedule, Dan said construction would likely begin in a year at the earliest and proceed over about 5-7 years until buildout, which is typical of most residential developments in Billings.

Residents expressed concern about dust during hauling operations, and Dan said a water truck would be available to provide dust control. Someone asked about speed bumps in Sweetgrass Creek Dr, which is up to the City Engineering Department. Someone was concerned that the pavement at 58th St. W. and Rimrock is already degrading. They have contacted Engineering, which is the appropriate channel.

Scott reported that there would be a public hearing with the Zoning Commission Sept. 7 and with the City Council Sept. 27. Dan provided his cell phone number and email address so that anyone with any further questions or concerns could contact him. The neighborhood meeting was adjourned.