

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:** RR1- Rural Residential Zoning
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: +/- 17.55 acres are proposed to change to C3-General Commercial Zoning and N4-Large Lot Subdivision Residential Zoning.
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** Lot 104A Sunny Cove Fruit Farms, located in Section 31, Township 1 North, Range 25 East, Principal Meridian Montana, 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 28th, day of May, 2021.
 - 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 Eagle, CO 81631 Email: jpoukish@jjpcompanies.com

[Handwritten Signature] for JOHN POUKISH

Agent (s): IMEG c/o Kolten Knatterud Telephone: 406-248-9000
Address: 175 N 27th St. #1312 Billings, Mt 59101 Email: Kolten.L.Knatterud@IMEGcorp.com

[Handwritten Signature]
AUTHORIZED AGENT



June 7, 2021

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 62nd Street West

To Whom It May Concern:

The purpose of this notification is to inform you of a Pre-Application Neighborhood Meeting on Friday, May 28th, 2021 at 5:00 p.m. The meeting will be held at The Den, which is located at 1411 Chy Way, Billings, MT 59106.

This meeting will address questions and comments regarding a proposed zoning change for the property located at the intersection of Grand Avenue and 62nd Street West, which encompass a total of 17.55 acres. The legal description of this property is Lots 104A 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 the zoning change of the lot. The property owner of the subject properties is John Poukish, 306 Eby Creek Road, Eagle, CO 81631.

The lots are currently zoned with Agriculture Open zoning. This zoning change proposes changing the zoning of a portion of the lot to N4 – large lot subdivision residential and a portion of the lot to be zoned C3 - general commercial.

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 neil.r.thompson@imegcorp.com or mail them to the address found at the bottom of this page.

Sincerely,
IMEG

Neil Thompson, Staff Engineer

Enclosures: As noted in text above.

CC: File

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