

Pre-Application Neighborhood Zone Change Meeting - Buffalo Crossing LLC
 January 22, 2022 at 10:00 am

| | Name | Address | Phone no. |
|----|--|-------------------------------|--------------|
| 1 | B HAFEDT | 802 Bitterbrush | 868-4277 |
| 2 | Jenny & Jerry Carol Robinson | 801 Bitterbrush St | 406-240-4200 |
| 3 | Ann Palmer | 5727 Horseshoe | 406-698-0915 |
| 4 | Larry Palmer | " " | |
| 5 | Dan Sloan | 1805 60th Str. west | 406-839-6289 |
| 6 | Dobbie Pezoldt | 931 Ninebark St | 406-451-4668 |
| 7 | Doug Pezoldt | " | " |
| 8 | Howard Holz | 1120 Blackberry Way | 406-534-4340 |
| 9 | Philip & Lauren Swain | 938 Blackberry Way | 832 928 0501 |
| 10 | George Jarovich | 3647 Donna Drive | 406-652-1121 |
| 11 | Troy & Taylor Schlehober | 804 Grouseberry St. | 406-694-2698 |
| 12 | Tony Golden For M: School A. P: MHA | 1008 Phil. Circle Lorelei, MT | 406-360-6364 |
| 13 | Carolyn Pluhar | 922 N Fork TFI Bluffs | 406-670-4414 |
| 14 | Larry & Doreen | 2946 Foxtail Loop W | 406 698-2557 |
| 15 | Nicki Soekwall | 5940 Foxtail Loop W | 405-622-5732 |

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| | Name | Address | Phone no. |
|----|--------------------|--|----------------|
| 16 | LARON PLUHAR | 1720 60TH ST W | (406) 860-1956 |
| 17 | Shirley Mohr | 5726 Horseshoe Tr | 406 939-0082 |
| 18 | CHARLES MOHR | 5726 Horseshoe Tr | 406 939-0082 |
| 19 | Chet Blotske | 1700 60th St. W | 406-694-3065 |
| 20 | Brad Wilson | 422 SHAMROCK LANE Business Mt 57102 | 406-855-4755 |
| 21 | TRACEY MORGAN | 1341 BLACKBERRY WAY | (406) 697-2077 |
| 22 | DON LOHRENTZ | 1705 60th ST W | 406-698-6633 |
| 23 | CHRISTOPHER FADLEY | 1202 Blackberry way | 406 671-2618 |
| 24 | S. McDermit | 5747 Foxtail Lane | 406-702-1772 |
| 25 | K. Wyrcas | 5824 Mountain Front Ave | 406-861-2453 |
| 26 | MIKE WYRCAS | 5824 Mountain Front Ave | 406 855-8856 |
| 27 | Troy Kelly | 5823 Flax Tail | 206-755-9991 |
| 28 | Chad Kiernan | 1126 Blackberry way | 406-927-8367 |
| 29 | | | |
| 30 | | | |

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:** RR-3, Rural Residential _____
2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

The existing zoning is Rural Residential (RR-3) and the proposed zoning for the property is Mixed Residential Planned Neighborhood Development (MR-PND with NX-2, N-2, and N-3.

3. **Subject Property Map:** See attached
4. **Legal Description of Property:** Tract 4A of Certificate of Survey No. 2735,
5. **Neighborhood Task Force Area:** Yes No . If Yes, Name of Task Force and mailing address of Chairperson: Howard Holz
billingswetf@gmail.com _____
6. **Roster of persons who attended the pre-application neighborhood meeting:** See attached
7. **A copy of the meeting notice.** See attached
8. **A brief synopsis of the meeting results including any written minutes or audio recording.**
See attached
9. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 22nd day of January, 2022.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Buffalo Crossing, LLC Telephone: 406-670-2242
Address: 353 Old Hays Road, Hays, MT 59527 Email: doug.wild@cdhmontana.com

Agent (s): WWC Engineering Telephone: 406-894-2210
Address: 550 S. 24th Street W, Billings, MT 59102 Email: aredland@wwcengineering.com

Buffalo Crossing LLC Zone Change Pre-Application Neighborhood Meeting Minutes

January 22nd, 2022 at 10:00 am

Attendance:

Greg Reid – WWC Engineering

Aaron Redland – WWC Engineering

Doug Wild – Owner's Representative

See attached sign-in sheet and emails received

The meeting was opened by WWC Engineering (WWC) giving 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. Doug provided information on the future development plan of the property.

The area residents were then asked to provide comments or concerns regarding the zone change. The following list summarizes the comments received. Additional comments unrelated to zoning of the property were made and those were not included within the list below, such as asking how sanitary sewer would be provided to lots within the subdivision.

- Is the development anticipated to provide connection to Stockman Avenue?
 - Yes.
- What improvements will be made to the roads for increased vehicle and pedestrian traffic?
 - The roads will be designed and constructed according to the current Subdivision Regulations and City of Billings Public Works Standards.
- What building standards will be implemented with potential groundwater?
 - That will be determined by foundation design as part of building permits.
- How many multi-family units will be constructed?
 - That will be determined when we progress into the engineering design of the subdivision.
- Is the NX zoning required to be located adjacent to Birely Drain as well?
 - No, but it is preferred as the existing access easement is along the drain could serve a dual purpose.
- Is the N2 zoning required as part of the PND?
 - Per the current City of Billings Zoning Code, "One NX-category zone district is required, and one N-category zone is required in the MR-PND. The owner has selected to use N-2 and N-3.
- Why are the garages on the multi-family units facing the rear of the property?
 - Per the current City of Billings Zoning Code, garage location and entrance is required on the rear half of the building within NX-2 zoning.
- Who are the entities of Buffalo Crossing LLC?
 - They are a branch of Island Mountain Development Group.
- How will the Birely Drain affect setbacks with the access easement on the property?

- The access easement to the 1-acre parcel is separate from Birely Drain easement. The Birely Drain has been contacted and we are aware of their access needs.
- Is the separate one-acre parcel included within the zone change/annexation?
 - No.
- How can we be certain that this does not turn out similar to the Den situation?
 - The owner is requesting for a residential zone change, not a commercial.
- There were general statements about this development de-valuing the adjacent properties and subdivisions.