

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:** NO (Neighborhood Office)
2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
Change to EX (Heavy Commercial)
CMU1 (Corridor Mixed Use 1) *See email
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:**
HOLLINGRANCH SUBD, LOTS 8, FRAC W OF BENCH
BLVD (LESS 1569 SF ROW)
5. **Neighborhood Task Force Area:** Yes // No . If Yes, Name of Task Force and mailing address of Chairperson:
Heights task force , Ming Cabera - Chair
1734 POLY DR, BILLINGS 59102
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 23, day of January, 2022
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Michael Hoaland Telephone: 406 259 0370
Address: 1852 Three Bars Trail Email: Huclinic43@gmail.com
Billings, MT 59105

Agent (s): Lucas Hoaland Telephone: 406 794 4864
Address: 1852 Three Bars Trail Email: Huclinic43@gmail.com
Billings, MT 59105



Sign -In Sheet

Zoning Change for 2204 Bench Blvd
Billings, MT 59105

January 23, 2022 at 6:00pm

Name (Please Print)

Lucas Haaland
Michael Haaland
Dale Smith

Signature

Lucas Haaland
Michael Haaland
Dale Smith

January 23, 2022 6:00pm

Pre Application Meeting notes

Zoning change from NO to CMU1

The meeting is about a zone change of 2204 Bench Blvd from Neighborhood Office to Heavy Commercial.

Before the meeting and speaking with planners Erin Keith and The Chairman of the Heights Task Force Ming Cabrera, it became clear that a CMU1 was a better zone designation for 2204 Bench Blvd.

At the meeting Dale Smith said Heavy Commercial would bring heavy Large truck and trailer traffic to Bench which has residential zoning nearby. Now that there are two schools, Medicine Crow and Bitterroot School, there is a lot of children on the sidewalks going to and from school. Keeping large trucks away from this area would maintain a safer traffic flow for the children.

He also commented that he has no problem with a Dog Grooming and Doggie Day Care business at 2204 Bench Blvd.

It was agreed by all 3 people at the meeting, Dale Smith, Lucas Haaland and Michael Haland that a zoning of CMU1 is the best zone designation to continue a business at 2204 Bench for business and employment opportunities while maintaining the safety of children in keeping the business to drop-off traffic.

Dear Neighbor,

This letter concerns the property located at 2204 Bench Blvd, Billings MT 59105. Also legally known as HOLLING RANCH SUBD, LOT 8, FRAC W OF BENCH BLVD (LESS 1569 SF ROW) .

The owners of this property, Michael and Lea Haaland are requesting a zone change from Neighborhood Office to Heavy Commercial. The zone change is to allow the property to be used for Dog Grooming and Doggie Day Care.

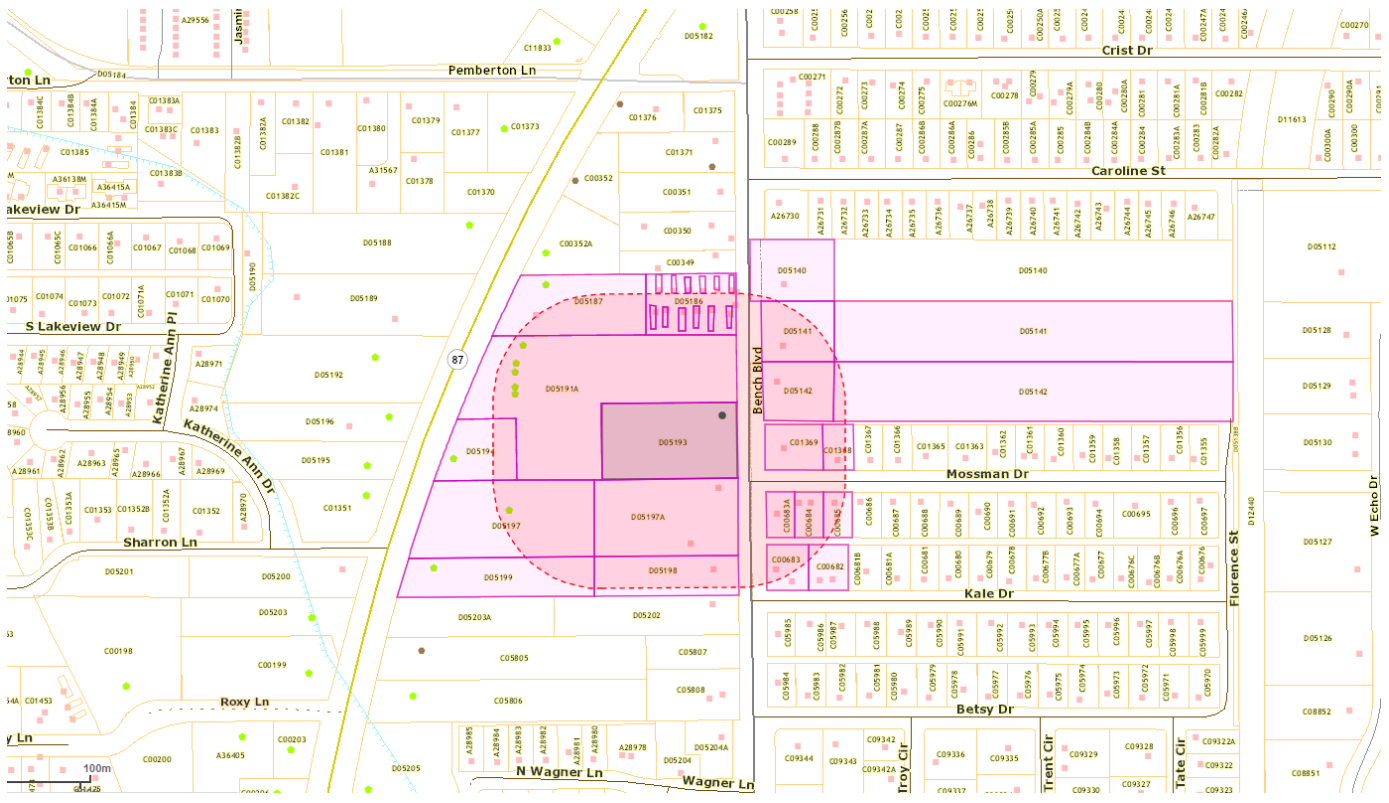
There will be a meeting at the property 2204 Bench Blvd Billings MT 59105 at 6:00pm on Sunday January 23, 2022. Feel free to come to voice any concerns.

You may also get in contact with us at:
Michael and Lea Haaland
2204 Bench Blvd
Billings MT 59105
(406) 259-0370
Hvclinic43@gmail.com

Thank you,

Mike and Lea Haaland





ton Ln

Pemberton Ln

akeview Dr

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Crist Dr

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Keith, Erin

From: Doc Vet <hvclinic43@gmail.com>
Sent: Wednesday, January 26, 2022 11:07 AM
To: Keith, Erin
Subject: [EXTERNAL] Fwd: presentation by Dr. Haaland zone change to Heights Task Force

----- Forwarded message -----

From: Pam Ellis <pamellis50@gmail.com>
Date: Wed, Jan 26, 2022, 9:30 AM
Subject: Re: presentation by Dr. Haaland zone change to Heights Task Force
To: Ming Cabrera <mingformontana@gmail.com>
Cc: Bartley, Robbin <bartleyr@ci.billings.mt.us>, Doc Vet <hvclinic43@gmail.com>, Steven Herron <seherron@yahoo.com>, Ed Arnold <seaboats1951@gmail.com>, Laura Drager <lauradrager@remax.net>

Thank you for the update.

On Wed, Jan 26, 2022 at 9:02 AM Ming Cabrera <mingformontana@gmail.com> wrote:

Dear City and County Planning Committee

On January 25, 2022 at the Billings Heights Task Force meeting, Dr. Haaland and son (Luke) discussed publicly their desire to be re-zoned at the business 2204 Bench Blvd from Neighborhood Office to Mixed Use Commercial zoning. A neighbor across the street agreed with this assessment rather than a zone previously submitted as Heavy Commercial zoning.

A vote was taken at the Heights Task Force to let the planning department know a public meeting was acknowledged and set forth this letter to agree to the Haaland planned development as stated above.

The notes were taken and recorded at the Height's Task Force meeting for further substantiation. I would like to thank Dr. Haaland and family for participation and cordial discussion to continue their need to restructure their business plan to accommodate a dog care salon and boarding.

Sincerely
Ming Cabrera
Chair Height's Task Force