



ZONE CHANGE AND REZONING MEETING AFFIRMATION
 The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a zone change application.



Check one: **City of Billings Zone Change** **Yellowstone County Zone Change**

Property Address Near the intersection of Shiloh Rd. and Zoo Dr.

Legal Description Parcel C of COS 1100 Amended

City Present Zoning Choose One

City Proposed Zoning? N2 - Mid-Century Neighborhood

County Present Zoning A Agriculture

County Proposed Zoning Choose One

Neighborhood Task Force Area? Westend Task Force

Task Force Chairperson Howard Holz

Required Uploads to Online Project Attachments:

- o **Zone Change Pre-application Meeting Affirmation Form**
- o **Statement:** Written description of the Zone Change Plan including square footage or acres of proposed new zoning.
- o **Subject Property Map**
- o **Roster of persons who attended the pre-application neighborhood meeting**
- o **Meeting Notice and a brief synopsis of the meeting results**

Affirmation:

1) *The pre-application neighborhood meeting was held on:* December 15, 2021

2) *The zone change application is based on materials presented at the meeting.*

Recorded Owner(s) Shiloh Farm, LLC

Owner's Address 730 Bluegrass Place, Billings, MT 59106

Owner's Phone Number (406) 208-0718 E-mail Joellong@mac.com

Applicant/Agent Performance Engineering, Robert Neihart

Applicant/Agent's Address 608 N. 29th Street, Billings, MT 59101

Applicant/Agent's Phone Number 406-384-0080 E-mail rob@performance-ec.com

Signature of Recorded Owner(s)

Date

Joellong _____ Date *12/22/21*

**Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.



608 North 29th Street, • Billings, MT 59101 • (406) 384-0080

December 8, 2021

Dear Interested Neighbor,

On behalf of Shiloh Farm, LLC, 730 Bluegrass Place, Billings, MT 59106, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting being held on **Wednesday, December 15th at 6 PM** virtually on Zoom with the login details provided below.

Please see the following information below for accessing the Zoom meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/88511233147?pwd=RnUxd0xYV0dHeXpZcklwazFuNmN0Zz09>

Meeting ID: 885 1123 3147

Passcode: 439646

The meeting is being held to discuss a proposed zone change regarding the existing properties located northwest of the intersection of Shiloh Rd. and Zoo Dr. The owner is requesting that the property shown on the attached exhibit and described below be re-zoned to accommodate annexation and future development:

Parcel C, COS 1100 Amended, S22, T01S, R25E in Yellowstone County totaling 20.58 acres, located near the intersection of Shiloh Rd. and Zoo Dr.

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change for the subject properties, discuss the potential for redevelopment, and to answer questions about the project. The property is currently zoned as A (Agriculture 10 Acres and Over). The zoning proposal to be presented to the City of Billings will be to change the zoning of the land described above from A to N2 (Mid-Century Neighborhood (2 du/structure)), NO (Neighborhood Office), and P1 (Open Space, Parks, Recreation) to accommodate future development. A total of 20.58 acres is included in the proposed zone change.

Representatives for Performance Engineering, LLC as well as the Owners, will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 608 North 29th Street, Billings, MT 59101, attention Robert Neihart, or emails may be sent to rob@performance-ec.com. We look forward to discussing the proposed zoning change with you and hope to see you on **December 15th at 6 PM** via Zoom with the login details provided above.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Neihart'.

Robert Neihart, PE
Project Manager



608 North 29th Street, • Billings, MT 59101 • (406) 384-0080

Parcel C of COS 1100 Amended Zone Change Neighborhood Meeting Notes

The meeting was conducted from 6-6:15 PM on December 15th, 2021 via a virtual Zoom meeting. The meeting was hosted by Robert Neihart of Performance Engineering (agent).

One (1) person from the public attended the meeting, Jim Berve acting on the Developer's behalf.

Since no individuals attended from the public the meeting was closed at 6:15.