



ZONE CHANGE PRE-APPLICATION 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 1321 Alkali Creek

Legal Description A27440

City Present Zoning Choose One

City Proposed Zoning? Choose One

County Present Zoning N4 - Large Lot Suburban Neighborhc County Proposed Zoning A Agriculture

Neighborhood Task Force Area? Heights Task Force

Task Force Chairperson

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:* 2/17/22 & 2/25/22

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

Recorded Owner(s) James & JoAnn Boyer

Owner's Address 2810 Central Ave Unit C, Billings, MT 59102

Owner's Phone Number 406-698-5455 E-mail laura@boyerproperties.com

Applicant/Agent Laura Boyer

Applicant/Agent's Address 2810 Central Ave unit C, Billings, MT 59102

Applicant/Agent's Phone Number 406-698-5455 E-mail laura@boyerproperties.com

Signature of Recorded Owner(s)

Date 2-25-22

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

Terrace Estate Meeting

Date & Time: 2/17 at 7pm via zoom

Attendance: Laura Boyer, Myles Egan, Clay Schwartz, Rochelle & Justin Davies, Frank Zavala, Jerry Copp, Judd Stark, Bruce Raw

Went over slides included.

- Original layout
- New layout
- Difference in zone change what is allowed

What is city and county:

- Park city, lots county

Could people subdivide the lots in the future due to fear of multifamily?

- They would need to have to have another zone change meeting

Improvements on Alkali Creek

- No curb and gutter
- Sewer and water tho going in
- We are dedicating 10' right away

Multi-Family units:

- Big discussion on rumors of city putting in low-income housing on this
- Discussion on rumors of multi family

New Subdivision past us:

- City services for it & time line on it
- The Timbers

Traffic:

- We are reducing with less lots

Will it be city services

- DEQ: cisterns & septic and well for watering

Access Points:

- Blue area past bridge

Drainage:

- Concern about where drainage from above will be going
- How will we deal with the wash out area and stopping it? Will be in the park area

Restrictions:

- Not putting restrictions on what can be built on it
- Putting a restriction on that there could not be another zone change, we suggested then they oppose that zone cahnge

1st meeting Attendance

19:05:23 From Rochelle : Rochelle and Justin Davies
19:05:31 From Frank Zavala on Sandstone : Frank Zavala
19:05:52 From Jerry C : Jerry Copp
19:06:05 From iPad : Clay Schwartz
19:14:12 From Judd Stark to Laura(Direct Message) : Judd Stark
19:27:37 From Frank Zavala on Sandstone : here is the link for the new
subdivision <https://timbersmt.com/coming-soon/>
19:35:03 From Laura to Judd Stark(Direct Message) : Myles 855-0008
19:35:25 From Laura : Myles Egan 855-0008
19:50:01 From Laura : laura@boyerproperties.com

Terrace Estate Meeting

Date & Time: 2/25 at 7pm via zoom

Attendance: Laura Boyer, Myles Egan, Clay Schwartz, Simon & Charlot Loimer, Kyle & Sarah Leikam, Kyle Rickhoff, Anthony & Tina Wall, Celeste Dimon, Richard Malia

Went over slides included.

- Original layout
- New layout
- Difference in zone change what is allowed
- Animals

Agricultural land Discussion:

- Where would the home be placed and setbacks? Went over the setbacks in recode.

Park:

- Change in layout
- Is city land
- Lots of positive about parks layout
- Discussion of the park swap
- Will the creek flow in the park again and we said to call park

Location:

- Went over exact location of the property

Plan:

- What is our plan with this? We are subdividing and then selling to individuals

Zoning:

- Can people buy this and rezone? Yes, but they could speak up then if don't like

Opposition/ Support

- There was quite a discussion as to why anyone would oppose
- All on liked it

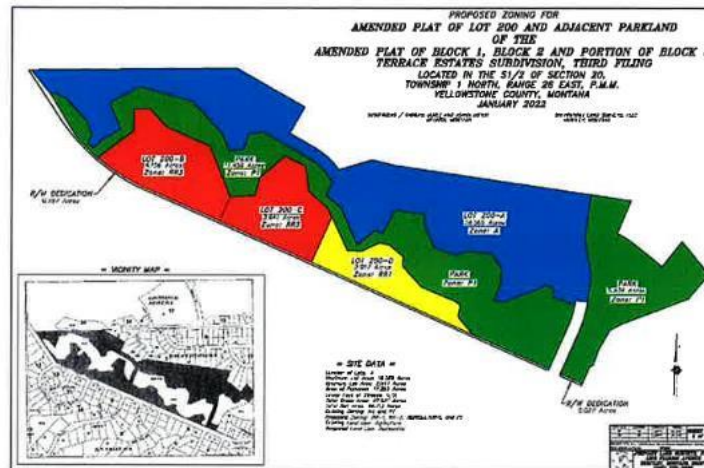
Water/Sewer

- Concern that there not be too many wells that would take away from theirs but then ok once learned that there would be cisterns and septic.
- Myles was going to give them information about priority well rights.

County road:

- The area in pink we are giving for the water and sewer expansion
- Orange is the bridge that is already installed on our property

All positive and supportive



Red & Yellow Areas: RR: RURAL RESIDENTIAL

The RR districts are intended for single-family homes, with or without agricultural uses. In addition to residential homes, small-scale agricultural uses may be allowed including stables, livestock and agricultural crops raised for personal use. Basic setback and height parameters apply with a range of allowed lot areas defined by "-1" and "-3", meaning RR-1 has a minimum lot size of 1 up to 3 acres, and RR-3 has a minimum lot size of 3 up to 10 acres. Accessory barns are allowed.

Blue Area: A: AGRICULTURAL DISTRICT DESCRIPTION (Blue are)

The Agricultural (A) district is intended to protect and preserve agricultural lands for the performance of a wide range of agricultural functions. The intent is to limit the scattered intrusion of uses not compatible with an agricultural environment, encourage agricultural pursuits, and protect environmental concerns.

Green Area: Park Land

White strip between two green: Unconstructed County Road right of way for access to their storm drain

Clarifications:

- This property is in the county and will stay in the county
- Properties are proposed to have septic and cisterns
- Current zoning is N-4 allowing for a denser use
- Current Lot layout is for close to 80 lots we are changing the lot layout to 4 lots.
- Alkali Creek Road is classified as a "Principal Arterial". We will be dedicating an additional 10' in order to meet the right-of-way width requirements in accordance with the Yellowstone County Subdivision Regulations.

2nd meeting attendance

18:56:58 From Charlotte : Simon and Charlotte Loumer 1400 Kootenai Ave
19:00:49 From Galaxy Tab S2 : Kyle and Sarah Leikam 1415 Woodland Trail
19:02:00 From Kyle R : Kyle Rickhoff
1122 Ginger Avenue
19:02:13 From Tony : Anthony & Tina Wall 1356 Valley Heights Rd
19:03:01 From Celeste's iPad : Celeste Dimon
1210 Calico Avenue
19:03:13 From Rich Malia : Rich Malia 530 Tumbleweed (1270. Calico ave)
19:32:59 From Tony to Laura(Direct Message) : Laura, can you get me the
terminology of the water rights that we need to have to have priority? I'd like to
check that we have that in place. Thanks!
19:33:34 From Tony to Laura(Direct Message) : You can email me at
tonywall@gmail.com
19:40:59 From Dawn : "Charlotte" you could also type a comment....
19:43:32 From Charlotte : we have pictures of the flooding that occurred on
the creek if they help
19:44:32 From Charlotte : they will support the change, as we do
19:44:59 From Charlotte : will do