

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:** RR3
- 2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: 5-1 acre lots or 2-15 acres and a 2-acre piece or 4 - 1.25 acre lots
- 3. **Subject Property Map:** please attach to this form
- 4. **Legal Description of Property:** E 1/4 SW 1/4, of Sec. 3, TOWNSHIP 15 NORTH, RANGE 25 EAST of the Principal Montana Meridian TRACT 2A-2A1
- 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 25, day of MAY, 2022
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): MARK A. GAUGHAN Telephone: 406 860-8060
Address: 49 Vista Dr. Email: markgaughan21@gmail.com
BELENOS, MT. 59102

Agent (s): _____ Telephone: _____
Address: _____ Email: _____

May 4,2022

Neighbors,

My name is Mark Gaughan and I am the new owner of the 5 acre parcel on S 44th St W. I purchased the most Northerly lying lot that belonged to Kathleen Thiel. I am writing this letter to you all to inform you of my intent to rezone the land to RR1 from its current zoning as RR3. If you are not familiar with the definition of these terms they are fairly simple to explain. An RR1 zoning allows the land to be surveyed and split into 1 acre minimum lots. An RR3 zoning limits the land to 3 acre minimums.

As with any request for rezoning, a neighborhood meeting is one of the steps in the application process. I will be hosting a neighborhood meeting on the parcel of land on Wednesday May 25th at 6:00pm. I would like to invite you all to attend and discuss our proposal. I look forward to meeting as many of you as possible

The only access to the lot should you choose to drive is off of Central Ave, North on S 44th St W, through the gate which will be open 15 minutes prior to the meeting. The lot as previously mentioned is the furthest lot to the North. Please be respectful of the neighbors property and stay on the gravel road

If you have any questions prior to the meeting, please don't hesitate to call me on my cell at (406) 860-8060 or email me at markgaughan21@gmail.com

Thank you

Mark Gaughan
49 Vista Dr
Billings MT. 59102

Proposed rezoning neighborhood meeting

Date of meeting: May 25th 2022

Proposed start time of meeting: 6:00 PM MST

Actual meeting start time: 6:10 PM

Meeting completion time: 7:15 PM

Attendees:

**Lauraleah Griffin
Mary Gaughan
Mark Gaughan
Wade Wilde
Les Nagrodski
John Thiel
Steve Zabawa
Chris Merrill**

Meeting location: Tract 2A-2A1 of E1/2SW1/4 of section 3 Township one S. Range 25 E. of the principal Montana meridian (legal desc).

Property tax ID number D00350C

Address or general location: S44th St W

Lot size: 5.01 acres

First order of business presented by Mark Gaughan

Mr. Gaughan proposes to Submit application to rezone property from current RR3 designation to RR1. Mr. Gaughan indicates that he would like to rezone the acreage to RR1 in order to sell off portions of his acreage in 1.25 acre pieces. These lot sizes would be consistent with surrounding neighborhood lot sizes there were no concerns expressed by the meeting attendees regarding the lot size or Mr. Gaughan's intentions

Second order of business presented by Mr. Wade Wilde

Mr. Wilde raised the question of the effects that 4 additional lots would potentially have on the aquifer that currently supplies his neighborhood as well as surrounding neighborhoods. After discussion it was agreed upon that the effects on the aquifer would be minimal seeing as how there are only four potential homesites to be considered. As well as the water rights that would be afforded to each individual lot would help to alleviate the strains on the current aquifer system

Third order of business presented by Mr Les Nagrodski

Mr Nagrodski wanted to know if the road into the property would remain private or be converted to a public road in the future. Mr. Gaughan indicated that the actual location of South 44 St. West is on the

east border of the property therefore the current access would remain private. Mr. Nagrodski also inquired about the potential effects of the Billings clinic adjacent lot to the east of the above mansion property and their accessibility in the future. Mr Wilde offered some very helpful information that he obtained regarding the future plans for Broadwater Avenue as well as a proposed roundabout located at the north east corner of the aforementioned lot

Meeting adjourned at 7:15 PM

(South with Street) meeting - 5-25-22'

<u>Name:</u>	<u>address:</u>	<u>Sig</u>
Lauraleah Griffin	7 Sworts Lane	Lauraleah Griffin
Wade Wilde	840 Paintbrush Rd. 59106	Wade Wilde
Les Nagrodski	4305 Wells Pl.	Les Nagrodski
John Thiel	4437 Central	John Thiel
STEVE ZABAWA	810 Bluegrass Pl.	Steve Zabawa
Chris Merrill	4319 Wells Pl	Chris Merrill
Will Engstrom	49 Vista Dr.	Will Engstrom
Mary [unclear]	49 Vista Drive	Mary [unclear]