

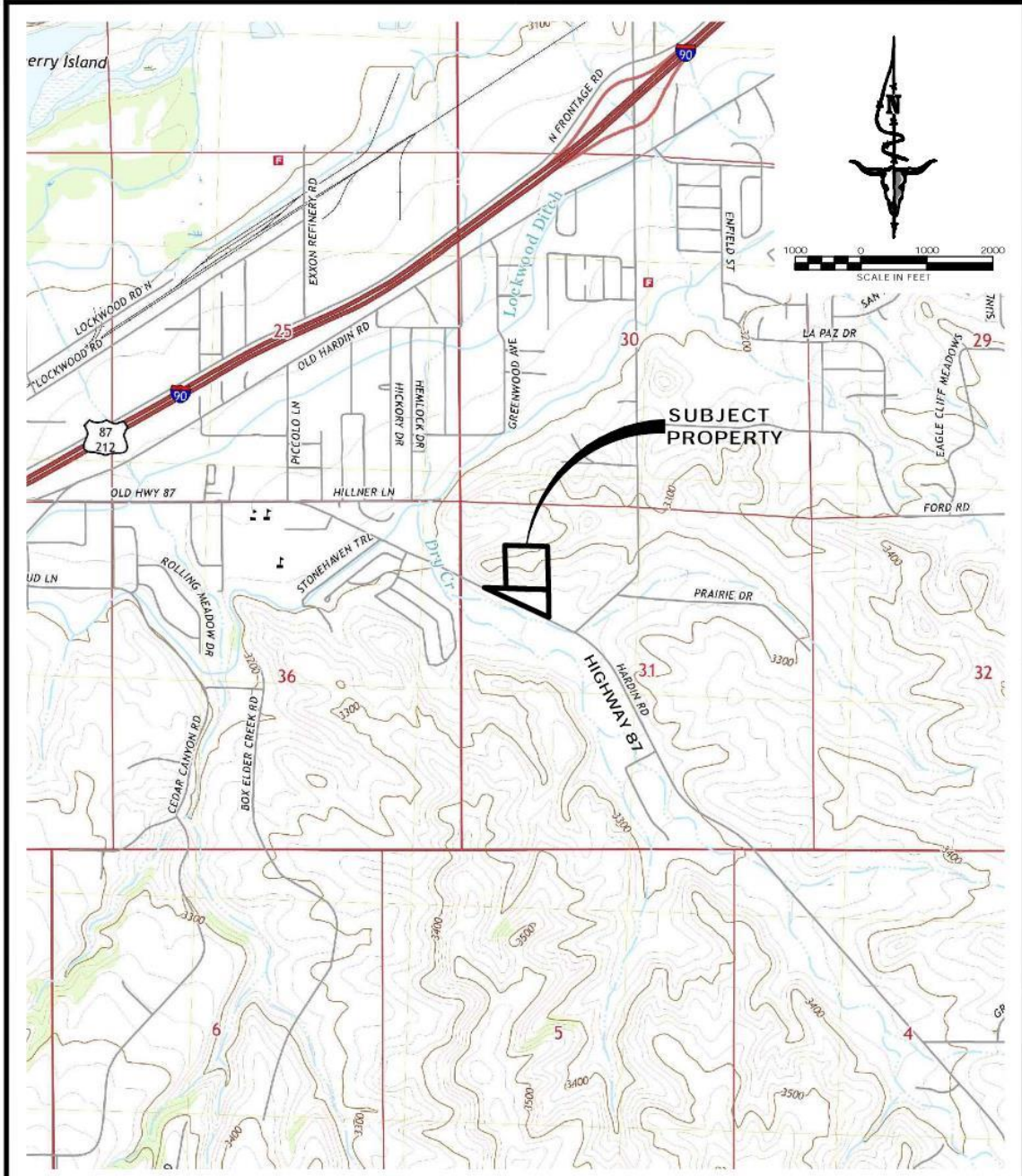
Pre-Application Statement of Owner(s) or Agent(s)

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 - Rural Residential (3-9.9 acres) _____
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: +/- 14.45 acres are proposed to change to NX1- Mixed Residential (1-4 du/structure). _____
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** Section 31, Township 01 North, Range 27 East, N2NE, C.O.S. 929 PARCEL 4, AMD (LESS 30'OF RD) & Section 31, Township 01 North, Range 27 East, SENWNW4
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 15th, day of June, 2022
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Vinton Ventures LLP Telephone: 406-855-3345
Address: 5115 High Trail Road, Billings MT Email: mikev@vintonlog.com
59101

Agent (s): IMEG c/o Shawn Thorson Telephone: 406-414-7768
Address: 175 N 27th St. #1312 Email: shawn.m.thorson@IMEGcorp.com
Billings, MT 59101



175 N. 27TH ST., STE 1312 PH: 406.545.6420
 BILLINGS, MT FAX: 406.256.1191
 59101 www.imegcorp.com

USGS VICINITY MAP
 VINTON HIGHWAY 87 SUBDIVISION
 SECT.31, T01N, R27E

YELLOWSTONE COUNTY

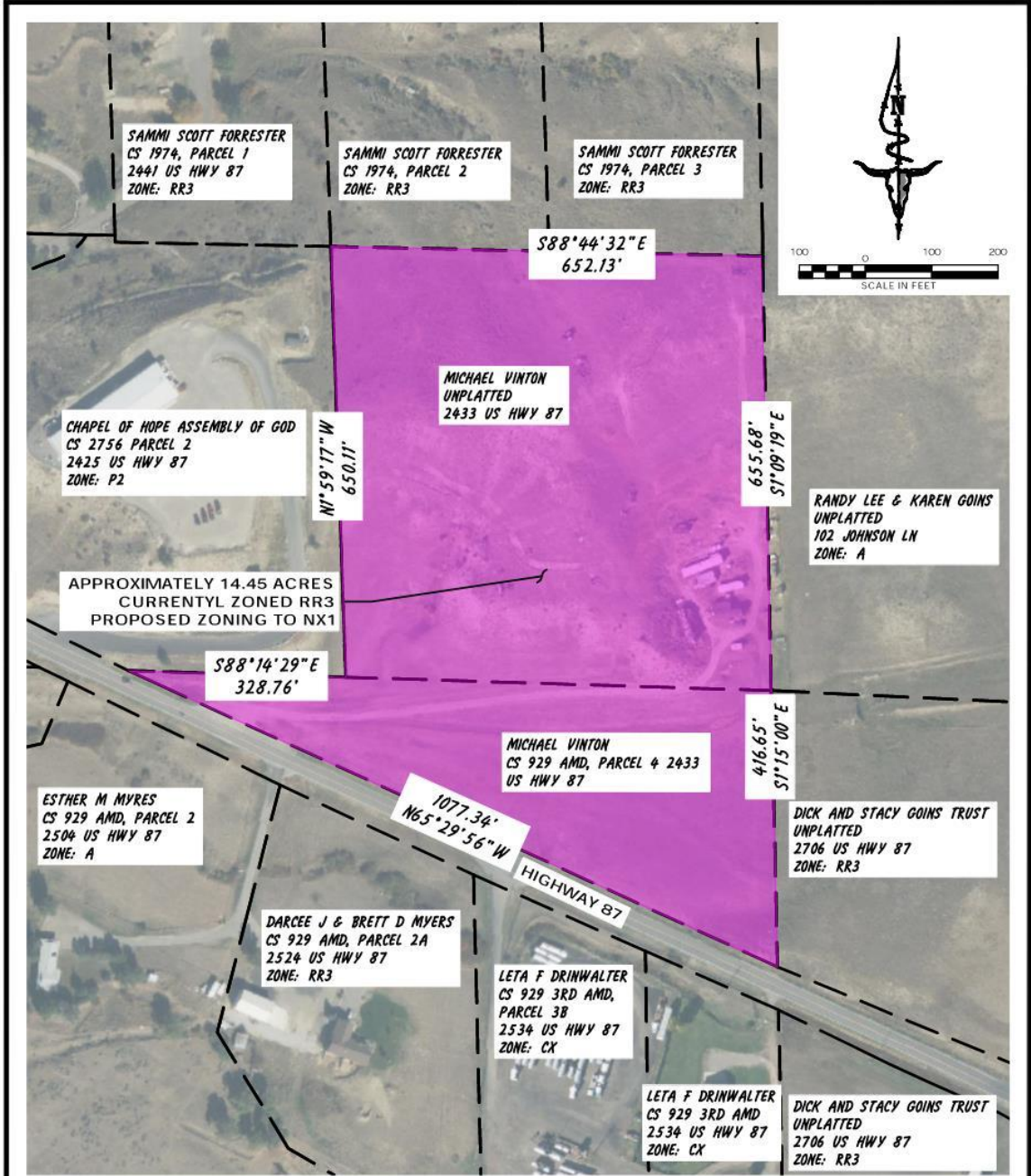
PROJECT# : 22003195

TAB: USGS

DRAFTER: MA

DATE: JUNE 2022

SHEET 1 OF 1



175 N. 27TH ST., STE 1312 PH: 406.545.6420
 BILLINGS, MT FAX: 406.256.1191
 59101 www.imegcorp.com

SITE MAP
 PROPOSED ZONING CHANGE
 S31, T01N, R27E

YELLOWSTONE COUNTY

PROJECT#: 22003195

TAB: ZONING

DRAFTER: ST

DATE: JUNE 2022

SHEET 1 OF 1

June 7, 2022



Yellowstone County Planning Division
2825 3rd Avenue North 4th Floor
Billings, MT 59101

RE: Pre-Application Neighborhood Meeting – County Zoning Change on properties located at Section 31, Township 01 North, Range 27 East, C.O.S. 929, PARCEL 4, AMD (LESS 30'OF RD) & Section 31, Township 01 North, Range 27 East, SENWNW4, Yellowstone County, Montana.

To Whom It May Concern:

The purpose of this notification is to inform you of a Pre-Application Neighborhood Meeting on Wednesday, June 15th at 5:30 p.m. The meeting will be held in the Community Room at Lockwood Schools, which is located at 1932 US Highway 87 E, Billings, MT 59101.

This meeting will address questions and comments regarding a proposed zoning change for the parcel located at 2433 US Highway 87 E and the connecting southern parcel, on the north side of Highway 87, just east of the Lockwood Schools and west of Johnson Lane. The subject properties are legally described as Section 31, Township 01 North, Range 27 East, C.O.S. 929, PARCEL 4, AMD (LESS 30'OF RD) and Section 31, Township 01 North, Range 27 East, SENWNW4 Yellowstone County, Montana. The properties are a total of 14.45 acres in size and are currently zoned RR3 – Rural Residential (3-9.9 acres). The proposed zoning after the rezone would be a mixture of NX1 – Mixed Residential (1-4 du/structure) and C3 – General Commercial.

The property owner is Mike Vinton of Vinton Ventures LLP. Mike can be reached at 406-855-3345 or mikev@vintonlog.com for questions or comments.

An exhibit has been included with this letter which depicts a preliminary site layout of what future development on the lot could look like. The owner is proposing to develop a subdivision consisting of multi-family or townhome units, family parks, and storage units.

We look forward to seeing you at the meeting. If you are unable to attend, please feel free to send your questions and/or comments to mariah.l.anderson@imegcorp.com or mail them to the address found at the bottom of this page.

Sincerely,
IMEG

A handwritten signature in blue ink that reads "Mariah Anderson".

Mariah Anderson, E.I.

Enclosures: As noted in text above.
CC: File

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Neighborhood Meeting Notice Dow.docx





ZONE CHANGE PRE-APPLICATION NEIGHBORHOOD MEETING MINUTES

Vinton Highway 87 Subdivision

IMEG #22003195

Wednesday, June 14, 2022

5:30 P.M.

Location: Lockwood Intermediate School

MEETING DATE: June 15, 2022
LOCATION: Lockwood Intermediate School
PRESENT: An attendance list is attached.

ITEMS DISCUSSED:

1. Introduction:
 - a. Kolten Knatterud (IMEG) presented the overall project and discussed how Mike Vinton of Vinton Ventures LLP purchased the properties located at 2433 US Highway 87 E and the connecting parcel to the south. Mike is now pursuing a rezone. The rezone is requesting to change the parcel from Rural Residential (RR3) to a Mixed- Residential (NX-1) & General Commercial (C3).
 - b. A copy of the vicinity map and preliminary exhibit were present at the meeting.
2. General Information:
 - a. Kolten discussed the general information on the Zone Change Request. He explained the rezone process and how the subdivision will require public sewer and water. The parcels will be annexed into Lockwood Water and Sewer District for sewer particularly, as water is already in the area. Mike took the time to explain to the attendees how he envisions the proposed subdivision. Affordable housing for the City of Lockwood is his main goal.
3. Questions: The following questions were asked by the attendees as follows:
 - Dick Goins, Tom Galsar, & Sammi Forrester:
 - How many units will be proposed? What do "family units" mean or consist of? How many buildings will there be?
 - Mike answered that around 50-70 building will be proposed. Each building will be a duplex, triplex, or four-plex. This being said, there will about 120-140 units (2-4 units in each building).
 - Sammi Forrester:
 - Why are storage units being proposed, as there are some right down the street?
Why are we asking for Commercial zoning as well as Mixed- Residential?

sure that traffic will be controlled, and make certain that the entrance and exit of the subdivision is safe for Lockwood City.

- Stacy Goins:
 - How will this affect our taxes?
 - Anna explained that there will be no effect on the people of Lockwood's taxes. Changing will just be made to Mike's purchased parcel, and that is it!
- Nicole West:
 - How will it effect the surrounding properties values?
 - Mike explained that this is something to discuss in the future and can be based on people's opinions. Mike's goal is to enhance the community, and hopefully this will increase the value of the neighboring properties. The height of the buildings come into play when discussing value, and that is why Mike only plans for two story complexes.
- Sammi Forrester:
 - How much notice will we get for the future public meetings? She also expressed her frustration with how little notice she got on this Neighborhood Meeting.
 - Anna explained that during the subdivision process, the county will be responsible for mailing out notices of future public meetings. She believes it is about 14-15 days of notice before the first meeting. In the notice letter that the county mails, there will be dates for all other future meeting as well.
 - Kolten added, if there is any significant changing to the preliminary plans we have discussed today, there will be an email sent out the emails written on the sign in sheet.
- Davis West:
 - Will you be selling the units or have a property manager for rentals?
 - Mike wants to sell most of the units. He might personally buy a couple to keep for rental purposes, but that is not his goal. He wants people to be able to build their equity by owning these affordable units.
- Kim Forrester:
 - Wil you (Mike) be the builder on all the buildings?
 - Yes.
- Discussion on the subdivision process continued. Two planning board meeting will commence in the future, the zoning planning board and then to the County Commissioners. The County usually on property for information.
- Sammi Forrester:
 - Do you know the building setback requirements from the property line?
 - 8 feet.
- David West:
 - Will there be landscaping plans or a park?



- Mike answered, yes. He does not know where yet but does not plan for a full curb and gutter. He envisions natural landscaping, and something that looks close to Rehberg Ranch.
 - Kolten added that based on the Mixed-Residential zone (NX-1), there is a requirement to use 11% of the parcel for park land/landscaping.
- Brett Myers:
 - Explains that he lives high across the Highway. When building roads, he does not want runoff going into his driveway.
 - Kolten explained that in Yellowstone County, DEQ requires IMEG to show calculations of runoff for pre- and post-development, and how we will accommodate for the increase runoff due to the addition of impervious areas. Swales and retention ponds will be sized and built to capture the calculated volume of stormwater runoff. There should not be anymore runoff than there already was on the parcel in the future if construction is done correctly.
- Brett Myers:
 - Will you be selling the building or individual units?
 - Mikes plan is to sell the individual units, not the whole complex.
- Kolten wrapped up the meeting by informing the attendees that the zoning board meeting is next if Mike wants to further the rezoning process. He thanked everything for being there and their input towards the project.

The foregoing constitutes our understanding of the matters discussed during the meeting. Participants are requested to advise author in writing of any corrections or additions within ten (10) days of receiving this document.

Prepared by: Mariah L. Anderson

SMT/hsc

G:\2022\22003195.00\Design\Civil\CC07 PLANNING\Rezoning Application - Mixed Residential\Neighborhood Meeting\202203195 Neighborhood Meeting Minutes.docx

cc: All Present





NEIGHBORHOOD MEETING ATTENDANCE RECORD

IMEG #: 22003195

Project: Vinton Highway 87 Subdivision

Meeting Description: Zone Change Neighborhood Meeting

Date: 6/15/2022 Time: 5:30 PM

Place: Lockwood Intermediate School

Not adjacent

ATTENDEE NAME	ADDRESS	PHONE #	E-MAIL
Shawn Thorson	175 N 27 th St, Ste 1312, Billings, MT 59101	(406) 256-1141	shawn.m.thorson@imegcorp.com
Kolten Knatterud	175 N 27 th St, Ste 1312, Billings, MT 59101	(406) 256-1141	kolten.l.knatterud@imegcorp.com
Mariah Anderson	175 N 27 th St, Ste 1312, Billings, MT 59101	(406) 256-1141	mariah.l.anderson@imegcorp.com
Anna Vickers	175 N 27 th St, Ste 1312, Billings, MT 59101	(406) 256-1141	anna.m.vickers@imegcorp.com
Mike Vinton	5115 High Trail Rd, Billings, MT 59101	(406) 855-3345	mikev@vintonlog.com
Sammi ^{Scott} Forrester	2441 U.S. Hwy 87	670-2194	sammilyle3549@cloud.com
Kontlana Forrester	2416 Hinner Lane	406-670-0904	
Nicole West	2415 US HWY 87E	670-2998	nwest@billingsdnlc.org
Tom Galore	5440 River Rd 59074	855-7149	GT.HOM76A@cox.com
Dice - Stacy Ginks	5413 Lone Star Ln Billings 59105	406-670-6970	meandpook5@gmail.com
Brett Myers	2524 HWY 87E Billings MT 59101	406-839-8885	bdrmyers@aol.com
Randy Karen Ginks	25414 W Pueblo Ave Buckeye AZ 85326	623 680-2458	karen.ginks@cox.net