

**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:** PUD
- 2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

This Zone Change includes minor changes to the subdivision's PDA to update, simplify, and make the PDA more consistent with the updated zoning code.

- 3. **Subject Property Map:** please attach to this form Exhibit A

- 4. **Legal Description of Property:**  
Exhibit B

- 5. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force and mailing address of Chairperson:  
Steve Zeier, steve@trinityremt.com

- 6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form Exhibit C

- 7. **A copy of the meeting notice.** please attach to this form Exhibit D

- 8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form Exhibit E

- 9. **The undersigned affirm the following:**
  - 1) The pre-application neighborhood meeting was held on the \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.
  - 2) The zone change application is based on materials presented at the meeting.

**Owner (s):** Mark Korth, President Telephone: 303-813-5454  
 Attn: Lease Administration  
 Address: 500 Eldorado Blvd., Ste 4300 Email: Kelly.Adams@imail.org  
Broomfield, CO

DocuSigned by:  
  
037268821C-24D4

**Agent (s):** John Halverson Telephone: 406-869-3311  
 Address: 1300 N Transtech Way, Billings, MT 59102 Email: jhalverson@sandersonstewart.com



# EXHIBIT A

## ESTABLISHED ZONING

WITHIN

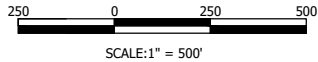
### ST. VINCENT HEALTHCARE SUBDIVISION

PREPARED FOR : SCL HEALTH-MONTANA

PREPARED BY : **SANDERSON STEWART**

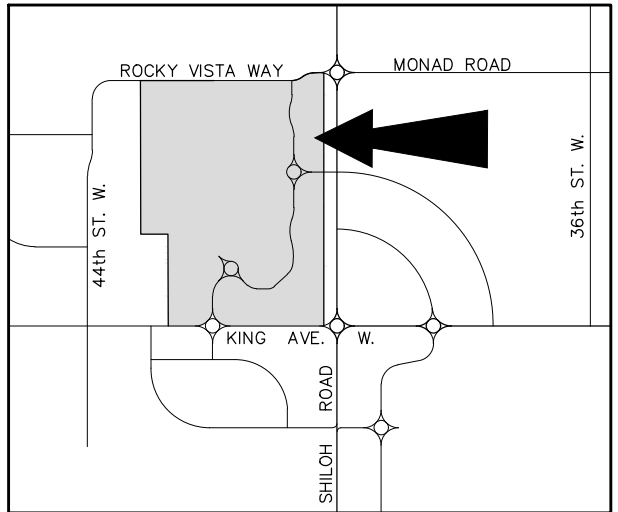
BILLINGS, MONTANA

JUNE, 2023

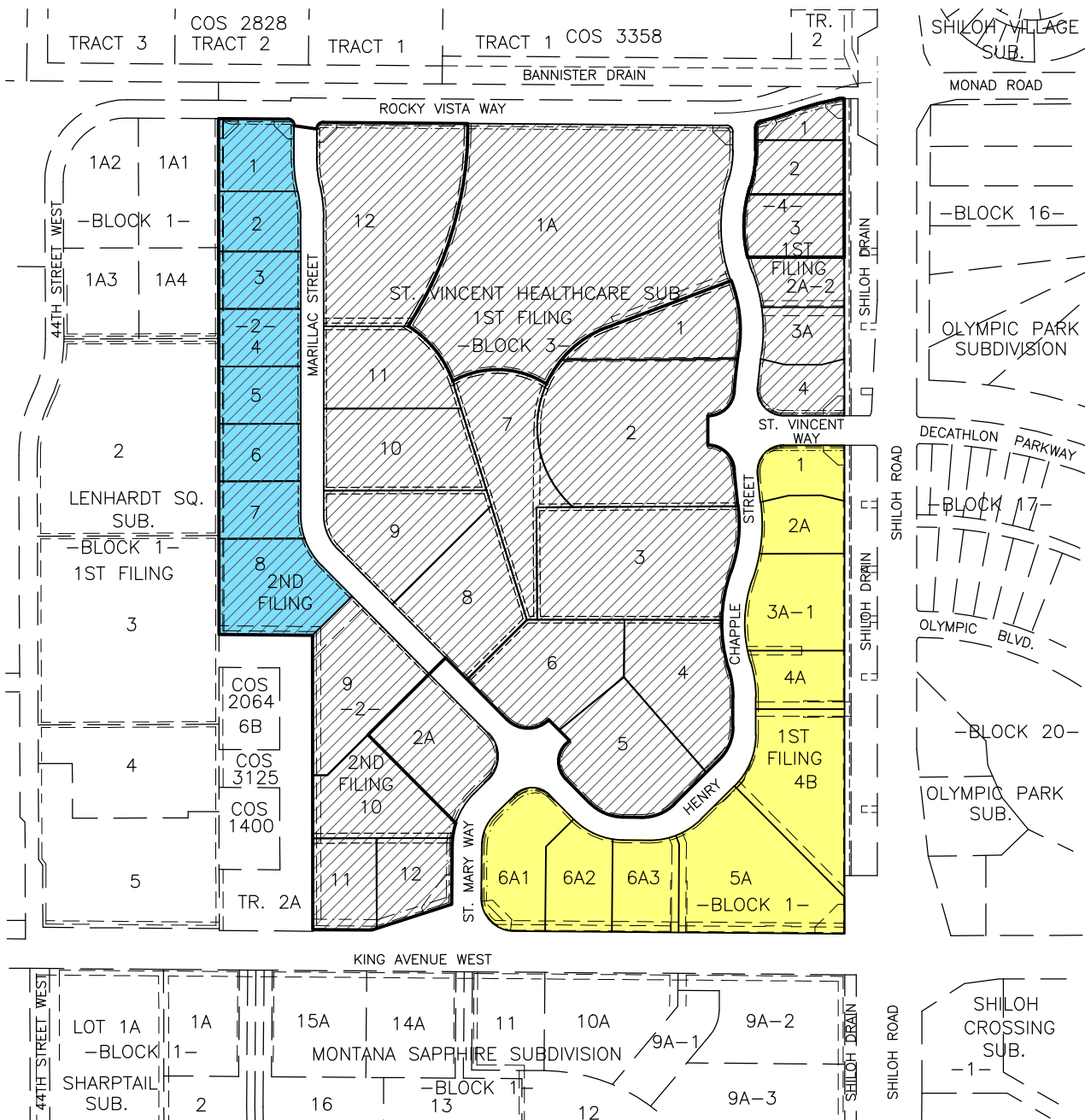


#### LEGEND

- CAMPUS & CMU2/NX2
- CAMPUS
- COMMERCIAL NEIGHBORHOOD



**VICINITY MAP**  
NOT TO SCALE



**Exhibit B**

Parcel Description:

Lot 1, Block 1 & Lot 4, Block 4 of St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on June 12, 2014, under Document No. 3707746;

and

Lots 2A, Block 1 of Amended Plat of Lots 2 & 3, Block 1, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on March 23, 2017, under Document No. 3808971;

and

Lots 2A, Block 2 of Amended Plat of Lots 1 & 2, Block 2, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on April 6, 2018, under Document No. 3845745;

and

Lots 3A-1, 4A, 4B, & 5A, Block 1 of Amended Plat of Lots 3A, 4, 5, 6, & 7, Block 1, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on August 2, 2019, under Document No. 3890847;

and

Lot 3A, Block 4 of Amended Plat of Lots 2 & 3, Block 4, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on November 24, 2020, under Document No. 3948936;

and

Lot 1A, Block 3 of Amended Plat of Lots 1 & 9, Block 3, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on September 22, 2021, under Document No. 3990958;

and

Lots 2A-2, Block 4 of Amended Plat of Lot 2A of Amended Plat of Lots 2 & 3, Block 4, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on May 18, 2022, under Document No. 4017536;

and

Lots 6A-1, 6A-2, & 6A-3, Block 1 of Amended Plat of Lot 6A of Amended Plat of Lots 3A, 4, 5, 6, & 7, Block 1, St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on May 18, 2022, under Document No. 4017538;

**Exhibit B**

and

Lots 1-12 of Block 2, Lots 1-12 of Block 3, and Lots 1-3 of Block 4 in St. Vincent Healthcare Subdivision, Second Filing, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, filed on December 21, 2022, under Document No. 4037363;



June 15, 2023

Reference: Notice of Pre-Application Neighborhood Meeting for  
Zone Change/Planned Development Agreement Amendment  
St. Vincent Healthcare Subdivision

Dear Neighbors:

You are receiving this letter because the City of Billings requires a pre-application neighborhood meeting for any zone change request on property located within the City. By City Code, the surrounding property owners within one-quarter mile are notified of this meeting so you can ask questions of the materials described in this letter. This is not your last time to comment on this proposal, as you will be notified of future public hearings by the Zoning Commission and City Council when they are scheduled.

The request for this property involves an amendment to the Planned Development Agreement (PDA) which regulates development within the St Vincent Healthcare Subdivision and all parcels therein. Per city code, amendments to the PDA are processed as a Zone Change. Generally, the amendment will update the plat and Sign Easements exhibits (Exhibits A and B) to reflect recent changes, remove outdated code references, and update the list of prohibited uses to include such uses as marijuana and dry cleaning. The amendment also changes the definition of the terms “campus,” and “commercial neighborhood” to apply to certain lots and allow certain residential uses (Exhibit A).

The Neighborhood Pre-Application Meeting will be held on **Monday, June 26, 2023, at 5:30 PM.** This meeting will be held in-person at the office of Sanderson Stewart located at 1300 N Transtech Way, Billings, MT 59102. You may also receive log in credentials so that you can join remotely via Teams. If you plan on attending or would like the log in information, please email John Halverson at [jhalverson@sandersonstewart.com](mailto:jhalverson@sandersonstewart.com) so that we can verify accommodations for the in-person meeting and have a list of attendees that will be joining via Teams.

Please plan on attending this Neighborhood Pre-Application meeting if you have comments or questions regarding the proposed Zone Change/PDA Amendment. If you have immediate questions or cannot attend the meeting, please contact me at (406) 869-3311 or via my email at [jhalverson@sandersonstewart.com](mailto:jhalverson@sandersonstewart.com)

Respectfully,



John Halverson, LEED AP, Planner

JDH/vp

Enc.

c: Nicole Cromwell, Zoning Coordinator / Code Enforcement Supervisor, City of Billings  
Max Stitch

# EXHIBIT A

## ESTABLISHED ZONING

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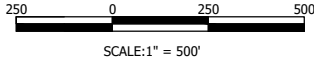
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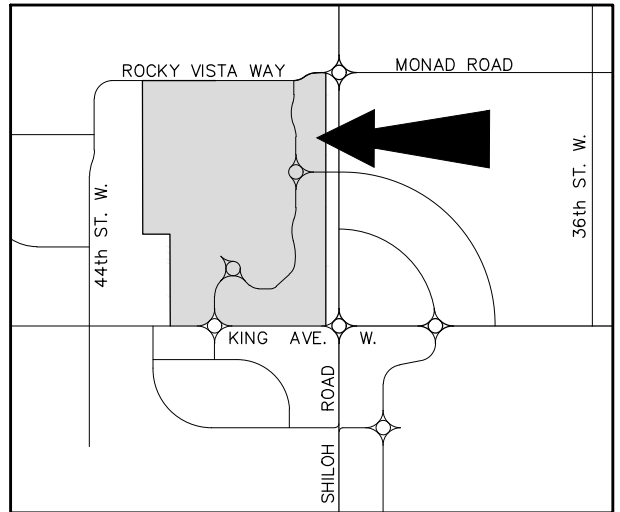
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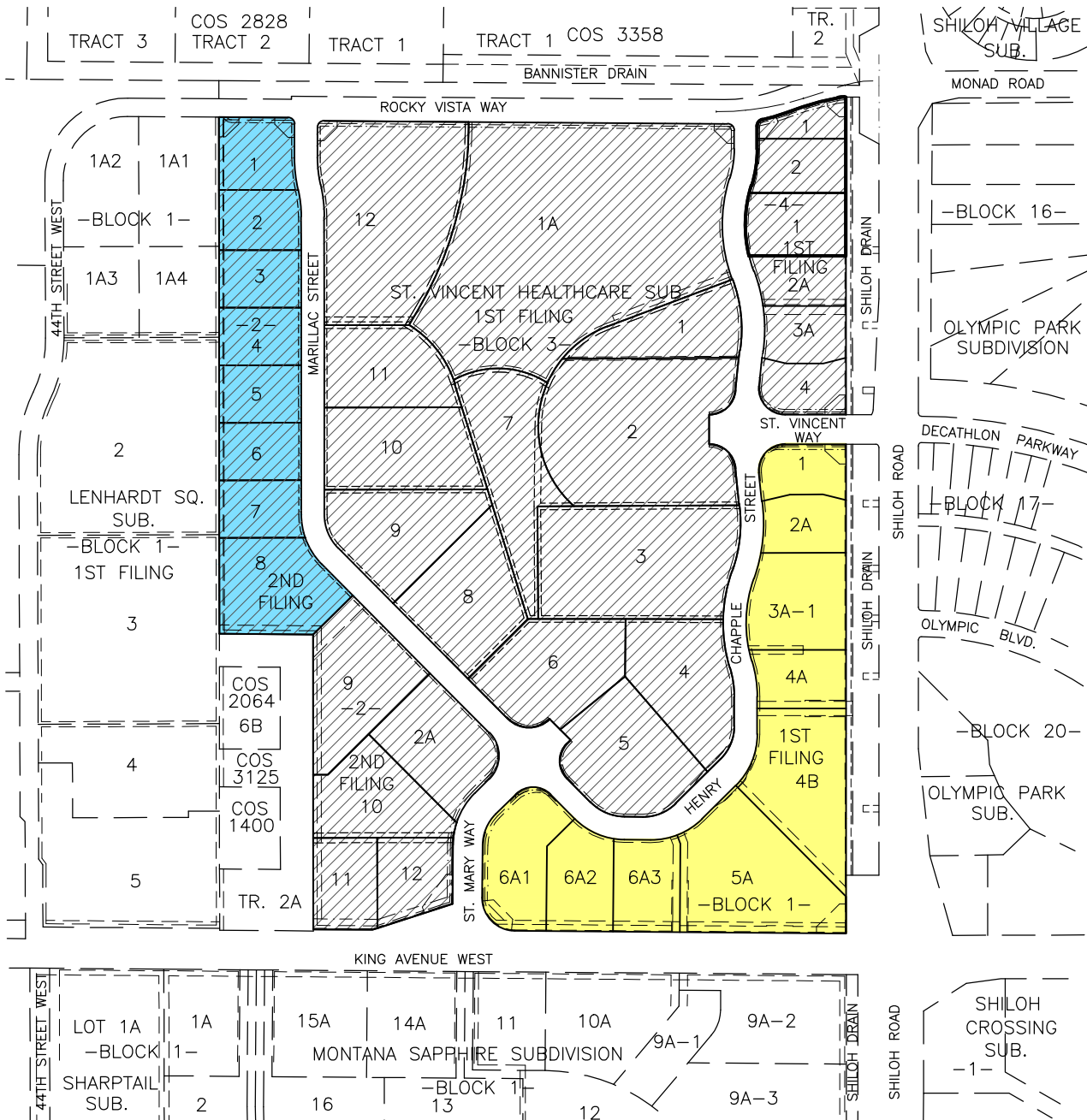
#### LEGEND

- CAMPUS & CMU2/NX2
- CAMPUS
- COMMERCIAL NEIGHBORHOOD



#### VICINITY MAP

NOT TO SCALE



# EXHIBIT B

## SIGN EASEMENTS

WITHIN

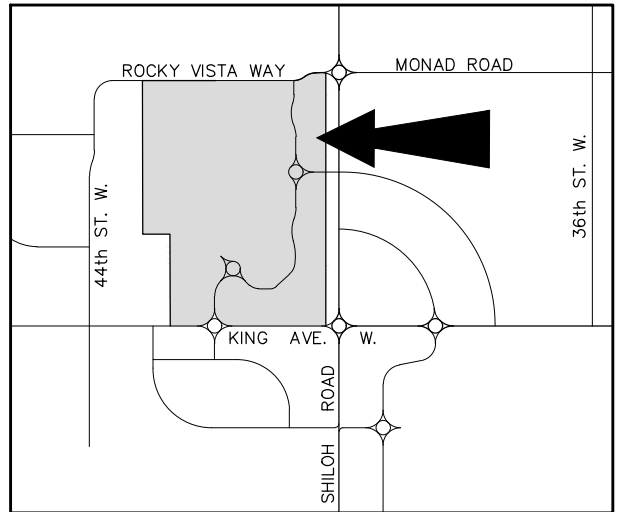
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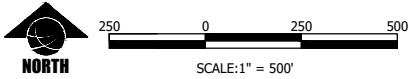
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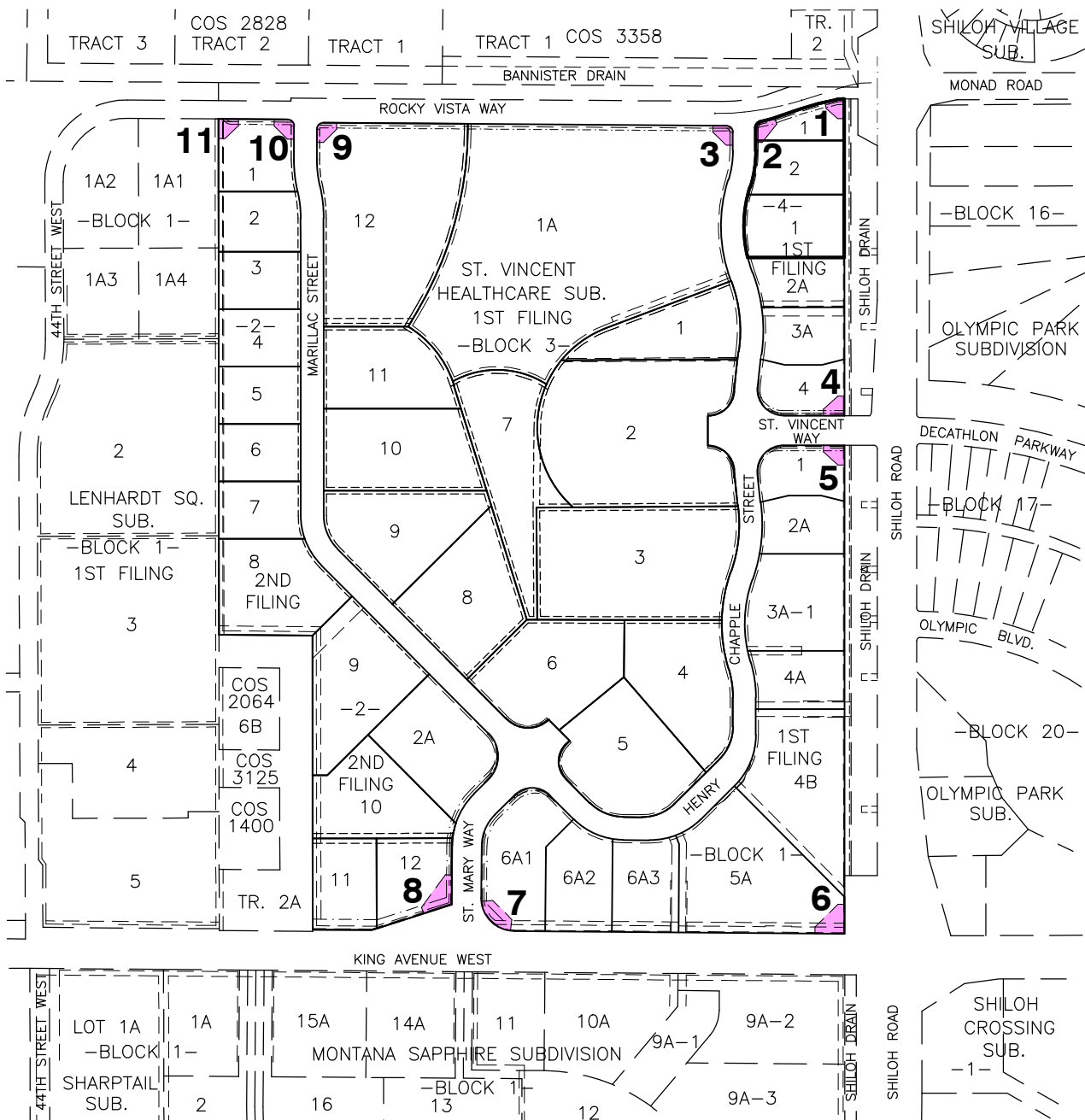
### VICINITY MAP

NOT TO SCALE



### LEGEND

 SIGN EASEMENTS



## MEETING MINUTES

<b>PROJECT: Mack Annexation &amp; Zone Change</b>			
Project No: 02015.34			
Meeting Location: Sanderson Stewart Offices 1300 N Transtech Way Billings MT 59102		Meeting Date: 06/26/23 5:30 PM	
Meeting Subject: Zone Change Neighborhood Pre-Application Meeting		Prepared by: John Halverson	
Attending:		(See attached sign-in sheet)	
Sanderson	John Halverson		
Stewart:	Rick Leuthold		
Date of Issue: 06/27/2023			

Minutes:

- Mr. Leuthold began the meeting at 5:35 by introducing himself and Mr. Halverson. He explained that St Vincent is now Intermountain Health under the Sisters of Charity Leavenworth.
- Mr. Halverson explained that the PDA amendment is a change to the Planned Development Agreement, which functions as the applicable zoning in the St Vincent Healthcare Subdivision. He also explained that the City of Billings requires changes to the PDA to be processed as a zone change.
- Mr. Leuthold explained that the subdivision is now over 20 years old, that the intent of the original PDA was to create a high-quality, professional medical campus environment, and that the market and local regulation has changed since the adoption of that original PDA, requiring changes to the PDA. He noted previous amendments to the PDA and the recently-recorded re-platting of the subdivision.
- Ms. Rehberg asked about the pedestrian easement from Lenhardt Square to Marillac.
- Mr. Halverson agreed to look into the existence of such an easement.

- Mr. Leuthold emphasized the importance of interconnectivity in both the pedestrian and vehicular networks in creating good traffic outcomes. He anticipated future improvements to the intersection of King Ave. and 44<sup>th</sup> St. W. He noted that no increased traffic volumes would result from the proposed PDA amendments. He also noted recent housing development at 48<sup>th</sup> and King that would contribute to volumes at 44<sup>th</sup> and King. He noted planned vehicular and pedestrian connections from King Ave. toward the south connecting to Shiloh Rd.
- Ms. Rehberg expressed that it is very difficult and unsafe crossing arterials like King and Shiloh at roundabouts.
- Mr. Leuthold expressed the need to habituate people in cars to the existence of people walking and to educate people in cars on how to share the street with people walking.
- Mr. Culver stated that people driving do not slow to safe speeds while navigating the roundabouts on Shiloh. He stated a desire to lower the landscaped centers of the roundabouts.
- Mr. Leuthold explained the rationale behind the “humped” medians.
- Ms. Rehberg stated a preference for underpasses. She also speculated that, as the area builds out with more dense residential, potential for walking will increase.
- Mr. Leuthold adjourned the meeting at 6:05 PM