

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:** N2 _____

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

N2 change to NX-1 _____

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

4. **Legal Description of Property:**

COS 515 PARCEL: 14A1 _____

5. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force and mailing address of Chairperson: Heights Task Force, Frank Ewalt _____

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

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

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

9. **The undersigned affirm the following:**

1) The pre-application neighborhood meeting was held on the 28th day of Febuary, 2023.

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

Owner (s): Joshua Tolentino _____ Telephone: __ 406-850-4331 _____

Address: _____ Email: _honoluluwt2013@gmail.com

Agent (s): Jeff Wollschlager _____ Telephone: _____ 406-321-2280 _____

Address: _____ Email: alinedrafting@gmail.com

Neighborhood meeting Zoning change request.

PROJECT#: PZX-23-00028

PROPERTY ADDRESS: BITTERROOT DR
TOWNSHIP: 01 N RANGE: 26 E SECTION: 23
CERTIFICATE OF SURVEY: 515 PARCEL: 14A1
FULL LEGAL: S23, T01 N, R26 E, C.O.S. 515, PARCEL 14A1, AM (21)

Neighborhood meeting:

Meeting commenced at 5:10 pm Feb 28th @ 625 Mattson Ln, Billings, MT 59105.

-See attached Attendance list.

I informed the attendants of the zone change request allowing 1-4 unit living structures on this lot with the potential of up to three structures.

Comments:

Wheeler/ Bogas: 1536 Wicks Lane. Immediate neighboring property. Objects to Zone change. Concerned on type of renters. Asked if it will be low-income housing. Will there be background checks. Concerned of number of potential units and demographic of renters. Vehicle parking/traffic was also a concern.

Callahan, Sean: Concerned about parking. Will there be low income or sober living units?

Pam Ellis: Concerned about format of neighborhood meeting letter. It did not say who the owner's are or the representative's business or information. Said she will contact "Nichole" about that.

Shayne Hinz: Mentioned he was just curious.

Jacquilin Garcia, 836 Dorothy Lane: Objects to zoning change not knowing what type of renters will occupy units.

Frank Ewalt: Objected. "No more zoning changes"

Amber Dunn, 832 Dorothy Lane: Objects. "Not next to N2 zoning"

Meet adjourned at 5:35.

Sincerely,



Jeff Wollschlager

Agent/ Representative

2-17-23

Zoning change request.

PROJECT#: PZX-23-00028

PROPERTY ADDRESS: BITTERROOT DR
TOWNSHIP: 01 N RANGE: 26 E SECTION: 23
CERTIFICATE OF SURVEY: 515 PARCEL: 14A1
FULL LEGAL: S23, T01 N, R26 E, C.O.S. 515, PARCEL 14A1, AM (21)

(Southeast corner of the intersection of Wicks and Bitterroot)

To whom it may concern,

A neighborhood meeting is scheduled for the 28th day of February at 5 PM. The location of the meeting will be held at East Wesleyan Church. Located at 625 Mattson Ln, Billings, MT 59105. We are proposing a Zone change from N2-Mid-Century Neighborhood to an NX-1-Mixed residential 1. The zoning change will allow 1-4-unit structures on this lot. We are proposing three structures to be located on this lot.

The purposes of a neighborhood meeting are to: inform neighboring property owners of the details of a proposed development, identify how the developer intends to meet the standards contained in this zoning code, and to allow the applicant to receive preliminary public comment on the proposal.

Sincerely,



Jeff Wollschlager

Agent/ Representative

PRE-APP NEIGHBORHOOD MEETING FOR ZONE CHANGE
ATTENDANCE : 2-28/23

NAME	NOTES
Amber Dunn	
STUART wheeler	
Jill Bogas	
Sean Callahan	
Jacque Garcia	
FRANK ELWART	
Pam Ellis	
Shesha Hinz	