

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:** N3

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
Rezone with Annexation too N PND with N3, N2 & P1 districts per attached map

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

4. **Legal Description of Property:** Lot 2B of COS No 1834

5. **Neighborhood Task Force Area:** Yes
Gordon Olson, Chair Westend Task Force
5929 Ironwood Dr
BILLINGS, MT 59106

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

7. **A copy of the meeting notice.** attach

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

9. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 20th, day of March 2023.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): *Ned Eric Zimmerman* Telephone: 406-551-3455
Address: 541 Daisy Dean Road, Wilsall, MT 59086-9405 Email: zncattle@gmail.com

Owner (s): *Van Guth Zimmerman* Telephone: 617-595-2473
Address: 353 Harvard Street #4, Cambridge, MA 02138 Email: van@vanzimmerman.com

Agent (s): *Travis Copper* Telephone: 406-247-2902
Address: KLJ Engineering (Travis Copper or as Delegate) Email: travis.copper@klijeng.com
2611 Gabel Road, PO Box 80303, Billings, MT 59108



MEETING MINUTES

Project: Re-zone Application, NE Corner of 54th Street West and Rimrock Road, Billings MT
Purpose: Pre-application Neighborhood Meeting
Date & Time: 5:00 PM, March 20, 2023
Location: On-site
Attendees: Sign-in Sheet Attached

Discussion Points:

1. Introductions, Handouts & Sign-in
2. Brief discussion from Steve Grabill regarding proposed development and requested annexation / zone change
3. Questions and Comments and Comment Period:
 - a. What will be done about the Prairie Dogs?
KLJ response: Developer will evaluate alternatives and feasibility of exterminating them.
 - b. Concerns of increased traffic at the 54th / Rimrock intersection:
KLJ response: A traffic impact analysis is being completed as part of the subdivision review process.
 - c. Concerns over added pressure to Yellowstone Family Park, and request for Fifty Four West to be included in Yellowstone Family Park Maintenance District.
KLJ response: The developer is required to dedicate or pay cash-in-leu for additional parks through the subdivision review process.
 - d. Proposed lot size?
KLJ response: Generally, 10,000 SF and larger, with a few smaller ones
 - e. Will there be streetlights? Generally, the neighbors were not in favor.
KLJ response: Street lights are not proposed by the developer, but the developer will be required to execute a waiver of right to protest formation of an SID for street lights if the City decides to install them in the future and assess the cost to land owners in the subdivision.
 - f. Does the proposed N2 allow for higher density or duplexes?
KLJ response: We were not sure at the time but stated the developer's intent is for single family homes.
 - g. What if the developer sells lots to other builders that would like to construct duplexes?
KLJ response: The developer was satisfied with the existing N3 zoning but is required to rezone in accordance with City ordinance. The developer picked the N2 zone because it



is the most similar to the already existing N3 zone and will result in the most minimal change that can be approved by City ordinance.

- h. Will curb and gutter be installed along 54th West to north subdivision boundary
KLJ response: Yes
- i. Will there be impacts from shallow groundwater & dewatering?
KLJ response: Geotech borings were completed and we believe most of the construction will not require dewatering.
- j. What types of homes will be constructed?
KLJ response: The developer's vision is something similar to Silver Creek Subdivision off of 46th Street.
- k. Can a parking area be improved on the NE corner of 54th and Rimrock for Cyclists to use the existing trail system?
KLJ response: The developer has offered that area to the City for park use, but the City is not recognizing it as having any value at this time. The developer would consider donating that land for this purpose if it were credited towards the developer's park dedication requirements.
- l. One request was expressed to not develop any parks over concerns of increased crime.
KLJ response: none
- m. Other requests were expressed to landscape the proposed open space south of the ditch.
KLJ response: That is yet to be decided based on review and negotiations with the City as part of the subdivision review process.

Zoning Pre-Application Neighborhood Meeting
 March 20, 2023
 Northeast Rimrock Road and 54th Street West
 Sign-in Sheet



Name (Please Print)	Address	Phone (Optional)	Email (Optional)
Jeff Richey	3224 Lloyd Mangrum Ln,	59106 (406) 581-4129	richiejoff@gmail.com
Tony McCullough	5357 AMHERST DRIVE	59104 (307) -620-2876	tony_mccullough77@yahoo.com
Bob & Nita Snygar	3350 Amherst Drive	59106 (360) -201-3045	rsnygar3914@hotmail.com
Christy Vasser	5358 Amherst Dr.	59106 801 912 5993	cvasser12@gmail.com
Boba Carol Jestrab	5074 Amherst Dr.	59106 406-362-2787	rejestrab@gmail.com
Peter O'Neil	3126 Lloyd Mangrum Ln	59106 416 656 2814	trippcalla@br-silco.net
Kristin Heilman	5405 Gen Sarazen	59106 406 656 4344	
Rhonda Heidner	5114 Amherst Dr.	59106	
Kara Freeman	5126 Conant Dr.	59106 405 876-1931	kfreeman & Dilligash@gmail.com
Dorinda Megan Betz	5107 Rimrock Rd	59106 (406) 370 8789	dorinda@betzbc.com
Chad & Ann Stutz	34 S. Stone Mt. Cir.	59106 406-855-4490	stutzekmountain@outlook.com
John & Nita Longo	3498 Stone Mt. Cir	59106 406-690-7770	2Ncom@aol.com
Maray Robert Ostler	5360 Rocky Mountain Blvd	59106 706 611-3999	utlightandsun@brennan.net
Ron Hecht	3497 Stone Mountain Circle	59106 406 670-7196	rhecht76@gmail.com
Scott Hays	5346 Rocky Mountain Blvd	59106 406 281 1351	scotthays@telusnet
Josh Kay	5330 Rocky Mountain Island	59106 406 591-0539	Josh.Kay@kayconstruction.com
George Auker	3311 Jack Burke Lk	59106	
Pat Curry	5412 Gene Sarazen Drive	59106 406 702 3931	patrickcurry@gmail.com
Teri Kneeling	5416 Gene Sarazen Dr	59106 406 652-8857	
Jim Wilson	3330 54th St W.	59106 406 699 0167	jimwilson.com
Kirsten Montoya	5230 Rimrock Rd.	59106 406-850-9970	

Name (Please Print)	Address	Phone (Optional)	Email (Optional)
Kevin Bromenshenk	3242 Jack Burke Lane	512-623-0934	kbromenshenk@icloud.com
Aaron Huseeth	5823 Sam Smeal Trail	701-341-0284	
Treat Pahr	2259 Glengary	406 208-9146	
Beau Sinclair	5242 Rocky Mountain Blvd		
Don Keene	3039 Hillcrest Place	706 860-0843	
Trenay Hart	5513 Bobby Jones	406 860 1175	
Fay Danielson	5522 Bobby Jones	406.655.1929	sidanielson@brennan.net
Linda Franson	3051 Lloyd Mangrum	559 471-9431	
Race & Nancy Reeter	3426 Stone Mt Circle 59106	506 470 5570	exp@reeter.com
Mary H. Wilson	3104 54th St W	406 650-6264	
Samuel Chante Lind	3012 54th St. West 59106		chante1518@protonmail.com
Bob & Judy Richardson	3003 Lloyd Mangrum home	406-306-2159 / 406-665-9441	mygrandmaju@gmail.com
Steve Corbill	KLJ		
Travis Copper	KLJ	406-247-2902	travis.copper@kljeng.com