

**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:** NMU - Neighborhood Mixed Use \_\_\_\_\_
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: Rezone parcels 1 and 2 of COS 1263 located at 3250 Hannon Rd. totaling 6.88ac to Industrial Light, I1. \_\_\_\_\_
3. **Subject Property Map:** please attach to this form \_\_\_\_\_
4. **Legal Description of Property:** Parcels 1 and 2 of COS 1263 located in the northwest one-quarter (NW1/4) Southeast one-quarter (SE1/4) of Section 10 Township 1 South, Range 26 E, Principal Meridian Montana, Yellowstone County, Montana. Document 913878 \_\_\_\_\_
5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form Meeting not completed yet. We are requesting a meeting with the county, radius map, property owners list and labels for the preapplication meeting notice.
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 \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.
  - 2) The zone change application is based on materials presented at the meeting.

Owner (s):   Telephone: \_\_\_\_\_  
DocuSigned by: 6C278B3A1C1F4DC... DocuSigned by: 4C4FD3700EB04C7...

Address: PO Box 20980, Billings, MT 59104 Email: fieldofdreamstreefarm@yahoo.com  
 PO Box 2535 Billings, MT 59101 Jbailey@hardrives-asphalt.com

Agent (s): Anna Vickers/IMEG Corp. Telephone: 406-248-9000  
 Address: 175 N 27th St. Ste 1312 Email: anna.m.vickers@imegcorp.com  
 Billings, MT 59101



November 7, 2022

**RE: Pre-Application Neighborhood Meeting** – County Zoning Change on Tracts 1 and 2 of COS 1263 located at Section 10, Township 01 South, Range 26 East P.M.M, Yellowstone County, Montana at address 3250 Hannon Rd., Billings, MT 59101

To Whom It May Concern:

The purpose of this notification is to inform you of a Pre-Application Neighborhood Meeting on Wednesday, November 16th at 5:30 p.m. The meeting will be held in the cafeteria at Ponderosa Elementary School, which is located at 4188 King Avenue E., Billings, MT 59101.

This meeting will address questions and comments regarding a proposed zoning change for the parcel located at 3250 Hannon Rd and adjacent southern parcel. The subject properties are legally described as that part of the northwest quarter southeast quarter of Section 10, Township 1 South, Range 26 East, in Yellowstone County, Montana, described as Tracts 1 and 2 of Certificate of Survey No 1263 on file the office of the Clerk and Recorder of said County under Document No. 913878. The properties are a total of 6.875 acres in size and are currently zoned NMU- Neighborhood Mixed Use. The proposed zoning after the rezone would be I1 - Industrial Light.

The property owner is Evergreen Lawn and Landscape Company who is under contract to sale with HD Asphalt. Please reach out to Evergreen Lawn and Landscape Company by emailing [fieldofdreamstreefarm@yahoo.com](mailto:fieldofdreamstreefarm@yahoo.com). Or reach out to HD Asphalt by emailing [jbailey@harddrives-asphalt.com](mailto:jbailey@harddrives-asphalt.com). Both parties are available for questions or comments.

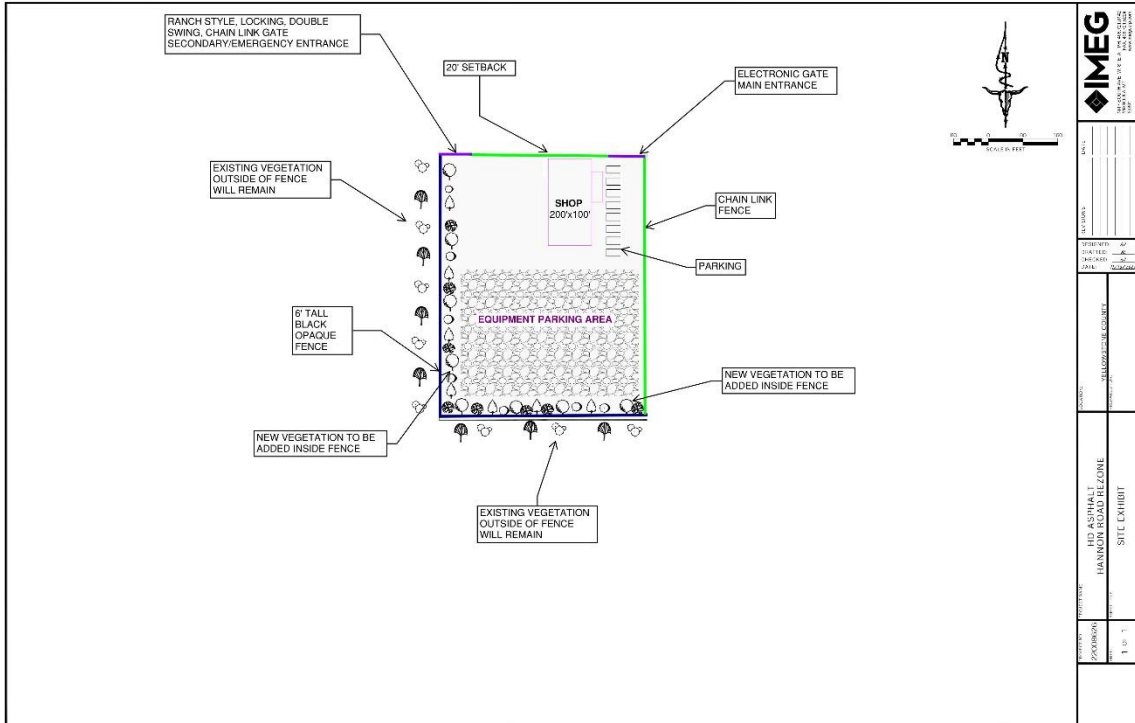
An exhibit has been included with this letter depicting the location of the zone change. If you are unable to attend, please feel free to send your questions and/or comments to [anna.m.vickers@imegcorp.com](mailto:anna.m.vickers@imegcorp.com) or mail them to the address found at the bottom of this page.

Sincerely,  
**IMEG**

*Anna Vickers*

Anna Vickers  
Billings Lead Land Use Planner

Enclosures: As noted in text above.  
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Sign In Sheet

November 16, 2022

Hannon Road Neighborhood Rezoning Meeting 22008626.00

Name	Address	Email
Randy Crabbe		rrcrabbe@charter.net
		bushpait



## ZONE CHANGE PRE-APPLICATION NEIGHBORHOOD MEETING MINUTES

Hazlett Old Hickory Buildings & Sheds City Rezone

IMEG #2208626

Wednesday, November 16, 2022

5:30 P.M.

Location: Ponderosa Elementary School

**MEETING DATE:** November 16, 2022  
**LOCATION:** Ponderosa Elementary School  
**PRESENT:** An attendance list is attached.

### ITEMS DISCUSSED:

1. Introduction:
  - Anna Vickers (IMEG) presented the overall project and discussed HD Asphalt is under contract for the parcel at 3250 Hannon Road. HD Asphalt is now pursuing a rezone. The rezone is requesting to change the parcel from Neighborhood Mixed Use (NMU) to Industrial Light (I1). Anna talked about how there would be washed gravel around the equipment to help with dust maintenance and there would be a gate at the Northeast side of the property, on Hannon Road, for the equipment to come in and out to keep the traffic down and provide security for the business. There will be two entrances and exits, with the second being on the Northwest side of the property on Hannon Road. The garage that is proposed to be built on site would not be for industrial purposes, only for manufacturing natural clay and other materials in small batches.
  
2. Questions: The following questions were asked by the attendees as follows:
  - Why is the County not cleaning up the area around the property?
    - Anna suggested to bring that up with the County. Person said that they went to the State and County and the didn't get anything done.
  - Concerned about dust control and mitigation.
    - Anna reiterated that there will be gravel on site to mitigate dust leaving the site.
  - Concerns about the noise and smell of an industrial facility.
    - Anna talked about the addition of a 6' fall black opaque fence that would be constructed and the new vegetation that would be added inside of the fence for the noise. There will not be any heavy industrial processes to produce harsh smells.
  - A neighbor was concerned about having a drinking well within 20' of the property. He was worried about what effects the site would have on his well.

- Anna confirmed that there would be no hot asphalt being manufactured on site, only seal coat using clay and natural materials.
- A few neighbors asked why there were people who didn't receive letter?
  - Anna explained the process of obtaining the certified mailings that we pay for and received from the County Treasurer Office. All of the required mailings were sent.
- Is there going to be machine maintenance happening on site?
  - Anna reiterated that the gravel area was for staging the equipment and trucks and there would be no fill or dump area and no machine maintenance happening on site.
- Where will the zoning be?
  - Anna explained that the rezone is only for the property and nothing surrounding.
- More questions about the mailings and asking Anna or IMEG to go door to door handing out letters. Phillip Street was the issue
  - Anna explained that IMEG followed the process laid out in the rezoning process. Walking door to door is not required. May properties on Phillip Street are owned by the same person and therefore renting tenants might not have received the letter. Property owners are the only person required to receive the letter and that was completed.
- Concerns about having an industrial area right behind residential houses and wanting it in writing that there would not be any asphalt production.
  - Anna explained that there can't be a conditional zoning and that the new zoning would be similar to the properties to the North and East of the site.

The foregoing constitutes our understanding of the matters discussed during the meeting.

Prepared by: Amber E. Long, E.I.

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cc: All Present

