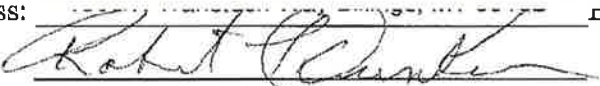



Pre-Application Statement of Owner(s) or Agent(s)

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:** CMU1, N4, RR1
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: Existing CMU1 (Corridor Mixed Use 1), N4 (Large Lot Suburban Neighborhood Residential) and RR1 (Rural Residential 1) to be changed to CX (Heavy Commercial)
3. **Subject Property Map:** please attach to this form Proposed Zoning: **Exhibit A** Existing Zoning: **Exhibit B**
4. **Legal Description of Property:** FLY IN SUBD, S30, T01 N, R27 E, BLOCK 1, Lot 5A, AMD (16)
--and-- FLY IN SUBD, S30, T01 N, R27 E, BLOCK 1, Lot 4A, AMD (16)
5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form **Exhibit C**
6. **A copy of the meeting notice.** please attach to this form **Exhibit D**
7. **A brief synopsis of the meeting results.** please attach to this form **Exhibit E**
8. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 11, day of May, 2023.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): R L DUNKER & SONS INC Telephone: (406) ~~869-3317~~ **672 0317**
Address: 194 EMERALD HILLS DR BILLINGS, MT 59101 Email: rod8827@gmail.com


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




MEETING MINUTES

PROJECT: Fly In Subdivision Zone Change			
Project No: 23017			
Meeting Location: Lockwood Highschool 2016 Old US 87, Billings, MT 59101		Meeting Date: 05/11/23 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:			
Date of Issue: 05/18/2023			

Minutes:

- Randall and Jaquelin Robinson arrived at 5:25 PM. Mr. Halverson began the meeting at that time with basic information about the purpose of the zone change; the owner’s desire to bring the current use into conformance, and the uses allowed within the proposed zone.
- Jaquelin Robinson expressed concerns regarding the reduction of the distance between her property fronting Mauser Street and concerns about uses allowed in the proposed CX zone like bars and taverns. She expressed opposition to inclusion of those uses.
- Jaquelin Robinson stated that there were conflicting events scheduled at the time of the neighborhood meeting which accounted for the low attendance at the meeting. She also noted that no signs had been posted on the subject parcels.
- Randal Robinson recounted a history of the subject parcel and a previous effort to rezone all parcels in the subdivision.
- Mr. Halverson explained that the lot line adjustment and zone change processes were separate, and that a sign would be posted once the application is filed with the County.

Exhibit E Cont'd

- Ms. Robinson reiterated her opposition to the reduction of the depth of the lots on Mauser St. And stated that the parcels were used as landfills for building materials by the previous owner. She expressed concern that the Trucking use on Johnson Lane would access onto Mauser St.
- Mr. Halverson stated that access to the Fly In Lube and Wash would remain on Johnson Lane and that it would not have any access to Mauser St.
- Danielle Jordan requested that Mr. Halverson send her a list of special review uses allowed in the proposed CX zone and what the special review entailed.
- Mr. Halverson agreed to send that information to Ms. Jordan.
- Randall Robinson expressed a dislike for the City of Billings' decision not to allow marijuana dispensaries in city limits, thus pushing marijuana dispensaries into the county and Lockwood.
- Jaquelin Robinson expressed concern that the use change would reduce her property value.
- Mr. Halverson stated that property values throughout the state have risen rapidly in recent years.
- Danielle Jordan expressed concerns about adult entertainment uses on the subject parcel.
- Mr. Halverson stated that the owner has no plans to include such uses on the site and that such a use would require special review.
- Mr. Jordan expressed support for the zone change. Stated "It's his land." And expressed general support for the land owner's desire to bring the existing use into conformance, but also expressed his dislike for the lot line adjustment.
- Mr. Randal Robinson stated that the Fly In Subdivision lots on Mauser St. were used by the previous owner as an informal landfill for building materials.
- Mrs. Jaquelin Robinson expressed frustration at the applicant attempting another zone change in reference to a 2003 effort to rezone the entire subdivision. She stated a preference that the N4 and RR1 lots on Mauser St. remain single-dwelling residential uses. She also expressed concerns about the effect of the proposed zone change on her property values and expressed general concerns about existing traffic safety issues on Mauser St.
- Mr. Halverson closed the meeting at 6:45 PM