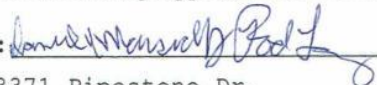


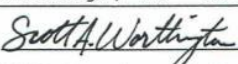
Neighborhood meeting information

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:** A-Agriculture
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: 70.63 Acres N4-Large Lot Suburban Neighborhood
31.15 Acres C3-General Commercial (see attached)
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** That portion of the NE 1/4 of S. 28, Township 1 South, Range 25 East, South & East of BBWA Canal, less C.O.S. 1590.
5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form see attached
6. **A copy of the meeting notice.** please attach to this form see attached
7. **A brief synopsis of the meeting results.** please attach to this form see attached
8. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 30th day of June, 2023
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s):  Telephone: (406) 591-1850
Address: 3371 Pipestone Dr. Email: rodlorenz@wtp.net
Billings, MT 59102-6941

Agent (s):  Telephone: (406) 591-4355
Address: 4231 Creekwood Dr Email: siteproscott@gmail.com
Billings, MT 59106

Neighborhood meeting information

In Site Engineering, P.C.

4231 Creekwood Dr
Billings, MT 59106

ph. 406.591.4355
siteproscott@gmail.com

June 22, 2023

Dear Neighbor,

In Site Engineering, P.C. is writing to inform you, on behalf of Lorenz Construction, LLC and Marsich Investments, Inc., of a zoning pre-application neighborhood meeting being held on Friday, June 30, 2023 at 6:00 PM to on the subject property at 2424 S. 48th Street West.

The purpose of the meeting is to discuss modifications to the zoning of neighboring property located south of Neibauer Drive, west of 48th Street West, southeast of the BBWA canal, and north of the Canyon Creek Acreage Tracts Subdivision. The owners are requesting re-zoning of the property within the boundary shown on the attached exhibit, which is legally described as follows:

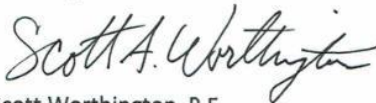
That portion of the Northeast Quarter of Section 28, Township 01 South, Range 25 East, P.M.M. that is situated south and east of the B L & I Canal (a.k.a. B.B.W.A. canal), south of the Neibauer Road Right-of-Way, and west of the S. 48th Street West Right-of-Way, less and excepting Certificate of Survey 1590 in Yellowstone County, Montana. Said zoning area contains 101.78 acres ±.

The property is currently zoned in the County as A: Agriculture 10 acres and over. The zoning proposal to Yellowstone County is to change the current zoning of the land described above to the following categories (illustrated on the enclosed exhibit):

<u>Zone</u>	<u>Area</u>
N4- Large Lot Suburban Neighborhood	70.63 Acres (69.4%)
<u>C3- General Commercial</u>	<u>31.15 Acres (30.6)</u>
Total Area:	101.78 Acres

The owners and engineer will be present at the meeting and look forward to discussing the proposed zoning with you.

Sincerely,

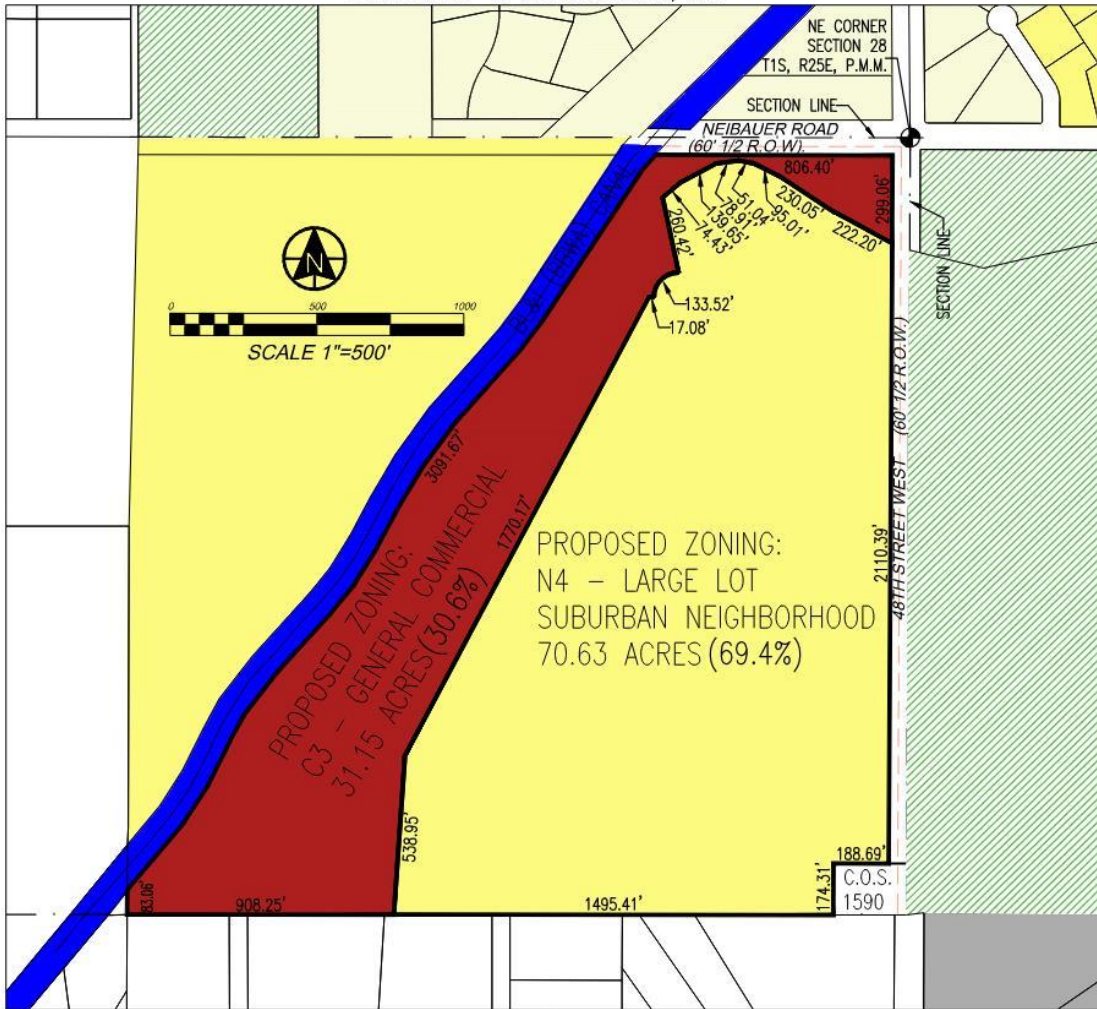


Scott Worthington, P.E.
Principal, In Site Engineering

S. 48TH STREET WEST & NEIBAUER ROAD PROPOSED ZONING MAP

A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M. THAT IS SITUATED SOUTH AND EAST OF THE B L & I CANAL (A.K.A. B.B.W.A. CANAL), SOUTH OF THE NEIBAUER ROAD RIGHT-OF-WAY, AND WEST OF S. 48TH STREET WEST ROAD RIGHT-OF-WAY, LESS AND EXCEPTING CERTIFICATE OF SURVEY 1590 IN YELLOWSTONE COUNTY, MONTANA. ZONING AREA = 101.78 ACRES

PREPARED FOR: LORENZ CONSTRUCTION, LLC & MARSICH INVESTMENTS, INC.
PREPARED BY: IN SITE ENGINEERING, P.C.



LEGEND

- | | |
|-------------------------------------|-----------------------------------|
| A - AGRICULTURE | RR3: RURAL RESIDENTIAL |
| N4: LARGE LOT SUBURBAN NEIGHBORHOOD | L1: LIGHT INDUSTRIAL |
| C3: GENERAL COMMERCIAL | UNZONED (OUTSIDE COUNTY BOUNDARY) |

NOTES: -EXISTING ZONING IS AGRICULTURE
-TOTAL ZONE CHANGE AREA = 101.78 ACRES

Neighborhood meeting information

Zoning Pre-application Neighborhood Meeting

For 101.78 acres located south of Neibauer Road, west of 48th Street West, north of Canyon Creek Acreage Tracts Subdivision, and southeast of the BBWA canal

Meeting Date: Thursday, 6/30/2023

Meeting Time: 6:00 PM

Meeting Location: On the subject site (2424 S. 48th Street West)

Meeting Attendees:

Name: _____ Address: _____ email: _____

Ren + Janice Tran than

Jerry Tricker

Lane Perrine 28125 51st

Chris Fischer

2312 S. 48th StW

Chris F @ AlliedCADT.com

Marian Carpenter

mariah @ blackdogcoffeehouse.com

Kris Carpenter

2324 S 48th StW

Kris.Carpenter@me.com

Jeff & Kelly Wilson 4845 Dawford Dr. Sufor@aol.com

GREG NEIBAUER D+L NEIBAUER TRUST 4546 NEIBAUER

Gerald Gilbert

Markay Marsich (owner/applicant)

David N. Marsh (owner/applicant)

Steve Stephenson (owner/applicant)

Red Lorenz (owner/applicant)

Scott Worthington, In Site Engineering (Engineer/Agent)

Neighborhood meeting information

Neighborhood Meeting for Proposed County Zone Change

101.78 Acres at 48th Street West and Neibauer Road

6/30/2023

Meeting Minutes

Pre-application neighborhood meeting held Friday, June 30, 2023 at the site. Introductions were made: Rod Lorenz with Lorenz Construction, LLC as owner/applicant, Dan and Markay Marsich and Steve Stephenson with Marsich Investments, Inc. as owners/applicants, Scott Worthington with In Site Engineering, PC as engineer/agent, and neighboring residents as listed on the attached roster. Neighbors expressed concerns about impacts on the quality and quantity of their well water. Scott replied that during the application process with the Department of Natural Resources and Conservation (DNRC) and the Department of Environmental Quality (DEQ), that analysis and modeling would be done to show that water is physically and legally available in order to appropriate it for the new use and to demonstrate that the new drain fields would not degrade the groundwater. He also said that this particular aquifer in the hydrogeological terrace in which this land is situated is conductive and yields a reliable quantity and quality of water. Neighbors expressed concerns about crime. Rod replied that he was working to clean up the property in its existing state to deter crime and that through zoning, development would proceed in an orderly manner that would also discourage crime. Neighbors expressed concerns about access and traffic and a desire for traffic from the new development to not go through their neighborhood streets. Scott replied that the residential property would have 2 accesses on 48th Street West and that the commercial property would have accesses on Neibauer Road, 48th Street West, or through internal streets within the new development. Neighbors wanted to know the character of the new residential development. It was explained that there would be approximately 56-57 single family lots averaging just under an acre in size, providing room for an individual well and septic system on each, meeting all of the setback (spacing) requirements of the DEQ. Neighbors asked why commercial zoning was requested for part of the land. Rod replied that he has a buyer under contract to purchase about half of the commercial acreage for a landscape business. He stated that the high water table in the areas designated as commercial would not allow for homes with drain fields but would be conducive to commercial uses such as a landscaping business, contractor yard, and shops/storage, and that an office could be situated near 48th Street West and Neibauer Road where it could be served by a well and drain field. Scott also replied that the intersection of principal arterial streets (48th Street West and Neibauer Road) provide a natural node for commercial use. Scott also stated that the zoning code calls for buffering requirements on new commercial projects along their interface with existing residential uses. Scott concluded the meeting by saying that zoning is the first step in the development process followed by application for subdivision with Yellowstone County and the DEQ, as well as obtaining a groundwater right permit from the DNRC. He also stated that neighbors would receive notices of public hearings with respect to this application with the Zoning Commission and Board of County Commissioners. The meeting was adjourned and the owners made themselves available after the meeting for further individual discussions / questions.