



608 North 29th Street, • Billings, MT 59101 • (406) 384-0080

Lots 1 and 2, Skyview Ridge Subdivision, 2nd Filing

Zone Change Neighborhood Meeting Notes

The meeting was noticed on January 18, 2024 and was held beginning at 5:30 PM on January 25, 2024 at the Lake Hills Golf Course's upstairs meeting area. The meeting was hosted by Taylor Kasperick of Performance Engineering (Agent), however no interested parties attended the meeting. No other correspondence, either via email, letter, or phone, was received by Performance Engineering. Taylor Kasperick remained at Lake Hills Golf Course until approximately 6:00 PM to see if there were any attendees that may have been coming late to the meeting, but no one attended.

In the time between sending notice to neighbors within 300' of the subject properties and the neighborhood meeting, it was contemplated to switch the proposed zoning from CMU-1 to CMU-2 provided the large lot sizes of the subject property. As stated in the zoning code, this was deemed appropriate by the owner and proponent as 1) the zoning code describes CMU-2 as "CMU2 differs from CMU1 as it is meant to accommodate larger-scale commercial, warehouse-style buildings, and other uses in multiple buildings on larger, deeper parcels along corridors." This description is in line with the proposed property boundaries of the subject parcels. In addition, as the subject properties slope consistently from west to east, it is likely that buildings on Lots 1 and 2 will need to be stepped and or broken up (i.e., multiple buildings) which will make it more difficult to meet the front lot line coverage of CMU-1 (65%) as opposed to CMU-2 (50%).

CITY ZONE CHANGE Pre-Application Statement of Owner(s) and 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: NX3 - Mixed-Residential (Large scale multi-family)

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

The proposed zone change is proposed to change from NX3 (high density residential) to CMU-2 (Corridor Mixed Use).

3. Legal Description of Property:

The legal description of the property is the proposed Lots 1 and 2 of Skyview Ridge Subdivision, 2nd Filing. The property is a portion of an unplatted tract just west of Skyview Ridge 1st Filing.

4. Neighborhood Task Force Area: Yes /// No . If Yes, Name of Task Force

Yes, Heights Task Force

5. Roster of persons who attended the pre-application neighborhood meeting: please attach to on line application

6. A brief synopsis of the meeting results including any written minutes or audio recording.

please attach to on line application

7. The undersigned affirm the following:

1) The pre-application neighborhood meeting was held on the 25th, day of January 2024.

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

Owner (s):

State of Montana Department of Natural Resources Telephone: 406-247-4401

Address:

1625 Eleventh Avenue, Helena, MT 59601, Email: jholzwarth@mt.gov

Agent (s):

Taylor Kasperick, Performance Engineering Telephone: 406-384-0080

Address: 608 N 29th Street, Billings, MT, 59101 Email: taylor@performance-ec.com

Complete this form and upload to your on-line Zone Change application