
MEETING MEMORANDUM

TO: CITY OF BILLINGS PLANNING DEPARTMENT
FROM: JAMES W. PAPEZ, P.E.
SUBJECT: NEIGHBORHOOD ZONE CHANGE MEETING_LOTS 6A-1 AND 27A SUNNYCOVE FRUIT FARMS SUBDIVISION
DATE: AUGUST 14, 2024

NEIGHBORHOOD MEETING RECAP MEMORANDUM

On Wednesday August 14th at 5:15 PM, a neighborhood meeting was conducted to collect comments and/or concerns associated with a proposed zone change over a portion of Lots 6A-1 and 27A of the Sunny Cove Fruit Farms Subdivision. The meeting was held at the west end of Mared Street which is located just east of the subject property. Notification letters for the meeting were sent out on August 6th to notify all property owners located within 1,320-feet of the subject property.

In attendance at the meeting were approximately 22 members of the public.

Questions/Concerns for the individuals present are shown below:

Where is the property located at?

-The property in question is located on portions of Lot 6A-1 and 27A. An exhibit showing the property was provided to the attendees.

Where is the closest similar zoned area?

-A N2 zoned area is located across 58th Street to the east.

What type of homes can be constructed on the proposed N2 zoning?

-N2 zoning allows for the construction of 1 and 2 family homes.

How will the subdivision be accessed?

-Access to the subdivision has not been finalized and will be dictated by the City and County. We are currently in discussions with both the City and County to determine how the subdivision will be accessed.

How much right-of-way does Rimrock Road have, and will you be reconstructing Rimrock Road with new shoulders and turning lanes?

-Rimrock Road currently has a 110-ft right-of-way. Improvements to Rimrock Road will be based on the findings of the traffic study and requirements set forth by the City of Billings.

How many homes are you proposing?

-The final number of proposed homes is not known at this time. The developer anticipates the subdivision could contain around 100-120 units on 7,000-10,000 sf lots.

Do the covenants allow for lots less than 1.5-acre in size?

-The covenants have been amended and will no longer be in effect once brought into the City and zoned.

Where can we review the covenants?

-Covenants are available from the title company or the clerk and recorder.

Residents expressed concern that they would lose parking on Mared Street if it is used as an access point.

-The County has requested that the City annex Mared Street along with a portion of 58th Street. The City has not yet determined if they are willing to annex Mared Street or the requested portion of 58th Street.

Will the housing be subsidized or Section 8?

-No

What is the anticipated value of the houses?

-\$375,000 to \$500,000.

What is the elevation of the groundwater?

-Ground water was noted 7-8 feet below grade from the monitoring wells placed on the property.

Why not just build on property that has N2 zoning?

-There has been a high demand for this type of home and there are currently not enough homes of this zoning type to fulfill demand.

What is a Mid-Century Neighborhood.

-The description of a Mid-Century Neighborhood from the municipal code was read out loud.

Will there be an alley or roadway located along the back of the properties that abut 58th Street?

-The final design has yet to be determined. It is not anticipated that a roadway or alley will be constructed along the eastern property line of the proposed development.

What are the next steps in this process?

-After the neighborhood meeting the application will be filed with the planning department who will prepare their findings and notify the impacted residents. The application will be presented to the Zoning Commission at which time the public is allowed to provide their concerns and comments. The Zoning Commission will make a recommendation on to approve or deny the application which will then be provided to the City Council, who will make the final decision to approve or deny the zone change request.

Concerns were raised that Glynn Abbey across Rimrock Road did not complete the necessary ditching to address stormwater which they state overtops Rimrock Road and impacts them.

Multiple individuals stated concerns associated with dewatering that will be necessary for deep utility installation. Property owners reported foundation settlement associated with dewatering from Glynn Abbey Subdivision and the sewer main in 58th Street.

Concerns were raised about the impacts to the water table if the existing agricultural land is no longer irrigated.

Residents expressed concern that they would lose parking on Mared Street if it is used as an access point.

Residents expressed concern that their taxes would increase as a result of the development.