

**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: **single family and various multi-family within a Planned Development (PD)**

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

The proposed zoning will be similar to the existing but decreasing the allowable units within the lots.

3. Legal Description of Property:

**see Exhibit C**

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 9, day of July, 2024.

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

Owner (s):

**Jay Lyndes** Telephone: **406-855-6779**

Address:

1693 Red Lodge Creek, Roberts, MT 59070 Email: cowboymt@maverick-cattle.com

Agent (s):

**WWC Engineering - Greg Reid** Telephone: **406-799-1415**

Address: 550 S 24th Street W, Ste 201, Billings, MT 59102 Email: greid@wwcengineering.com

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

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
Rachel Horton	495 Sahara Dr.	406-698-3855
David Hayes	948 Dixon St	406 647-5474
Sabrina Leonhardt	944 Governors Blvd	406-850-8002
Tanya Tenny	1345 Avenue Blvd	406 894-0211
Jerome Ries	333 STEWART CT N	406-690-2376
Mike Degenhart	1084 GOV. S	406-860-9797
Sue Cozzens	<sup>mailing</sup> P.O. Box 144 59103	755 Asteroid Ave.
Bryce + Clauden Chapel	1165 Capricorn	406 839-3308
Jim Lucey	800 SCORP	406 670 0776
Kristin Simon	690 Tabriz	281-723-4520
Tim Meeg	690 Tabriz	281-703-2664
Tammy Zemliska	782 Asteroid	371-3436
Josh Under	654 Aronson Ave	605 641 3974
Franck Cook	322 Sahara Dr.	406-855 1895
Jim Weidman	624 OASIS DR	406 252 4574
Candy Harey	920 Governors	406 671 4462
* Ashley Harada	631 Aries Ave.	406 208 1886
Tim Harada	631 Aries Ave.	406 896 1313
Anita Saas	956 Pegasus	406-670-0202
Connie Clark	503 Caravan	406-690-7796
Matthew Clark	503 Caravan	406-850-3737
Kathryn Clark	503 Caravan	406-850-1827
Lou + BRIDGET HANEbury	656 OASIS	406-661-9114 406 661-9093
Josh + Linda Holmes	657 OASIS	406-698-1008 <del>406</del>
Randy LaeJeke	1148 Patriot	406-850-3766
Tim Keating	738 Tabriz	406-855-2776
Borden Thomas	1024 Governors	406-252-0619

James Anthony 842 Governors Blvd 406 671 697

Sandy Wong 780 Judicial Ave 406 855 4829

Brian Potts 593 Oasis 406 697 2141

Walter Shore 794 -1393

Lori Johnson 654 Aranson Ave 916 606 4248

Bob Larson 621 Sahara Dr. 406-671-3444

Crystal Randy 802 Constitution 406 679 337

Junetta Peck 999 Neptune Blvd 307-272-1773

unknown Governors Blvd

Greg & Jessica Turner 948 Governors Blvd 406 672-9018

Tom & Tracy Snyder 734 Aranson Ave 406-697-2254

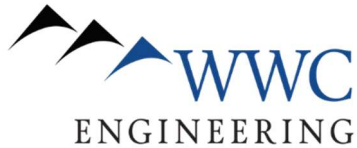
Lou & Bridget Hanebury 656 Oasis Dr. 59105 406-661-9114

Rek & Pat Mahara 644 Oasis Dr 59105 406-2536

Walter Shore 545 Carnival Ave 406-794-1393

Tom Schultz 930 Calico Ave 406-546-0448

Joe Hallack 644 Aries Ave. 406-702-0192



**Galaxy Subdivision Pre-Application  
Neighborhood Meeting Minutes**

**July 9, 2024 6:00 p.m.  
On-Site**

**Attendance:**

Greg Reid - WWC Engineering  
Aaron Redland - WWC Engineering  
See attached sign-in sheet and emails received

The attached agenda was presented by WWC Engineering verbally to provide an overview of the proposed zone change and the steps following the zone change that would occur prior to development of any of the properties.

The meeting was opened for public comment or questions. The following items were mentioned and discussed:

- An attendee let us know that they believed the property was previously planned to be a low-income development with apartments, via a previous attempt at a zone change. That individual asked us where those were planned. A discussion was held as to WWC was unaware of any intention to do low-income development.
- A concern was raised that it would be helpful if the proposed map had more information on it. This concern was related to wanting to see the proposed future roads, upon re-subdividing the property, and also seeing the proposed lots. It was explained that the subdivision portion is the next part of the project and that we did not want to commit to an exact number of lots and/or depths/widths of them. An updated layout showing the roads was offered to be provided for future submittals and public meetings.
- The meeting concluded with several individuals providing their opinion of the overall project. The opinions varied with one individual pointing out that going through the process of zone change, re-subdividing, then to design and construction is what the neighborhood wants as it would consider the impacts to water/sewer/traffic/etc. Several individuals provided thoughts that the neighborhood needed to do what they could to band together to try to stop any development of the property, including attending upcoming meetings and letting the Council and/or Commission know that they are against development of the property.
- Discussions were raised surrounding the anticipated size of the lots for single family, which an approximate size of 9600 or 10,000 square feet was estimated, based on past developments by the owner and what he had liked to do. It was noted that the size of them is indeterminate though, as that is a decision that would be finalized during platting of the property.

- The reason for the zone change was asked and it was discussed that there are several reasons for different spots. The multi-family zoned parcels are primarily being changed as the NX2 zoning allows a smaller front set back, which due to the topography of the lots, makes development of them more feasible (large slopes at the back of the lot). The previously auctioned park area requires rezoning regardless so it is included. That area near the park is planned to be re-subdivided with a new layout to remove the cul-de-sacs and to subdivide the park. In doing so, the lots identified in the PUD agreement (that identifies their zoning requirements) would no longer exist so rezoning of them to City zoning at this time would remove complications as to what is allowed on each lot. This is also the case for the row of lots along the southern edge of the property. As part of this explanation it was pointed out that the ¼ mile notification boundary caused extra effort and time and that it was better to do any possibly desired changes to the zoning all at once, instead of in several steps.
- A question was raised regarding what would happen if this zone change isn't completed. It was explained that the property already is platted and has zoning on it, so the owner could just begin design and construction of the layout without going through any public processes.
- Attendees asked if the constructability of the utilities and homes within the subdivision due to bedrock had been addressed. It was discussed that geotechnical considerations are evaluated during design and construction.
- There was discussion on traffic concerns and what requirements were necessary from the developer. Discussion was held that evaluation of traffic impacts would happen in a traffic study, which is part of the subdivision process if that is completed.
- The power lines within the park on the eastern extent of the Galaxy Subdivision were noted as concerning by the attendees. It was discussed that the Zone Change is not doing anything with that park.
- The timing of the development was asked in regard to when roadway construction could happen. A couple of example timelines were provided with platting/design/construction being parallel timelines and approximately 12-18 months to road construction and those processes being subsequent resulting in a 18-30-month timeline.
- Discussion was held regarding when Hultgren Park was sold and how. Reference to the letter provided to the neighborhood was provided as it was explained in that letter.
- It was asked for clarification of what the spaces within Galaxy Subdivision on the map are that are not shaded a color. It was explained that those are properties owned by others, who are not the developer.
- Questions were asked regarding setback requirements and what setbacks were as those were referenced as reasons for the zone change.

## Aaron Redland

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**From:** Linda Schonsberg <linda.schonsberg@icloud.com>  
**Sent:** Friday, July 5, 2024 12:50 PM  
**To:** Greg Reid  
**Subject:** Proposed Zone Change, Galaxy Subdivision

WARNING: This email originated from an external sender. Please use caution when clicking links or opening attachments.

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To Whom It May Concern:

Our neighborhood is requesting the presence of a City representative of ward 1 as well as a city engineer to address concerns at the meeting on Tuesday July 9th.

Thank you!

Sent from my iPhone