



COUNTY OF YELLOWSTONE ZONING COMMISSION AGENDA

Monday, January 8, 2024

4:00 PM

Miller Building, 1st Floor Conference Room
2825 3rd Avenue North, Billings, Montana

NOTICE TO THE PUBLIC

Citizens are invited to:

- . Review the Agenda Packet on the City's website at: <https://ci.billings.mt.us/117/Agendas-Minutes>
- . View the meeting live online at Facebook: <https://tinyurl.com/yckr478k>

Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to Board via email before 10:00 AM on the meeting date. All emails received prior to this time will be read into the record for the public hearing. Comments may be submitted by:

- . Mail: City/County Planning Division, 2825 3rd Ave N 4th Floor, Billings, MT 59101
- . Email: plnonline@billingsmt.gov
- . Call in during the Public Comment periods as indicated on the agenda:

- . Citizens may call in during specific Public Comment periods at **406.237.6165**.

All callers will be placed in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be limited to 3 minutes of testimony as is customary. Future delivery methods may be explored as best practice is learned. All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). A TTY number for the hearing impaired, 406-657-3079, is available upon request. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify the Planning Division Office, at 406-247-8676.

Call the meeting to order.

Introduction of the Yellowstone County Zoning Commission Members and Planning Department Staff.

Public Comment

Approval of Minutes

The minutes of the Board meeting of November 13, 2023

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff
a. The Exparte Communication Binder is available at the Sign-In and Agenda Station.

Regular Business:

- Opening of public hearings.
- Reading of rules for the procedure by which the public hearings will be conducted.
- Reading of notices of the public hearings on the following items:

Public Hearings:

- Zone Change 722 is a request to change zoning from Agriculture (A) to Rural Residential 3 (RR3) on a 206.2 acre parcel of un-platted land described as NW1/4 and the NESW1/4 of Section 4, Township 2 South, Range 26 East; and the E1/2NE1/4 of Section 5, Township 2 South, Range 26 East, Less C/S 2156 and C/2331. The property is partially outside the jurisdictional zoning boundary. This un-zoned land will remain un-zoned. The property is generally located east of Collier Crest Subdivision and north of Secret Valley Drive. The area outside the zoning jurisdiction is about 40 acres. A pre-application neighborhood meeting was held on November 9, 2023, at the Valley Bible Church at 3603 O'Shea Circle, at 5:30 pm.

Other Business/Announcements

Adjournment

Following the public hearing, the County Zoning Commission will make a recommendation to the Yellowstone County Commissioners. The Board of County Commissioners public hearing for these applications will be held on **January 23, 2024 at 9:30 a.m. at 316 N 26th Street -- 3rd Floor, Commissioner's Board Room**. The Board of County Commissioners will hear all persons wishing to speak relative to the proposed **Zone Change**.

Information on the preceding item may be obtained at the Yellowstone County Planning Department, 2825 3rd Avenue North, 4th Floor or phone 657-8246. Anyone wishing to be heard on this matter may appear at this hearing. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify the Planning Division Office at 406-406-247-8676 or plnonline@billingsmt.gov

County Zoning Commission

Meeting Date: 01/08/2024

Information

Subject

The minutes of the Board meeting of November 13, 2023

Attachments

YCZC November 13, 2023 Draft Minutes



**Yellowstone County Zoning Commission
Monday, November 13, 2023
To Be Approved by Motion**

The County Zoning Commission met at 4:00 p.m. in the Miller Building 1st Floor Conference Room, 2825 3rd Ave. North.

	Position	01/09/2023	02/13/2023	03/13/2023	04/10/2023	05/08/2023	06/12/2023	07/10/2023	08/14/2023	09/11/2023	10/09/2023	11/13/2023	12/11/2023
Blaine Poppler	Commissioner	x	-	-	-	1	-	E	C	1	C	1	C
Melissa Ray Gentry	Commissioner	X	-	-	-	1	-	1	C	A	C	1	C
Tyler Bush	Commissioner Chairman	X	-	-	-	1	-	V	C	V	C	1	C
Todd Hewitt	Commissioner	X	-	-	-	1	-	1	C	1	C	A	C
Morgan Tuss	Commissioner	-	-	-	-	-	-	-	C	V	C	A	C

Chairman Tyler Bush opened the meeting and introduced the County Zoning Commission members and Planning Division staff.

Commissioners participating virtually: None

Staff Present: Nicole Cromwell, Zoning Coordinator; Karen Husman, Planner; Brenda Berns, Planning Clerk

Other Participants: None

Public Comment

Chairman Tyler Bush asked if there was anyone wishing to speak during the public comment portion of the meeting. The Public may call in during specific Public Comment periods at (406) 237-6165. All callers will be in a queue and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to three minutes of testimony as is customary. There were no public comments.



**Yellowstone County Zoning Commission
Monday, November 13, 2023
To Be Approved by Motion**

The County Zoning Commission met at 4:00 p.m. in the Miller Building 1st Floor Conference Room, 2825 3rd Ave. North.

Motion. Approval of Minutes: September 11, 2023 (The October 9, 2023 meeting was cancelled due to a lack of applications).

Motion

It was moved by Commissioner Gentry and seconded by Commissioner Poppler to approve the September 11, 2023 meeting minutes as submitted. The motion was carried with a unanimous voice vote.

Disclosure of any Conflict of Interest-Members of the Commission and Staff. There was none.

Disclosure of Outside (Ex Parte Communication) Members of the commission and Staff. There was none.

Public Hearing

Zoning Coordinator, Nicole Cromwell read aloud the procedures for a public hearing.

Item #1: County Special Review 335- 6200 S Frontage Rd. – Extension of Cell Tower Height

Request

A special review request to allow a 10-foot extension of an existing 110-foot tall Wireless Communication Facility (WCF) support structure, in a Heavy Commercial (CX) zone district, on a leased area of 2,280 square feet in C.O.S. 2038, PARCEL 1A, AMD. Tax ID: D01913A (land) and I00168 (WCF). Presented by Karen Husman, Planner I.

Recommendation

The Planning Division recommends conditional approval, based on the nine review criteria detailed in the Summary section of this memo.



**Yellowstone County Zoning Commission
Monday, November 13, 2023
To Be Approved by Motion**

The County Zoning Commission met at 4:00 p.m. in the Miller Building 1st Floor Conference Room, 2825 3rd Ave. North.

Background

This is a special review request to allow a 10-foot extension of an existing 110-ft tall Wireless Communication Facility (WCF) support structure, in a Heavy Commercial (CX) zone district, on a leased area of 2,280 square feet in C.O.S. 2038, PARCEL 1A, AMD. To add to the height of this tower as proposed, a Special Review is required. Crown Castle has been informed of the Special Review process previously for this location in 2021 for adding height to the tower that would have exceeded 10% and would have required a Special Review. At that time, the tower was extended only 10' to avoid a Special Review and submitted as a minor modification. Now, given the cumulative language in our regulations, it can't be done again so, the Special Review is required under our County Zoning regulations for wireless communication facilities and how that governs tower height. Modifications of existing broadcast facilities that meet the requirements of the Minor Modification regulations can be approved, so long as the addition of the antenna arrays add no more than 20 feet in height to the facility and the increase in height of the support structure is no greater than 10 percent. The existing site was granted an extension on February 25, 2022, under the minor modification requirement allowance approved under Zoning Compliance Permit PLNX-21- 04851. This approval triggers the requirement for the request for an additional extension to have an approved Special Review under Section 27-1007.A.7(b) "Major modification". Major modifications to antenna support structures permitted under these regulations shall be approved through a special review. Major modifications are any that exceed the definition of minor modifications.

The Planning Staff recommends conditional approval based on the five (5) review criteria:

1. Approval is for the proposed ten-foot extension of the wireless communications facility located COS 2038, Parcel 1A, AMD, a leased area of 2,280 square feet, generally located at 6200 South Frontage Rd.
2. The site improvements will be as shown on the submitted site plans and architectural drawings as prepared & attached to these conditions of approval.
3. All landscaping shall be maintained free of debris and trash on a regular basis. Dead plant material will be replaced with like materials as expeditiously as possible.
4. There will be no construction activity, including staging of operating equipment producing noise, prior to 7:00am or after 8:00pm daily.
5. These conditions run with the land use and are binding upon and must be adhered to by the property owner/lessee & any successors, transferees or assigns, with the exception of these conditions.



**Yellowstone County Zoning Commission
Monday, November 13, 2023
To Be Approved by Motion**

The County Zoning Commission met at 4:00 p.m. in the Miller Building 1st Floor Conference Room, 2825 3rd Ave. North.

Public Hearing

Chairman Tyler Bush opened the public hearing and asked if there is anyone wishing to speak regarding County Special Review 335. There was no one to speak for or against.

Discussion

Commissioner Poppler asked if the property landlord was in favor of the extension of the cell tower height.

Karen Husman, Planner said the landlord is aware and was notified at the neighborhood meeting.

Commissioner Poppler said that they must not be in opposition, as they did not appear.

Chairman Bush affirmed that this would be the time and place if there were concerns. The 10-foot extension does not appear to be a substantial increase.

Karen stated the total height would be 120-feet, which is not excessive.

Chairman Bush stated he did not believe it was particularly egregious.

Commissioner Gentry said she believes the existing cell tower has been in the same location for a long time.

Chairman Tyler Bush asked if there were any more questions or comments from the Commissioners. There were none. The hearing was closed.

Motion

Motion made by Commissioner Poppler, seconded by Commissioner Gentry recommending approval with conditions, based on the five (5) review criteria for Special Review 335. It was carried with a unanimous voice vote.

County Special Review 335 recommendation for approval is granted. The Board of County Commissioners public hearing for these applications will be held on November 28, 2023 at 9:30am at 316 N 26th Street – 3rd Floor, Commissioner's Hearing Room.

Other Business: There is no other business.



**Yellowstone County Zoning Commission
Monday, November 13, 2023
To Be Approved by Motion**

The County Zoning Commission met at 4:00 p.m. in the Miller Building 1st Floor Conference Room, 2825 3rd Ave. North.

Adjourned 4:14pm

Draft – To be approved by a motion at the next scheduled meeting on Monday, January 8, 2024

Brenda J Berns, Planning Clerk

County Zoning Commission

Meeting Date: 01/08/2024

SUBJECT: Zone Change 722 - Collier Road - Agriculture (A) to Rural Residential 3 (RR3)

THROUGH: Nicole Cromwell **PRESENTED BY:** Nicole Cromwell

Information

REQUEST

Zone Change 722 is a request to change zoning from Agriculture (A) to Rural Residential 3 (RR3) on a 206.2 acre parcel of un-platted land described as NW1/4 and the NESW1/4 of Section 4, Township 2 South, Range 26 East; and the E1/2NE1/4 of Section 5, Township 2 South, Range 26 East, Less C/S 2156 and C/2331. The property is partially outside the jurisdictional zoning boundary. This un-zoned land will remain un-zoned. The property is generally located east of Collier Crest Subdivision and north of Secret Valley Drive. The area outside the zoning jurisdiction is about 40 acres. A pre-application neighborhood meeting was held on November 9, 2023, at the Valley Bible Church at 3603 O'Shea Circle, at 5:30 pm.

RECOMMENDATION

Planning staff is recommending approval and adoption of the findings of the 11 criteria for Zone Change 722.

APPLICATION DATA

OWNER: AA Properties LLC, Ali Bloesser

AGENT: Anna Vickers, IMEG Corp.

LEGAL DESCRIPTION: NW1/4 and the NESW1/4 of Section 4, Township 2 South, Range 26 East; and the E1/2NE1/4 of Section 5, Township 2 South, Range 26 East, Less C/S 2156 and C/2331

ADDRESS: None - generally located east of Collier Road, south of Crestridge and north of Secret Valley

CURRENT ZONING: Agriculture (A)

EXISTING LAND USE: Vacant - grazing

PROPOSED USE: Large lot rural residential subdivision

SIZE OF PARCEL: 206.2 acres in the zoned area

CONCURRENT APPLICATIONS

None

APPLICABLE ZONING HISTORY

See attached Zoning History Chart

SURROUNDING LAND USE & ZONING

NORTH: Zoning: A
Land Use: Grazing land

SOUTH: Zoning: Un-zoned
Land Use: Large-lot residential subdivision and grazing

EAST: Zoning: A and RR3
Land Use: Agriculture and large-lot residential subdivisions

WEST: Zoning: A and RR3
Land Use: Agriculture and large-lot residential subdivisions

BACKGROUND

This is a zone change request to facilitate the development of a subdivision for rural residential homes with lots of at least 3 acres but may range up to 9.9 acres in area. The current zone allows residential homes on lots of at least 10 acres in area. The existing zone - Agriculture - is intended to be land that is primarily used for agricultural pursuits with residential use as an accessory to agricultural uses. The parcel is on the southern border of the county's 4.5-mile zoning jurisdictional boundary. Approximately 40 acres of the total parcel is outside the zoning boundary and will not be affected by the zone change. The total area included in the zone change request is 206.2 acres.

This area south of Billings and the Yellowstone River supports several rural residential subdivisions along with larger tracts where agriculture is the primary use for dry-land farming or grazing. Crest Ridge subdivision is west of Collier Rd and Blue Creek Views is to the east of the subject property. Both subdivisions are representative of the style of development in this area. There are no public water or sewer services in the area, and it is not likely such services will be available in the

foreseeable future. All water will need to come from wells or by hauling water to cisterns. Well logs of record in the area include monitoring wells, water wells for domestic use and for stock water. The oldest well in the area was completed in 1910, and the newest well (monitoring) was completed in the last two years. Most domestic wells range from 55 feet deep up to 140 feet deep. Changes in water regulations may exclude the use of groundwater for domestic use for all lots in a future subdivision unless the owner has established a water right. Wastewater disposal may also be challenging. The soil in the area consists of clay, bentonite and shale. All of these soils are inconsistent with good drainage.

The county does not have a specific area plan adopted for the Blue Creek area. The general growth policy elements and goals apply to this application. The growth policy encourages development that is similar in style to existing neighborhoods or land uses. Preservation of valuable agricultural soils is also a priority of the growth policy. The soils in this area have limited agricultural productivity. The topsoil is generally less than 2 feet in depth, with clay soil and bentonite near the surface. Residential dwellings in the area include basements, slab foundations as well as modular or manufactured homes. Choosing a foundation will be highly dependent on local soils at a specific building site. All of this detailed information will be developed during the following phase of planning for a new subdivision. Blue Creek Views subdivisions to the northeast encompass about 170 acres of land and supports about 45 residential home sites in the RR3 zoning district. This area would likely develop at the same or similar density of about 4 acres for each residential lot.

The Planning staff is recommending approval for the proposed zone district of RR3. The zoning proposed is compatible with the adjacent zone districts and development in the area. The site will need to go through the subdivision approval process for any substantial residential development. This will include engineering studies of the soil, provision for domestic water, waste water disposal for each residence, location of on-site water (dry hydrant) for fire fighting, street and road designs as well as access and egress from the new development. Results from these further studies may allow the density to either increase to 3 acres for each lot or decrease the density and require more area for each lot. The number of residential lots could be as low as 20 or as many as 60+ depending on the site design and engineering results. This will be determined during the subdivision review and approval stage of planning. The county has the ability to provide some public services in the area and any subdivision will create a Rural Special Improvement Maintenance District, so the new roads in the subdivision will be maintained after the developer completes the construction. The Blue Creek Rural Fire Department will provide immediate response to the area with mutual aid from the Billings Fire Department.

SUMMARY

The Yellowstone County Zoning Commission, prior to any recommendation, shall consider the following:

1. Is the new zoning designed in accordance with the Yellowstone County 2008 Growth Policy?

Goal: Predictable land use decisions that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans.

This area of the county has agricultural uses in the area and a variety of low-density rural residential neighborhoods. The adjacent parcels to the south and further west are currently un-zoned, and are developed with acreage lots with single family homes.

Goal: New developments that are sensitive to and compatible with the character of adjacent development.

This property is adjacent to agricultural and rural residential uses. The intended RR3 uses are compatible with surrounding development and are compatible with the surrounding residential uses and zoning. The adjacent parcels to the south and further west are currently un-zoned, but are also subdivided into acreage lots for single family dwellings.

2. Is the new zoning designed to secure from fire and other danger?

The subject property is currently served by the Blue Creek Fire Service Area with mutual aid from the Billings Fire Department. The Blue Creek Fire Station is located at 2504 Blue Creek Road, approximately 2.7 miles to the north and east. Any future subdivision of land may require additional on-site water supply for fire protection. The existing and proposed zoning requires building separations, setbacks, and height limits that should provide security from fire or other public safety emergencies. These siting requirements are found in Table 27-300-4.

3. Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?

Transportation: Development under the new zoning will increase traffic on Collier Road and its intersection with Blue Creek Road. The level of traffic increase will be dependent on the development of the proposed zoned parcel. Generally, each additional dwelling will create approximately 10 to 13 new vehicle trips per day.

Water and Sewerage: The property will be served by septic systems and on-site water (cisterns or wells). The city of Billings' public utilities are not available and are not intended to be extended to this area for more than 5 years.

Schools and Parks: The proposed zoning would impact two school districts when new residential lots are developed. Blue Creek Elementary school is a kindergarten through 6th grade school at 3652 Blue Creek Road. Students will attend School District #2 middle school (Riverside) and high school (Senior). Blue Creek Elementary has a 2023 enrollment of about 176 students and a 12:1 student to teacher ratio. Riverside Middle School and Senior High School in School District #2 have student populations this year of 537 and 1,823, respectively. The student teacher ratio is 13:1 at Riverside and 18:1 at Senior High. There were no concerns from either school district.

Fire and Police: The subject property is serviced by the Blue Creek Fire Service and the Yellowstone County Sheriff's Department. Fire protection will be evaluated at the time of a development plan. At the time this report was submitted, no comments were received from Blue Creek Fire or sheriff's office.

4. Will the new zoning promote health and general welfare?

The zoning itself is not expected to have a negative effect on the health and general welfare of the area. County zoning regulations require minimum setbacks from property lines, separation of buildings for livestock, and restrict uses so compatibility is maintained with adjacent property. This is not unique to the rural residential zones, but instead is promoted by all districts.

5. Will the new zoning provide adequate light and air?

The proposed zoning will require minimum setbacks, maximum building heights and maximum lot coverage. These requirements, found in Table 27-300-4, allow adequate light and air to reach the subject property and adjacent properties.

6. Will the new zoning effect motorized and non-motorized transportation?

The proposed zoning itself will not generate more traffic on any of the adjacent county roads. Future development for acreage tract residential uses will add traffic to Collier Road and Blue Creek Road. Pedestrian traffic in the area is limited due to the lack of separate pedestrian facilities, and large-lot residential development. The areas to the north and west are zoned for either rural residential neighborhoods, or agricultural uses. As more traffic is added to Collier Road, additional county maintenance will be needed. Any new internal roads for the subdivision will be maintained through a rural special improvement maintenance district.

7. Will the new zoning be compatible with urban growth in the vicinity?

This area of the county does not have urban growth in the vicinity. The existing development pattern is rural residential and agricultural uses. The proposed RR3 zoning and development is consistent with the residential growth in the area.

8. Does the new zoning consider the character of the district and the suitability of the property for particular uses?

The subject property is in an area that is primarily acreage tract residential subdivisions and agricultural uses. The RR3 zone district is compatible with the surrounding residential and agricultural uses. The adjacent parcels to the south and further west are currently un-zoned, and some are developed with acreage tract single-family homes.

9. Will the new zoning conserve the value of buildings?

The new zoning itself is not expected to alter the value of any buildings in the area. Valuations are typically based on improvements to the individual properties themselves. The new zoning will allow the development of new residential uses adjacent to agricultural and residential uses. The new residential uses should have no impact on surrounding properties. Any development of the property will need to meet the site development requirements in the zoning code, including landscaping, screening, building heights and setbacks.

10. Will the new zoning encourage the most appropriate use of land in Yellowstone County?

The proposed RR3 zoning encourages the most appropriate uses for the land. The property is suitable for the proposed RR3 residential development. This is an appropriate use of land in this area of the county and will encourage similar development.

11. Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?

The proposed zoning is not close to the City limits of Billings.

RECOMMENDATION

Planning staff is recommending approval and adoption of the findings of the 11 criteria for Zone Change 722.

Attachments

Zoning Map and Site Photos ZC 722

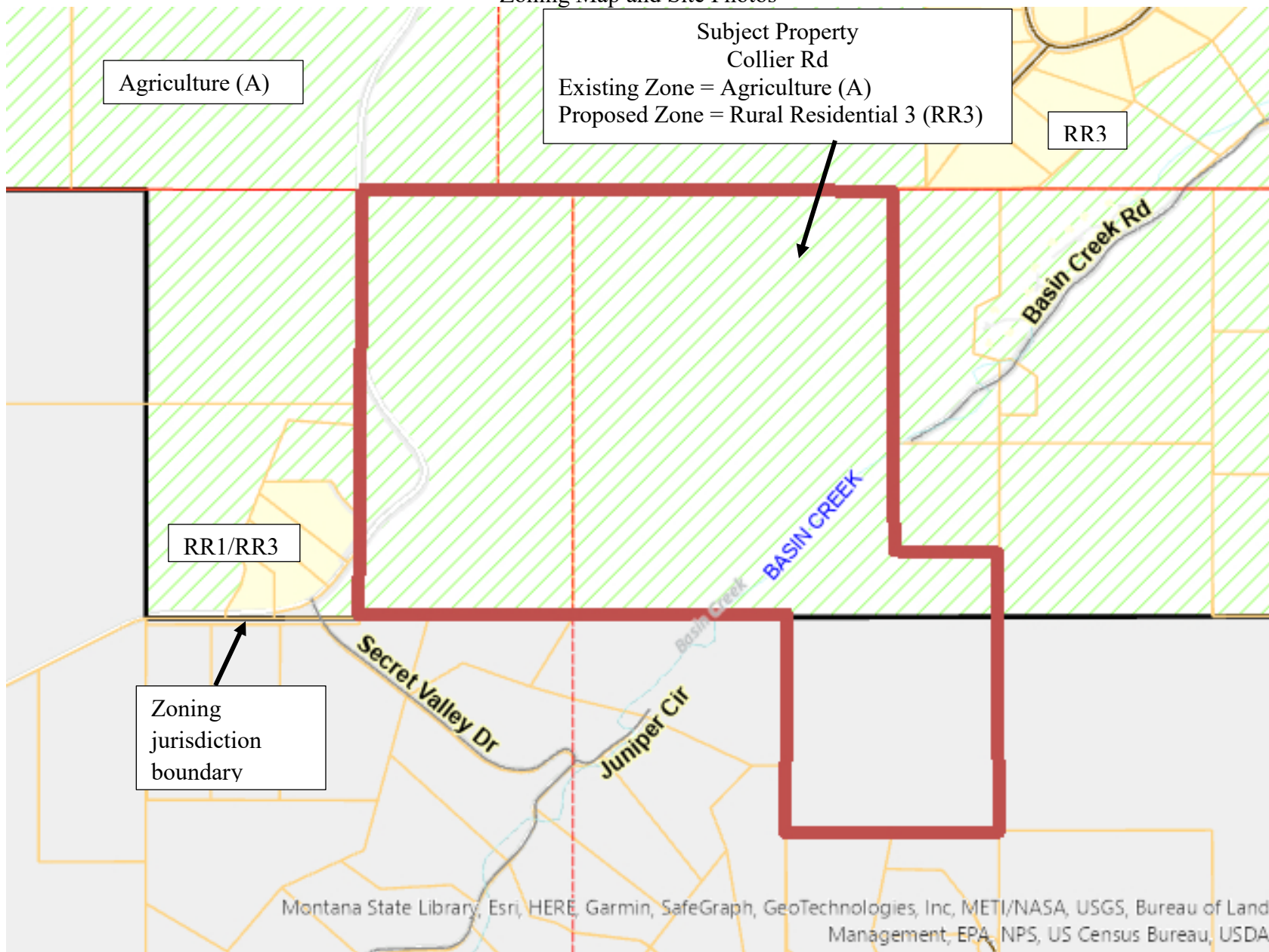
Chart of Zoning History ZC 722

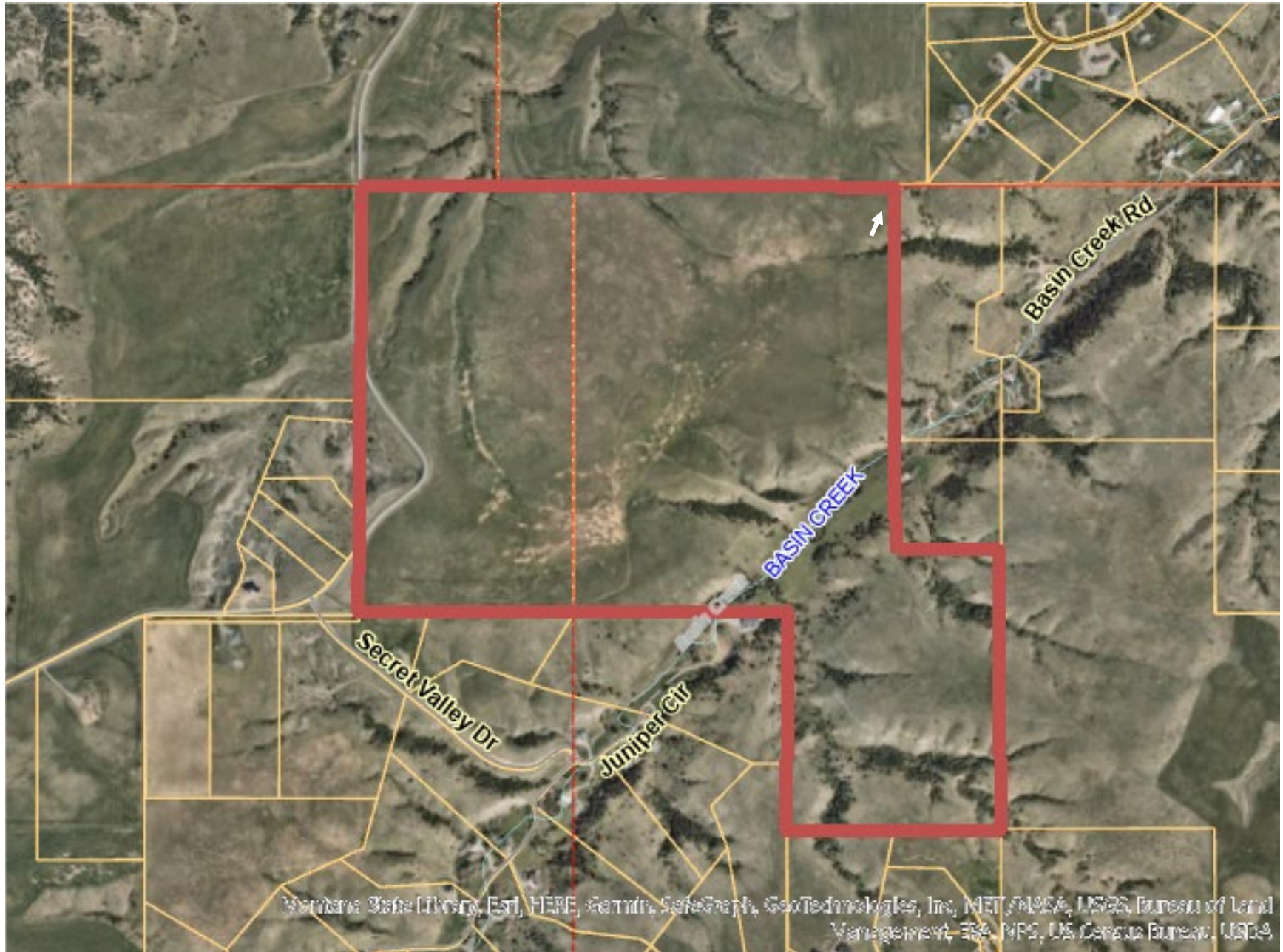
Application and Letter ZC 722

Pre application meeting info ZC 722

Applicant Maps ZC 722

Zone Change 722 – Collier Road
Zoning Map and Site Photos





Montana State Library, East, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., NIT/NASA, USGS, Bureau of Land Management, ESA, NPS, US Census Bureau, USGS





Subject Property view east from Collier Rd



View south along Collier Rd



View west across Collier Rd



View north on Collier Rd



View north and east from Collier Rd



View south and east from Collier Rd



View south and east across subject property



View north and east on Collier Rd



Deer on far east edge of subject property – near Basin Creek

APPLICABLE ZONING HISTORY
Zone Change 722 – Collier Road

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
Collier Rd	NA				Zone is Agriculture (A) since 1973
COUNTY DISTRICTS	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
Collier Crest Sub	624	7/27/2010	A-1 to AS	Yes	Previous zone was AS Updated zone is A for Lot 1 and RR3 for Lot 2, RR1 for Lots 3-5
Blue Creek Views	492	4/7/1998	A-1 to AS	Yes	Blue Creek Views and Blue Creek Views Major Sub Now zoned RR1 and RR3
4504 Old Blue Creek Rd and 4504 Shasta Lane	502	9/1/1998	A-1 to AS	Yes	Two lots north of Cedar Park Sub Now zoned A
3040 Hollow Tree Rd and vacant land adjacent	491	4/7/1998	A-1 to AS	Yes	Land de-annexed from Briarwood and re-zoned for rural residential use Current zone is A, RR1, and RR3
City of Billings Landfill 5240 Jellison Road	389	12/03/1985	A-1 to Public	Yes	Required for new landfill cell development (existing landfill site from 1958) Now zoned Public 2 (P2 – Civic)
Sunflower Dr, Deer Park Rd, Lupine Dr, Bristlecone Pl, Snowberry Rd	206	10/17/1978	A-1 to R-150	Yes	Updated zone is RR3
Crestridge, Wood Rose Dr and Wind Drift Rd	217	12/5/1978	A-1 to R-150	Yes	Updated zone is mostly RR3 with some lots zoned A
Cedar Park Sub	90	7/6/1976	A to R-70	Yes	Annexed and zoned N3 in City

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 722 - Project # 23-00246

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the Yellowstone County Unified Zoning Regulations.

Present Zoning: Agriculture and Unzoned

Proposed Zoning: RR3 and Unzoned

Property Tax ID # D03243 and D03242 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: Northwest one-quarter and the northeast one-quarter of the southwest one-quarter of Section 4 and the East one-half of the northeast one-quarter of Section 5, Township 02 South, Range 26 east, less COS 2156 and COS 2331, PMM, Yellowstone County, MT

Address or General Location (If unknown, contact County Public Works): East and transected by Collier Road, north of Juniper Circle, southwest of Basin Creek Road

Size of Parcel (Area & Dimensions): 206.2 acres +/- (This is the portion we are requesting to change. We do not want to change the unzoned.)

Present Land-Use: vacant

Proposed Land-Use: large lot residential

Covenants or Deed Restrictions on Property: Yes _____ No x

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): AA Properties, LLC

(Recorded Owner)
3630 County Road 103, Savage, MT 59262

(Address) _____
_____ contact agent
(Phone Number) (email)

Agent(s): IMEG Corp. - Anna Vickers

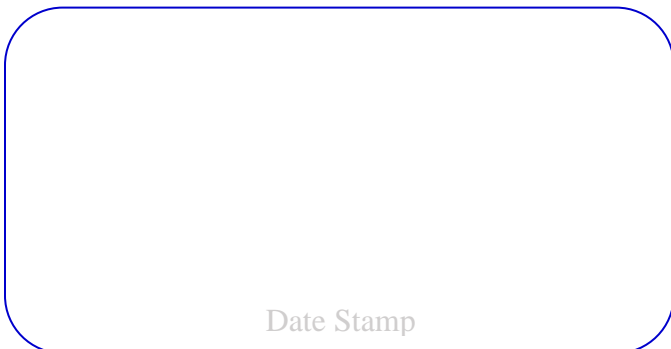
(Name)
175 N. 27th St. Ste. 1312, Billings, MT 59101

(Address) _____
406-532-0263 anna.m.vickers@imegcorp.com
(Phone Number) (Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: Ali Bloesser Date: December 1, 2023

(Recorded Owner)



Date Stamp

County Zone Change Application Packet

Summary:

The applicant is requesting a rezoning for the property legally described as Northwest one-quarter and the northeast one-quarter of the southwest one-quarter of Section 4 and the East one-half of the northeast one-quarter of Section 5, Township 02 South, Range 26 east, less COS 2156 and COS 2331, PMM, Yellowstone County, MT. This property currently has two tax IDs D03243 and D03242. The property is generally located to the east of Collier Road, to the northwest of Secret Valley Drive, and to the southeast of Basin Creek Road. The property is currently zoned Agriculture for approximately 206.2 acres and Unzoned for approximately 40 acres. The applicants are proposing to rezone the portion zoned Agriculture to Rural Residential 3 (RR3). Currently, the rezoning process is the first step in development of the property. Due to the expense associated with development there is no subdivision layout or surveying that has been completed on the property. The applicant intends to follow Yellowstone County Subdivision Regulations regarding future subdivision.

The 2020 Yellowstone County Zoning Code defines *Agriculture use* on Page 325 as the following:

“The use of a tract of land for the production of plants, animals or horticultural products for commercial purposes, including but not limited to: forages; grains and feed crops; dairy animals and dairy products; poultry and poultry products; beef cattle, sheep and swine; bees and apiary products; trees and forest products; fruits, nuts and berries; vegetables; or nursery, floral, ornamental and greenhouse products. Agriculture use shall not include commercial greenhouses and those lands which are used for recreational purposes, suburban residential acreages, rural home sites and yard plots whose primary function is for residential or recreational purposes even though such properties may produce or maintain some of those plants or animals listed in the foregoing definition. This definition shall include equipment and/or facilities necessary to prepare agricultural products for transport to market but shall not include equipment and/or facilities for the processing of a raw agricultural product into a value-added agricultural product.”

As seen above “Agriculture use shall not include suburban residential, rural home sites and yard plots whose primary function is residential...” The applicant is requesting to rezone to RR3 as it is a similar designation as adjacent properties in the area. This information can be seen on the vicinity map included within the submittal.

Major differences between RR3 and Agriculture zoning allowed uses are as follows:

Hospice facilities - not allowed in RR3

Animal Sales and Services: Boarding Kennel - special review in RR3

Animal Sales and Services: General Sales and Services - not allowed in RR3

Small Animal Vet - Special Review in RR3

Large Animal Vet - Special Review in RR3

Small or Large Animal Vet with Boarding - Special Review in RR3

Assembly, Entertainment, and Trade, Large over 125,000sqft - not allowed in RR3
 Assembly, Entertainment, and Trade, small less than 125,000sqft - not allowed in RR3
 Auction House - not allowed in RR3
 Grain Elevator - not allowed in RR3
 Constructing Sand and Gravel Mining - not allowed in RR3
 Minor Utilities and Public Facilities (lift stations, substations) - Special Review in RR3
 Hobby Farm: Agriculture, Personal Hobby - not allowed in RR3
 Auction Yard, Livestock: Agriculture Production - not allowed in RR3
 Commercial Feeding Yard: Livestock, Agriculture - not allowed in RR3
 Milling, lumber, plywood - not allowed in RR3
 Services: Agriculture Production - not allowed in RR3
 Accessory Dwelling Unit - Special Review in RR3

RR3 allows for a minimum lot size of 3 acres and maximum lot size of 9.99 acres.
 Agriculture minimum lot size is 10 acres.

11 Statutory Zone Change Criteria:

Below is a list of the 11 Statutory Zone Change requirements in **bold**. Responses to each criteria is provided below.

1. Is the new zoning is designed in accordance with the growth policy?

Yes, we feel that the new zoning is chosen in accordance with the 2008 Growth Policy. The growth policy indicates several different goals, we have included a few specifics for reference.

2008 Growth Policy " *Predictable land use decisions that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans.*"

By choosing RR3 we are following the Zoning Code's indication that agriculture should not be used for suburban residential or rural residential living, therefore we have chosen RR3. RR3 allows for a compatible rural selection of development. This zoning also preserves the neighborhood integrity. The property is not within a neighborhood plan, however neighborhoods in the area were calculated for average lot size, the requested zoning is compatible with the character of the area. We have included a vicinity map which shows this calculation. In addition, we have created the below table for reference.

Subdivision Name	Clerk and Recorder Doc. #	# of Lots	Average Lot Size
Blue Creek Views Major Subdivision	3092989	34	3.33 ac.
Blue Creek Views	3001406	5	2.36 ac
Collier Crest Subdivision	3735774	5	3.26 ac
Secret Valley Subdivision	1749637	16	10.79 ac
Secret Valley Subdivision, 2 nd Filing	3062253	4	9.96 ac

2008 Growth Policy *“New developments that are sensitive to and compatible with the character of adjacent City neighborhoods and County townsites.”*

As seen in the above, the selection of RR3 will be similar to the development in the area and still conserve viewsheds for a rural neighborhood.

2. Is the new zoning is designed to secure from fire and other damages?

Yes, the new zoning is designed to secure from fire and other damages. The zoning has been designed with setbacks, access requirements, build-to zones, maximum building coverage, etc. These regulations of building design ensure that the zoning is secure from fire and other damages. Additionally, all construction within the new zoning will be subject to a zoning compliance permit. During this time the Yellowstone County Planning staff will ensure that new construction follows zoning regulations.

3. Will the new zoning promote public health, public safety and general welfare?

Yes, the selected new zoning does promote public health, public safety and general welfare. By rezoning the property to RR3, the property will be similar to other properties in the area. Another positive is that any subdivision on the property will be subject to follow the RR3 maximum and minimum lot size designations. This will be similar to all development in the area thus ensuring a long-term suburban/rural environment. The County's zoning code is written to promote public health, safety, and general welfare.

4. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

If the proposed rezoning is approved, the property will then undergo subdivision. During the subdivision process provision of transportation, water, sewerage, schools, parks and other public requirements will be addressed. The requested zoning of RR3 requires lots between the sizes of 3 to 9.99 acres. This lot sizing allows for adequate room of for design of septic and water for use on the property. During the subdivision process roads will be designed in accordance to topography and Yellowstone County Public Works standards. The schools that service the property will be contacted for comment during a minor or major subdivision process. All subdivisions cannot be approved/filed according to Montana State law without having adequate water and sewer approval from DEQ according to MCA 76-3-622 and MCA 76-4-104.

5. Will the new zoning provide enough adequate light and air?

Yes, the new zoning is designed to provide adequate light and air. The zoning has been designed with setbacks, access requirements, minimum and maximum lot sizes, maximum building coverage, etc. These regulations of building design ensure that the zoning provides adequate light and air.

6. How will the new zoning effect motorized and non-motorized transportation?

Any development has an affect on transportation when the lot was vacant in prior. The zoning selection of RR3 allows for large lot sizes that are comparable to what exists in the area. If the proposed zoning is approved a subdivision will be completed on the property. RR3 allows for uses that will have an effect on motorized and non-motorized transportation. The owner's goal is to undergo subdivision which will further address the impacts on transportation. The owner's have every intention of following Yellowstone County

Subdivision Regulations and Yellowstone County Public Works standards associated with traffic and mitigating impacts of traffic.

7. Will the new zoning be compatible with urban growth in the vicinity of cities or towns?

The area is suburban in nature, therefore a suburban zoning was chosen for the rezoning. Within the Yellowstone County Zoning Regulations on page 325 it is indicated that the Agriculture zoning is not intended for use suburban residential or rural residential with primary function of residential, due to this RR3 was chosen. RR3 allows for 3-9.99 acre lots. Comparatively within the zoning code, Rural Residential 1 (RR1) would allow for smaller lots sized 1-3 acres. Large Lot Suburban Neighborhood Residential (N4) has a maximum lot size of 43,559sqft per principal building, meaning less than an acre with a single home. Suburban Neighborhood Residential (N3) allows for up to 40% lot coverage. Due to some of these items listed above, we felt in order to follow the zoning code and still allow for rural residential RR3 was the best selection. RR3 can also still allow for agriculture use such as chickens or horses. Additionally, RR3 has a maximum lot coverage of 25% allowing for the area to maintain a rural and open space environment.

8. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?

The area is suburban in nature, therefore a suburban zoning was chosen for the rezoning. Within the Yellowstone County Zoning Regulations on page 325 it is indicated that the Agriculture zoning is not intended for use suburban residential or rural residential with primary function of residential, due to this RR3 was chosen. RR3 allows for 3-9.99 acre lots. Comparatively within the zoning code, Rural Residential 1 (RR1) would allow for smaller lots sized 1-3 acres. Large Lot Suburban Neighborhood Residential (N4) has a maximum lot size of 43,559sqft per principal building, meaning less than an acre with a single home. Suburban Neighborhood Residential (N3) allows for up to 40% lot coverage. Due to some of these items listed above, we felt in order to follow the zoning code and still allow for rural residential RR3 was the best selection. RR3 can also still allow for agriculture use such as chickens or horses. Additionally, RR3 has a maximum lot coverage of 25% allowing for the area to maintain a rural and open space environment. Additionally, the lot sizing allows for design of adequate sewer and water.

9. Will the new zoning conserve the value of buildings?

The new zonings alignment with adjacent uses should continue to conserve the value of buildings in proximity. The full design of the subdivision remains unknown and the value of the buildings in proximity are also largely unknown.

10. Does the new zoning encourage the most appropriate use of land throughout Yellowstone County?

The new zoning does encourage the most appropriate use of the land due to the proximity to existing infrastructure. Providing rural lots within proximity to other rural development is appropriate to the area.

11. Will the new zoning, as nearly as possible, be compatible with the zoning of nearby cities and towns?

Yes, the new zoning is compatible, as nearly as possible, with zonings of nearby cities and towns. The new zoning has many similarities to adjacent existing zoning in the area, as mentioned in prior.

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:** Agriculture and Unzoned _____
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: We intend to leave the unzoned portion unzoned. We estimate this to approximately +/- 40 acres. We would like to rezone the area currently zoned Agriculture to RR3, Rural Residential 3. We estimate this to be approximately +/- 206.2 acres. _____
3. **Subject Property Map:** please attach to this form _____
4. **Legal Description of Property:** _____
Northwest one-quarter and the northeast one-quarter of the southwest one-quarter of Section 4 and the East one-half of the northeast one-quarter of Section 5, Township 02 South, Range 26 east, less COS 2156 and COS 2331, PMM, Yellowstone County, MT
5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form _____
6. **A copy of the meeting notice.** please attach to this form _____
7. **A brief synopsis of the meeting results.** please attach to this form _____
8. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 9th, day of November, 2023.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): AA Properties, LLC Telephone: _____
Address: 33630 County Road 103 Email: aaproperties59101@gmail.com
Savage, MT 59626 _____

Agent (s): IMEG Corp. - Anna Vickers Telephone: 406-532-0263
Address: 175 N 27th St. Ste 1312 Email: anna.m.vickers@imegcorp.com
Billings, MT 59101 _____



October 30, 2023

RE: Pre-application Neighborhood Meeting - Yellowstone County Zone Change request on Less COS 2156 and 2331, Yellowstone County, MT

To Whom it May Concern,

The purpose of this notification is to inform you of a Pre-Application Neighborhood Meeting to discuss a proposed rezoning. The meeting will take place on Thursday, November 9th, 2023, at 6:00 p.m. The meeting will be held at Valley Bible Church, located at 3603 Oshea Circle, Billings, MT 59101.

The intent of this meeting is to discuss any concerns, hear comments, and answer questions regarding the proposed rezoning for the parcel located at Less COS 2156 and 2331 off of Collier Road. The subject property is located in Sections 04 and 05, Township 02 south, Range 26 east, P.M.M., Yellowstone County, Montana. The property totals approximately 246.2 acres in size. Approximately 206.2 acres of the parcel is currently zoned as Agriculture. The proposed Yellowstone County Zoning for this portion of the property is RR3 - Rural Residential (3 to 9.9 acres). The remaining 40 acres of the parcel is currently unzoned and will remain so.

We look forward to hearing from you at the meeting. If you are unable to attend, please feel free to send your questions and/or comments to anna.m.vickers@imegcorp.com or by using the contact information at the bottom of this page.

Sincerely,

IMEG Consultants Corp.

A handwritten signature in blue ink, appearing to read "Anna Vickers", written over a light blue horizontal line.

Anna Vickers
Billings Lead Land Use Planner
anna.m.vickers@imegcorp.com

AMV/hsc
\\files\Active\Projects\2023\23007562.00\Design\Civil\CC07 PLANNING\Zoning\20231025 Letter for Preapplication Meeting Notice AA Prop.docx



ATTENDANCE RECORD

IMEG #: 23007562.00

Project: AA Collier Rd Development

Meeting Description: Re-Zone Neighborhood Meeting

Date: 11/09/2023

Time: 5:30pm

Place: Valley Bible Church (3603 Oshea Circle, Billings, MT 59101)

ATTENDEE NAME

PHONE #

E-MAIL

Mariah Anderson		
Shawn Thorson		
Anna Vickers		
John Stricker	(406) 256-2063	johnwstricker@hotmail.com
Crystal Burkett	406 3180694	burkett2@yahoo.com.
Jeff Fjelstad	406-633-5032	
Tina Fjelstad	701 770 3238	Kfjelstad@hotmail.com
ALAN R. DOWNER	406 927-2303	alandowner51@yahoo.com.
Johnny E. Berger	406-855-3584	je-berger@hotmail.com



MEETING NOTES

Date	November 9, 2023
Project	AA Collier Rd Development Zone Change
Project Number	23007562.00
IMEG Attendees	Anna Vickers, Shawn Thorson, Mariah Anderson
Public Attendees	John Stricker, Burkett Family, Jeff & Tina Fjelstad, Alan Downer, Johnny Borger

IMEG Started Presentation

I'm Anna Vickers I'm here with IMEG and this is Shawn Thorson and Mariah Anderson, my colleagues, who are civil engineers. We are here to discuss a proposed rezoning. The intent of today's meeting is to receive your input, comments, concerns of the area or even any ideas for the property. The zone change on the parcel located at Less COS 2156 and 2331 off of Collier Road. We are requesting RR3, Rural Residential (3-9.9 acres), on roughly 206.2 acres of the property, which is currently zoned as Agricultural. When looking at the plus or minus you see on the exhibit here, I would like to emphasize that these are approximate sizing. When you are looking at a rezoning it's important to realize that once that occurs all uses within said zoning are allowed to be used. I can make you promises about what our interested party is looking to do but overall, the zoning determines all uses.

Public Question: How long is the rezoning process?

IMEG: We are planning on submitting the rezoning application on December 1st, and the county will take about a month to review. The county will notify adjacent property owners of the hearing dates associated with the rezoning request. There will be two hearings, one by the Zoning Committee and one by the County Commissioners. Those two meetings should take place sometime in January. Mariah is here capturing notes from today's meeting. All input we receive is being documented. If you corresponded with me prior to this meeting that will be included within the submittal as well.

Public Question: I know that Collier Road is paved. I have concern about how beat up the road will get due to a new subdivision, especially when all the lots will be hauling water.

IMEG: This is a great question and I can understand how it would be a concern. As part of the subdivision process the property will have to undergo a traffic impact study. This study is done by coordinating with Yellowstone County Public Works Department regarding intersections to include within the study. As part of the study we will be required to list impacts and mitigate the impacts in accordance with Public Works requirements. This impact study is approved and reviewed, often multiple times, by Public Works.

Public Question: What is the purpose of this neighborhood meeting?

IMEG: The intent of today's meeting is to receive your input, comments, concerns of the area or even any ideas for the property. It is the first step of the rezoning process that is required, so that they public/neighbors in the direct vicinity are noticed by the potential zone change.

Public Question: What is the maximum number of lots that can be built?

IMEG: Max of 56 to minimum of 17 houses, depending on the lot size we always include road design within calculations as well.

Public Question: What is the major access to the subdivision?

IMEG: Collier Road.

Public Question: What are the chances that this rezone gets approved?

IMEG: It is always about a 50/50 chance.

Public Question: Will Blue Creek be affected by the subdivision?

IMEG: No. No one is allowed to touch Blue Creek due to surface water rights and riparian area standards as well as floodplain standards are within the subdivision regulations. We must follow the subdivision regulations and can also not affect any downstream water right holders without permitting.

Public Question: Will there be any of access into the subdivision other than Collier Road? What about Basin Creek Road N.

IMEG: No, all other surrounding roads of the subdivision are private, so they will not be able to be utilized for access into the subdivision. If one of the private roads were proposed to be utilized that would take a negotiation between the property owners and those using the road, typically a homeowner's association. Essentially, utilizing anything except for a public road would require some sort of agreement with those using the private road already.

Public Question: We are neighbors to the south of the property, and we sit lower in elevation of the property. We are concerned about having a house right on top of us.

IMEG: During the subdivision design process, this will be taken into account. There are no guarantees, but IMEG will relay this concern to the owners.

Public Question: Will the owners be trying to do the most lots they are allowed to?

IMEG: During the design process, the property's terrain and slopes will have to be accounted for. A drainfield is not allowed on a slope that is 25% or larger, so some lots will inevitably have to be larger than 3 acres. Roads will have to be designed according to terrain and Yellowstone County Public Works requirements. Once those types of things are taken into consideration then a subdivision layout of lots is completed. Due to the terrain and slopes it's reasonable to think that maximum density may not be achieved. However, this would be more clear once we start the design process and we are currently not within that phase. Zoning is the first step in our process.



Public Question: Who owned the property before?

IMEG: We have no idea. The clerk and recorder's office should have that information on file for public record.

Public Question: Property lot lines and the neighbor's pins for his property look different than what the map depicts the fence is built over onto our property.

IMEG: As part of the subdivision process we would survey the property. Currently the property has not been surveyed at all. If there is a fence off the property we'd know during this process. The Montana Cadastral is the basis for our exhibit. The cadastral shows things by tax parcel and is not accurate to actual property lines or sizes.

Public Question: Can you explain RR3 and what types of houses are allowed in this zone?

IMEG: You can have a type one modular home or brick and mortar homes otherwise. The type of design for the homes will be due to covenants. The covenants are finalized after the preliminary plat is approved, but before the final plat is recorded. RR3 only allows residential living, no commercial or industrial.

Public Question: What time is the city commissioners meeting?

IMEG: A commissioners meeting has not yet been scheduled as we are planning to submit our application on December 1st this could still change. There's typically about a month where the County Planning staff will be reviewing our application. The county planning staff will then notify the public about the dates and times associated with both the Zoning Commission hearing and the County Commissioners hearing. I would look for that information in the mail.

Public Question: What is the school system situation?

IMEG: During the subdivision process we perform a community impact report and summary of probable impacts, typically as part of that process I reach out to receive comments from the school system.

Public Question: Will Billings have enough water to accommodate for this subdivision?

IMEG: At this point we cannot answer that question. During the subdivision process we have to go through and assess water, sewer, and fire for the subdivision. We must design each of those things to the approval of the fire department, DEQ, etc. Those reviewing bodies would then determine their approval of our design.

Anna: Well, if no one else has any other questions, thank you for coming and if you do have questions or know someone that couldn't make it tonight that does, my contact information is at the bottom of the letter you received.



On Wed, Nov 8, 2023 at 7:23 PM Anna Vickers <Anna.M.Vickers@imegcorp.com> wrote:

Hi Audrey,

I am sorry to hear you will not be able to make the meeting. I'm happy to answer any questions you may have in the meantime.

At this point, the property has requested to tentatively rezone to RR3, residential zoning. This allows for 3-9.99 acre parcels. This zoning is similar parcel sizes to what is in the area, for the most part. At this point there is no subdivision layout. Should the zoning move forward the goal would be a mix of different sized parcels, gradually.

If you have further questions, please do not hesitate to reach out.

Kindly,

Anna M. Vickers
IMEG | Lead Land Use Planner



[175 N 27th Street | Suite 1312 | Billings, MT 59101](#)

(406) 248-9000 | phone
(406) 532-0263 | single reach
(225) 603-1371 | mobile
(406) 721-5224 | fax

anna.m.vickers@imegcorp.com

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This email was sent from my phone. Please excuse the brevity and any typos.

From: Audrey Swanson <~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~>
Sent: Wednesday, November 8, 2023 8:39:04 AM
To: Anna Vickers <Anna.M.Vickers@imegcorp.com>
Subject: Zoning questions

External Email: Treat links and attachments with caution.

Hello Anna. My name is Audrey Swanson. I own the land at 4418 Secret Valley Dr. I'm just wondering how this rezoning might impact my land. I do not have a house on it at this point however, I won't be able to make that meeting on Thursday and wanted to understand exactly what was being proposed and how it may affect us at all, 4418 Secret Valley Dr., thank you so very much for your help.

Anna Vickers

From: Crystal Burkett ~~XXXXXXXXXXXXXXXXXXXX~~
Sent: Wednesday, November 8, 2023 7:16 PM
To: Anna Vickers
Subject: Re: rezoning meeting Thursday

External Email: Treat links and attachments with caution.

Thank you for this.

I'm sure I'll have all of my questions lined out for tomorrow.

Kind Regards,

Crystal Burkett

On Wednesday, November 8, 2023 at 06:44:13 PM MST, Anna Vickers <anna.m.vickers@imegcorp.com> wrote:

Crystal,

This is the map that I sent you. Your initial question says unchanged. I took this to be from our letter which is the portion that is unzoned will continue to not be changed regarding zoning. I apologize if this caused confusion.

Kindly,

Anna M. Vickers

IMEG | Billings Lead Land Use Planner



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This email was sent from my phone. Please excuse the brevity and any typos.

From: Crystal Burkett ~~XXXXXXXXXXXXXXXXXXXX~~
Sent: Wednesday, November 8, 2023 6:38:27 PM
To: Anna Vickers <Anna.M.Vickers@imegcorp.com>
Subject: Re: rezoning meeting Thursday

External Email: Treat links and attachments with caution.

Hi Anna

Is there a map showing the 40 acres that will remain unzoned?

Kind Regards,

Crystal Burkett

On Tuesday, November 7, 2023 at 06:47:16 PM MST, Anna Vickers <anna.m.vickers@imegcorp.com> wrote:

Hi Crystal,

At this point, the parceling up for subdivision has not been drawn. Discussions have been high level and speculative as rezoning is the first step. We are only under contract to navigate the rezoning. We are happy to hear inputs and any ideas now, to better navigate that future subdivision process.

Kindly,

Anna M. Vickers

IMEG | Lead Land Use Planner



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This email was sent from my phone. Please excuse the brevity and any typos.

From: Crystal Burkett <XXXXXXXXXXXXXXXXXXXX@XXXXXXXXXXXX.com>
Sent: Tuesday, November 7, 2023 6:39:56 PM
To: Anna Vickers <Anna.M.Vickers@imegcorp.com>
Subject: rezoning meeting Thursday

External Email: Treat links and attachments with caution.

Hello,

I received this letter about the meeting Thursday and was wondering if you can send me a copy of the parcel map as you envision it being divided up for the subdivision. I would like to see this before the meeting so I can compose some questions for the group of developers.

Kind Regards,

Crystal Burkett

Anna Vickers

From: Anna Vickers
Sent: Wednesday, November 8, 2023 5:34 PM
To: Mike
Subject: RE: Question regarding reasoning letter
Attachments: 24x36 Vicinity Map.pdf

Good Evening Michael,
I have attached a vicinity map for your reference. Please confirm receipt as often attachments can be filtered to spam.

Kindly,

Anna M. Vickers
IMEG | Lead Land Use Planner



175 N 27th Street | Suite 1312 | Billings, MT 59101

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This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

From: Mike ~~XXXXXXXXXXXXXXXXXXXX~~
Sent: Wednesday, November 8, 2023 3:01 PM
To: Anna Vickers <Anna.M.Vickers@imegcorp.com>
Subject: Question regarding reasoning letter

External Email: Treat links and attachments with caution.

To whom it concerns,

Is this property currently titled under "AA Properties LLC"? I would like to understand the location of the parcel on the GIS map.

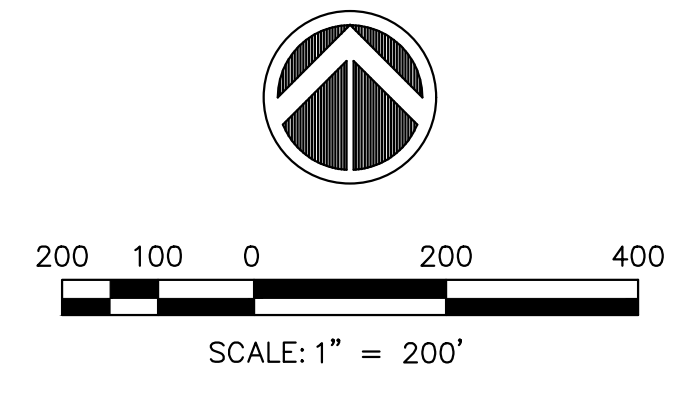
Thank you,
Michael Levine

~~XXXXXXXXXXXXXXXXXXXX~~

Sent from my iPhone

BLUE CREEK VIEWS MAJOR SUBDIVISION
34 LOTS
AVERAGE LOT SIZE 3.33 AC

BLUE CREEK VIEWS SUBDIVISION
5 LOTS
AVERAGE LOT SIZE 2.36 AC



PROPOSED RR3
REZONED AREA
±206.2 AC

COLLIER CREST SUBDIVISION
5 LOTS
AVERAGE LOT SIZE 3.26 AC

COLLIER ROAD

BASIN CREEK ROAD

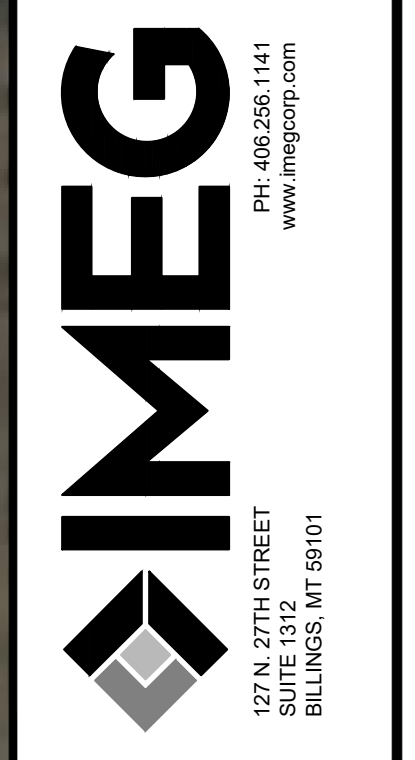
SECRET VALLEY SUBDIVISION
16 LOTS
AVERAGE LOT SIZE 10.79 AC

SECRET VALLEY DRIVE

JUNIPER CIRCLE

UNZONED AREA
±40 AC

NO.	REVISIONS DESCRIPTION	DATE



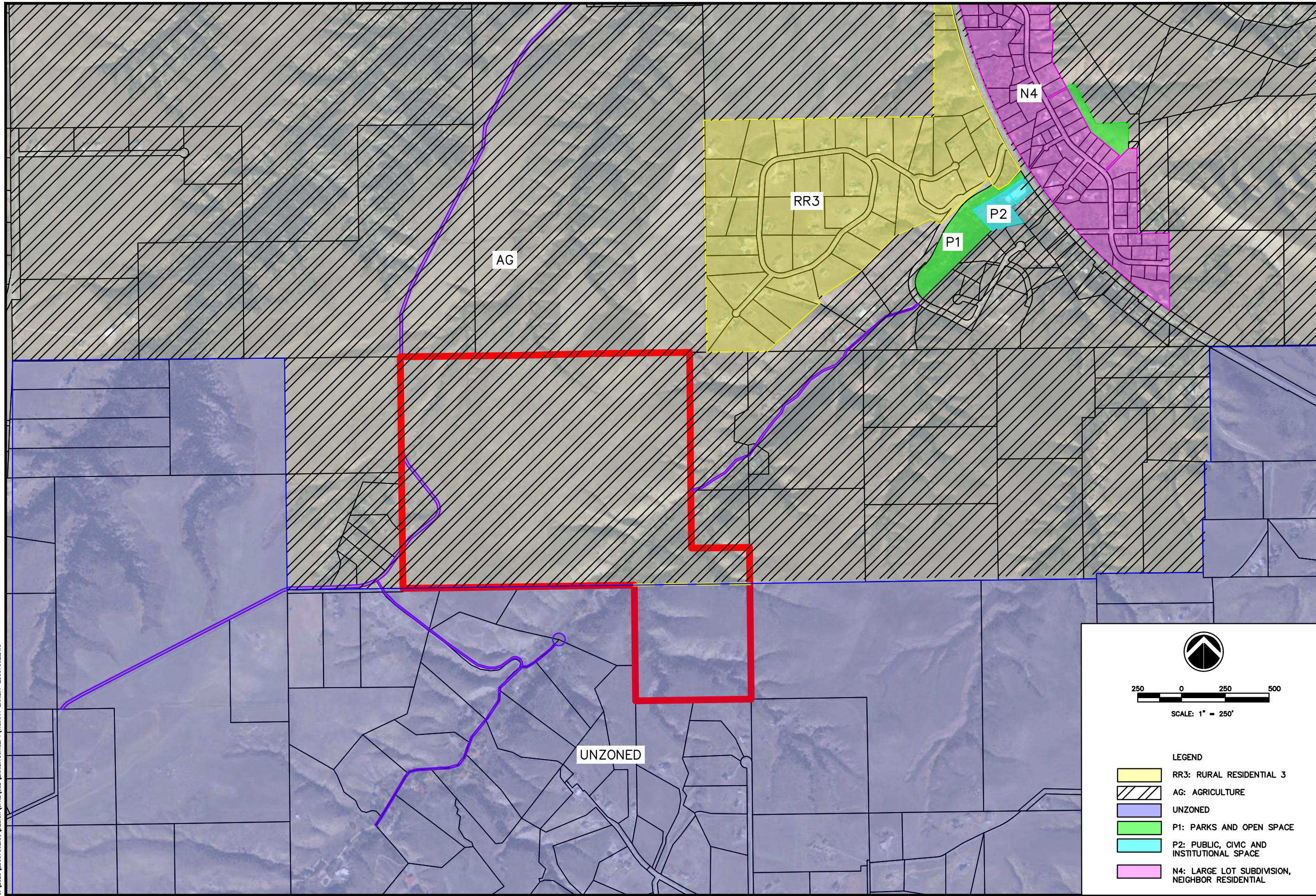
AA PROPERTIES LLC.
BILLINGS, MONTANA
VICINITY MAP

IMEG Project No:
23007562
File Name:
VICINITY EXHIBIT-23007562.dwg
© COPYRIGHT 2023
ALL RIGHTS RESERVED
Field Book No:
Drawn By: LDW
Checked By: AV
Date: 10/12/2023

C-1
Sheet 1 of 1

Thursday, October 12, 2023 12:18:14 PM
G:\2023\23007562\DESIGN\CIVIL\C30\EXHIBIT\CONCEPT\VICINITY EXHIBIT-23007562.DWG

Tuesday, November 14, 2023 8:51:07 AM
 G:\2023\23007562\00 DESIGN\CAD\EXHIBIT\CONCEPT\VICINITY EXHIBIT-23007562.DWG



No.	REVISIONS DESCRIPTION	DATE

IMEG
 127 N. 27TH STREET
 BILLINGS, MT 59101
 PH: 406.266.1141
 www.imegcorp.com

AA PROPERTIES
 BILLINGS, MONTANA
 EXISTING ZONING EXHIBIT

IMEG Project No:
23007562

File Name:
VICINITY EXHIBIT-23007562.dwg

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Field Book No:

Drawn By: LDW

Checked By: AV

Date: 11/14/2023

C-1

Sheet 1 of 1

LEGEND

- RR3: RURAL RESIDENTIAL 3
- AG: AGRICULTURE
- UNZONED
- P1: PARKS AND OPEN SPACE
- P2: PUBLIC, CIVIC AND INSTITUTIONAL SPACE
- N4: LARGE LOT SUBDIVISION, NEIGHBOR RESIDENTIAL

SCALE: 1" = 250'

250 0 250 500