



COUNTY OF YELLOWSTONE ZONING COMMISSION AGENDA

Monday, August 12, 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.

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 June 10, 2024

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:

- County Zone Change 725** -- 406 Johnson Lane -- Rural Residential 3 (RR3) to General Commercial (C3) - A zone change request from Rural Residential 3 (RR3) to General Commercial (C3), on the eastern 500 feet of S1/2S1/2SE1/4 (10 acres total) of Section 30, Township 1 North, Range 27 East. A pre-application neighborhood meeting was held on June 25, 2024, at the Lockwood Fire Station. Tax ID: D06595

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 August 27, 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 Ave N 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 406-406-247-8610 or plnonline@billingsmt.gov

□
County Zoning Commission

Meeting Date: 08/12/2024

SUBJECT:

PRESENTED BY: Brenda Berns

Information

REQUEST

The minutes of the Board meeting of June 10, 2024

RECOMMENDATION

APPLICATION DATA

OWNER:

AGENT:

LEGAL DESCRIPTION:

ADDRESS:

CURRENT ZONING:

EXISTING LAND USE:

PROPOSED USE:

SIZE OF PARCEL:

CONCURRENT APPLICATIONS

APPLICABLE ZONING HISTORY

SURROUNDING LAND USE & ZONING

NORTH:

Zoning:

Land Use:

SOUTH:

Zoning:

Land Use:

EAST:

Zoning:

Land Use:

WEST:

Zoning:

Land Use:

BACKGROUND

RECOMMENDATION

Staff recommends

Attachments

Minutes of June 10, 2024



Yellowstone County Zoning Commission
Monday, June 10, 2024
2825 3rd Ave N, Billings MT

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

	Position	01/08/2024	02/12/2024	03/11/2024	04/08/2024	05/13/2024	06/10/2024	07/08/2024	08/12/2024	09/09/2024	10/14/2024	11/11/2024	12/09/2024
Blaine Poppler	Commissioner Chairman	X	C	C	1	C	1						
Melissa Ray Gentry	Commissioner	X	C	C	1	C	1						
Tyler Bush	Commissioner	X	C	C	A	C	V						
Todd Hewitt	Commissioner	A	C	C	1	C	A						
Morgan Tuss	Commissioner	X	C	C	1	C	A						

Chair Poppler opened the meeting and introduced the County Zoning Commission members and Planning Division staff.

Commissioners participating virtually: Commissioner Tyler Bush

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

Other Participants: Carolene Chapman 1745 Mary St., Billings; Matt Stanley 2585 Bitterroot Dr., Billings

Public Comment

Chair Poppler 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, June 10, 2024
2825 3rd Ave N, Billings MT**

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

Approval of Minutes: April 8, 2024

Motion

It was moved by Commissioner Gentry, seconded by Commissioner Poppler to approve the April 8, 2024, 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. The County Commissioners will meet on June 25, 2024, at 9:30 AM for the public hearing for Zone Change 724.

Item #1: County Zone Change 724 – Rural Residential 3 (RR3) to Agriculture (A) - a zone change request from Rural Residential 3 (RR3) to Agriculture (A), on Block 1, Lot 4E1 & r#2 of Five Mile Creek Subdivision, a 16.32-acre parcel of land. A pre-application neighborhood meeting was held on April 8, 2024. Tax ID: C12516.

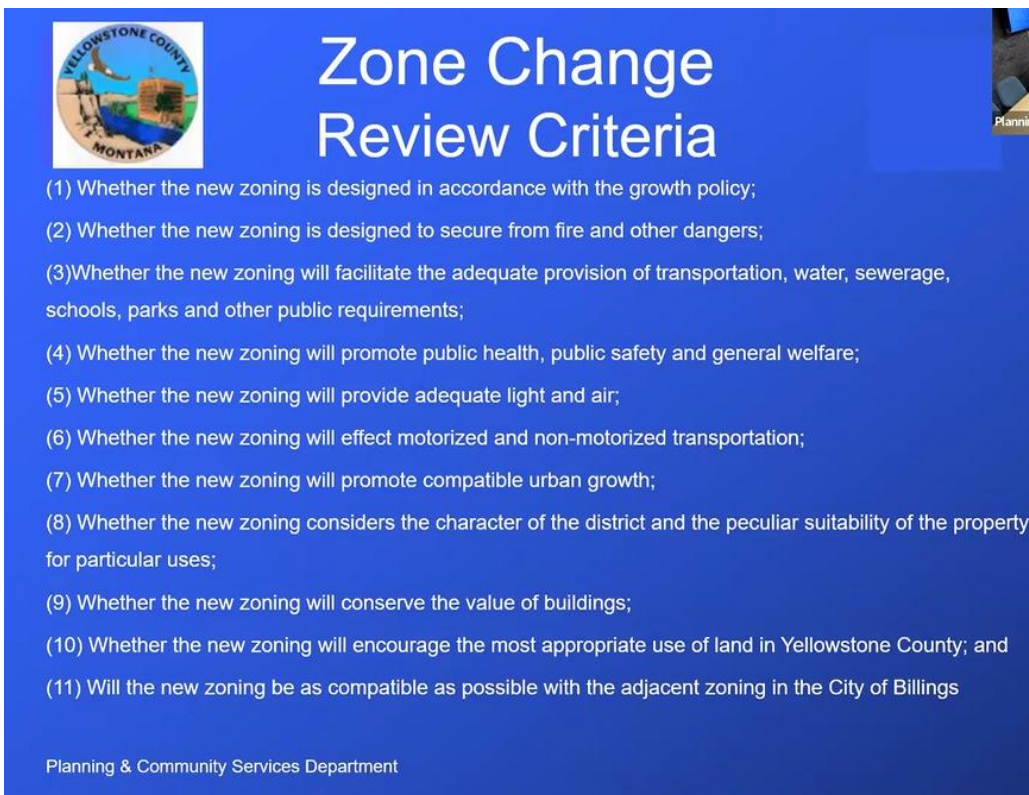
Karen Husman gave an overview of the zone change request. Planning staff has reviewed this application and is forwarding a recommendation of approval based on the 11 criteria for zone changes.

- Meets the goals of the County Growth Policy & the 11 review criteria.
- RR1 is between 1 & 2.99 acres, Agriculture is for 10+ acres.
- The agricultural use has been established on this property.
- Marijuana use subject to County resolution requiring zoning compliance by October 4, 2024.



**Yellowstone County Zoning Commission
Monday, June 10, 2024
2825 3rd Ave N, Billings MT**

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

A blue presentation slide titled "Zone Change Review Criteria". It features the Yellowstone County logo in the top left corner and a small "Planning" logo in the top right corner. The slide lists 11 numbered criteria for reviewing zoning changes. At the bottom left, it says "Planning & Community Services Department".

Zone Change Review Criteria

- (1) Whether the new zoning is designed in accordance with the growth policy;
- (2) Whether the new zoning is designed to secure from fire and other dangers;
- (3) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- (4) Whether the new zoning will promote public health, public safety and general welfare;
- (5) Whether the new zoning will provide adequate light and air;
- (6) Whether the new zoning will effect motorized and non-motorized transportation;
- (7) Whether the new zoning will promote compatible urban growth;
- (8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
- (9) Whether the new zoning will conserve the value of buildings;
- (10) Whether the new zoning will encourage the most appropriate use of land in Yellowstone County; and
- (11) Will the new zoning be as compatible as possible with the adjacent zoning in the City of Billings

Planning & Community Services Department

Recommendation

Planning staff is recommending approval of the requested zone change and adoption of the findings of the 11 criteria.

Public Hearing

Commissioner Poppler opened the Public Hearing.



**Yellowstone County Zoning Commission
Monday, June 10, 2024
2825 3rd Ave N, Billings MT**

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

Applicant: Carolene Chapman – 1745 Mary St Billings

Ms. Chapman stated the intent is to change the zone to agriculture and to continue the use of cultivation.

Questions

Commissioner Poppler asked if there was any feedback from the neighborhood meeting? Karen Husman, Planner responded there was nothing of concern.

Commissioner Poppler asked Ms. Chapman if the buildings on the property are compliant? Ms. Chapman responded yes.

In Favor

Mat Stanley 2585 Bitterroot Billings - I am a neighbor of the applicant, Ms. Chapman, and I wish to speak in support of her. I have no objections to the proposed zone change and actually advocate for returning it to Agriculture zoning. As a current owner of horses and chickens, with plans for more animals in the future, I am fully supportive of this zoning request and stand here today to support my neighbor.

Commissioner Bush stated he had no exception to it.

Commissioner Poppler asked if there was anyone else to testify, seeing none, the Public hearing was closed at 4:19p.

Motion

Commissioner Gentry made a motion to approve County Zone Change 724, seconded by Commissioner Bush to approve the zone change with the 11 Review Criteria. The motion was carried with a unanimous vote.

3-0 Approved



**Yellowstone County Zoning Commission
Monday, June 10, 2024
2825 3rd Ave N, Billings MT**

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

Nicole Cromwell, Zoning Coordinator stated the County Commissioners public hearing will be June 25, 2024 @ 9:30am in Stillwater Building, 3rd Floor.

Other Business: There is no other business.

Adjourned: 4:21 PM

Draft – To be acted on by a motion at the next scheduled meeting.

Brenda J Berns, Planning Clerk

County Zoning Commission

Meeting Date: 08/12/2024

SUBJECT: County Zone Change 725- 406 Johnson Lane.

THROUGH: Karen Husman

PRESENTED BY: Karen Husman

Information

REQUEST

County Zone Change 725 -- 406 Johnson Lane -- Rural Residential 3 (RR3) to General Commercial (C3) - A zone change request from Rural Residential 3 (RR3) to General Commercial (C3), on the eastern 500 feet of S1/2S1/2SEW1/4 (10 acres total) of Section 30, Township 1 North, Range 27 East. A pre-application neighborhood meeting was held on June 25, 2024, at the Lockwood Fire Station. Tax ID: D06595

RECOMMENDATION

Planning staff is recommending approval of the requested zone change and adoption of the findings of the 11 criteria.

APPLICATION DATA

OWNER: Christos & Tammi Vlahos

AGENT: Jeff Wolschlager, A-Line Drafting

LEGAL DESCRIPTION: S1/2S1/2SEW1/4 (approximate 10 acres total) of Section 30, Township 1 North, Range 27 East

ADDRESS: 406 Johnson Lane

CURRENT ZONING: RR3

EXISTING LAND USE: Residential and Commercial

PROPOSED USE: Same

SIZE OF PARCEL: Approximately 10 acres, rezoned area is the property's eastern 500 feet adjacent to Johnson Lane.

CONCURRENT APPLICATIONS

None.

APPLICABLE ZONING HISTORY

See Attachments

SURROUNDING LAND USE & ZONING

NORTH:	Zoning: RMH & N4 Land Use: Emerald View Mobile Home Park & Single Family Residential
SOUTH:	Zoning: RR3 & N4 Land Use: Single Family Residential with Ag & Single Family Residential
EAST:	Zoning: AG Land Use: AG
WEST:	Zoning: RR3 Land Use: Single Family Residential with Ag

BACKGROUND

This is a zone change request to change the zoning designation of Rural Residential 3 (RR3) to General Commercial (C3) for the eastern 500 feet of a 10 acre not surveyed property located at 406 Johnson Lane.

The 2016 Lockwood Growth Policy indicates this area of Johnson Lane to have the proposed future land use of "Town Center-Multi-use Zone." Town Center- Multi-Use is defined as a main street style center surrounded by a range of housing options that support and sustain, both fiscally and socially, the community investments in schools, public water and sewer, transportation, recreation, and public safety while providing economic opportunities. The proposed C3, General Commercial, adjacent to Johnson Lane supports a range of land uses such as, construction of lodging facilities, retail stores, business and personal services, offices, medical facilities, and other commercial uses. These allowable uses are comparable to the Town Center - Multi Use type outlined in the growth policy. The continuation of existing RR3 allows for the range of housing styles outlined and is compatible with adjacent agricultural and rural residential uses in the areas.

This zone change request seeks to rezone a parcel previously used by North Coast Cure, which received approval in 2022 from the Yellowstone County Attorney's office to operate as a marijuana business at 406 Johnson Lane. On October 24,

2023, the Yellowstone County Board of County Commissioners passed Resolution No. 23-116. This resolution allows marijuana providers who received compliance letters from the Yellowstone County Attorney's Office in 2022, despite not complying with interim and permanent zoning regulations, to continue operating at their locations until October 3, 2024. After this deadline, businesses must conform to zoning regulations. This one-year "sunset" period applies to six locations within the 4.5-mile Yellowstone County zoning jurisdiction, including 406 Johnson Lane. Currently, North Coast Cure has opted not to continue operating a marijuana business at this location. The plan is to develop the eastern 500 feet adjacent to Johnson Lane of the approximate 10 acre parcel for commercial business.

Traffic on Johnson Lane and Old Hardin Road is monitored by the Planning Division's Transportation Planning staff. The latest data shows approximately 3,500 vehicle trips per day on Johnson Lane, south of Old Hardin Road, based on a three-year rolling average. Old Hardin Road experiences significantly higher daily traffic. The completion of the new bridge at the north end of Johnson Lane over the Yellowstone River and the future connection to Highway 312 and Main Street are expected to increase traffic around the Johnson Lane interchange. A complete reconstruction of the interchange, proposed as a \$45 million federal, state, and local project, is scheduled for 2028 as part of the Long Range Transportation Plan for the metropolitan planning area of Yellowstone County. This section of Lockwood is anticipated to see increased traffic and demand for urban-level services over the next 10 years.

Planning staff has reviewed the application, the zoning history of the surrounding area, the Lockwood Growth Policy and transportation improvements planned for this area and is recommending approval of the zone change.

SUMMARY

PROPOSED DETERMINATIONS

Prior to making a recommendation to the Board of County Commissioners, the Zoning Commission shall consider the findings of the 11 review criteria:

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

The proposed zoning aligns with the following goals of the Lockwood Growth Policy and area plans:

- Provide ongoing assessment of land use and zoning to guide future development.
- Consider commercial retail and services appropriate in areas along principal and minor arterials, as well as areas designated for commercial land uses.

This zone change supports a plan that is consistent with the Preferred Land Use Map in the Lockwood Growth Policy. The proposed rezoning of the eastern 500 feet adjacent to Johnson Lane to C3, General Commercial, supports the Lockwood Growth Policy designation of Town Center-Multi Use. The C3 zone is designed to accommodate a variety of commercial uses, including all types of lodging, restaurants, retail stores, business and personal services, medical offices, banks, and other professional offices. Additionally, the designation of C3 complies with the goals of the growth policy to allow for commercial along principal and minor arterials. Johnson Lane is designated as a principal arterial. Development within the proposed C3 zone will be buffered from residential areas in accordance with the County's landscaping code requirements.

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

The subject property is currently served by the Lockwood Fire Department with mutual aid from the Billings Fire Department. The property has an existing residential approach from Johnson Lane, a principal arterial street. Any new commercial development will have access to Johnson Lane. Any new commercial development will be required coordinate with Yellowstone County Public Works regarding any required improvements to the approach associated with commercial approach standards. Any new commercial development should be designed following International Building Code and provide adequate ingress and egress to the property for emergency vehicles. The property is served by the Lockwood Water District. There is an existing fire hydrant across the street at 425 Johnson Lane. The fire department may require additional fire suppression with any new development of the property. The existing and proposed zoning requires building separations, setbacks, and height limits that should provide security from fire or other public safety emergencies. Additionally, the proposed zoning designation of C3 regulates site and structure requirements, ensuring minimum separation distances to ensure security from fire and other dangers.

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

Transportation: Development under the new zoning may increase traffic on Johnson Lane, a principal arterial street. The level of traffic increase will be dependent on the type of new use or uses proposed. Should the property be subdivided, the need for a traffic impact study would be triggered at 300 trips per day or 50 or more peak-hour trips. Johnson Lane may need improvements to accommodate additional commercial traffic. Johnson Lane carries about 3,500 vehicle trips per day south of Old Hardin Road. Ten years ago, the same section of Johnson Lane carried 2,500 vehicle trips per day. Most of this

increase occurred between 2020 and 2021.

Water and Sewerage: The property is within the Lockwood Water and Sewer District. Water and Sewer needs will be evaluated at the time of any new development. The type of development may be limited to the capacity the Lockwood Water & Sewer district can provide.

Schools and Parks: The proposed zoning of C3 for the eastern 500 feet of the property would likely have no impact for Lockwood Schools. The C3 Zone does not allow residential uses.

Fire and Police: The subject property is serviced by the Lockwood Fire District and the Yellowstone County Sheriff's Department. Fire suppression requirements will be evaluated at the time of any new development.

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

The new zoning will allow new development in an area identified 7 years ago as part of the new Lockwood Town Center area that will include commercial and mixed uses and a variety of housing choices for existing and new Lockwood residents. The potential for new development will require to submit a zoning compliance permit application. Site design and associated impacts are required to follow International Building Code, Zoning Regulations, Lockwood Water and Sewer District requirements and DEQ Stormwater requirements. Development within the proposed C3 zone will be buffered from residential areas in accordance with the County's landscaping code requirements within the zoning code. These design requirements should promote the health and general welfare of the area.

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

The proposed zoning entails specific regulations concerning minimum setbacks, maximum building heights, and maximum lot coverage. These stipulations are designed to ensure sufficient light and air access to both the subject property and neighboring properties. Given that the property is already developed, any new construction will adhere to the mandated setbacks, lot coverage, and building heights, thereby promoting the provision of adequate light and air.

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

The proposed zoning itself will not generate more traffic. Any new use on the property may generate additional traffic on Johnson Lane. The impact of the new traffic will be evaluated at the time of development. Johnson Lane is slated to have pedestrian facilities as part of the Long Range Transportation Plan for the planning area. Any new development may require contributions to the development of pedestrian facilities. Pedestrian traffic in the area is limited due to no pedestrian facilities. The Lockwood Pedestrian Safety District is working to get sidewalks in Lockwood, it would be beneficial for the development and the Lockwood community to include sidewalks along Johnson Lane. Some businesses have elected to voluntarily construct sidewalk when they develop their property, like Ace Hardware. However, the requirement for sidewalk on this property adjacent to Johnson Lane would not be triggered unless this property undergoes a future subdivision.

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

The proposed zoning is compatible with nearby urban zoning and development. The proposed C3 zoning for the eastern 500 feet adjacent to Johnson Lane is compatible with the RMH zoning to the north, the RR3 zoning to the south and west, and with the N4. There will be required buffering between any development in the commercial zone and the residential zone.

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 a mix of low density residential and agricultural uses on the adjacent properties. The portion of the subject property requested for rezoning has been identified in the 2016 Lockwood Growth Policy with the designation of Town Center-Multi Use. This is an area for commercial and mixed use development in addition to a range of housing options. The character of the area is primarily commercial along both sides of Johnson Lane south of Old Hardin Road. The Lockwood Growth Policy stated this area should continue to provide commercial development and in the future should become part of the "Lockwood Town Center" where mixed uses and civic buildings will be encouraged. The Lockwood Growth Policy goal outlines commercial uses adjacent to arterial roads. Johnson Lane is a principal arterial road. The proposed zoning and uses are suitable for the potential uses.

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

The new zoning will allow new development. The existing single family residence will become a nonconforming use. New development generally improves property values in the area. This should encourage the increased value of surrounding property. The new zoning will not directly impact existing structures on neighboring properties. Both the surrounding zoning and development are comparable to those of the subject property, and there is no indication that it could affect the value of surrounding buildings.

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

The eastern 500 feet of the property is suitable for the uses allowed in the C3 zoning district. These are appropriate uses of land in this area of the County and will encourage future investment in this property. The Lockwood Growth Policy calls for commercial adjacent to arterial streets and the proposed rezoning follows this goal. This is an appropriate use of land in this area of the County and has similar development to what is already developed in the surrounding area in the County.

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

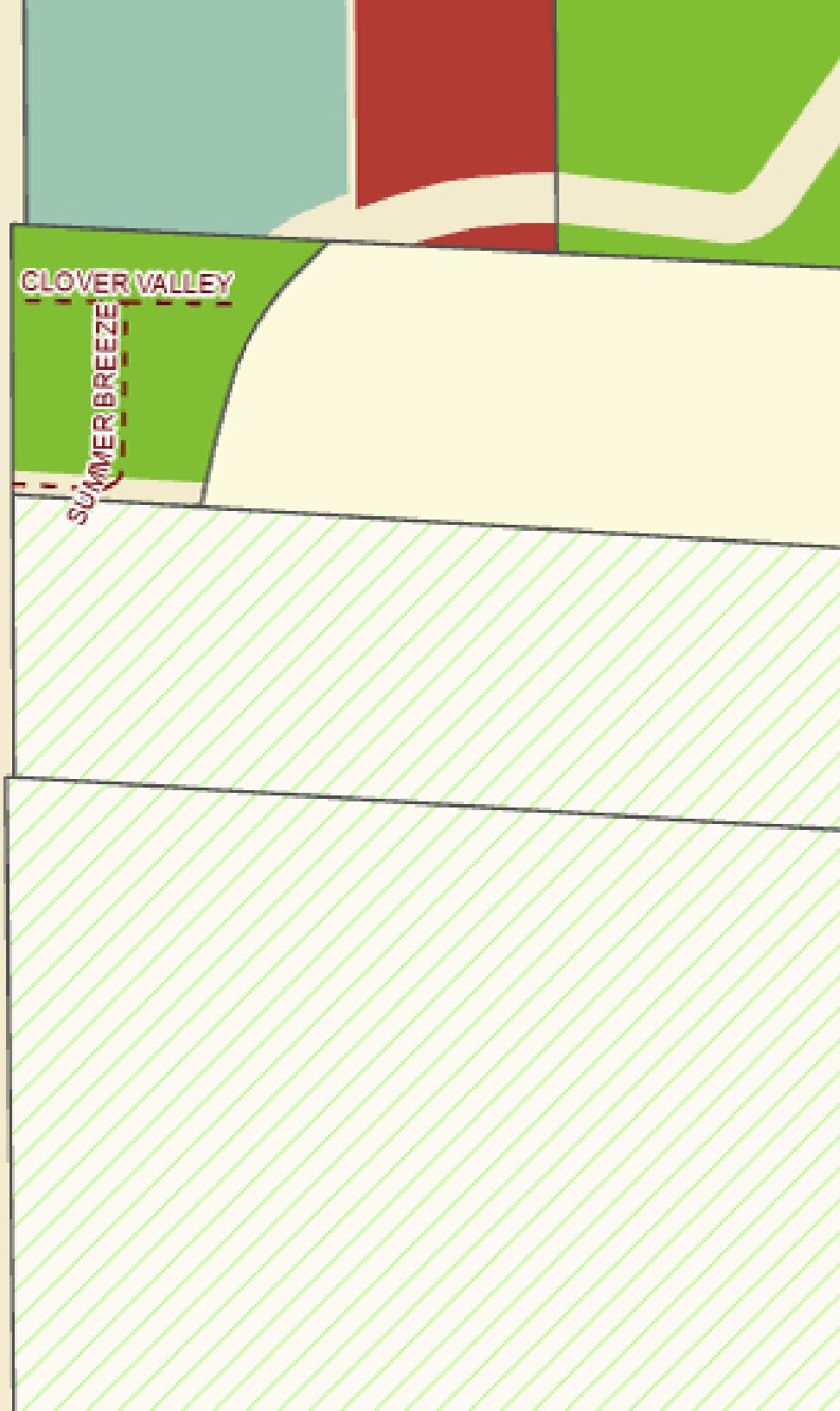
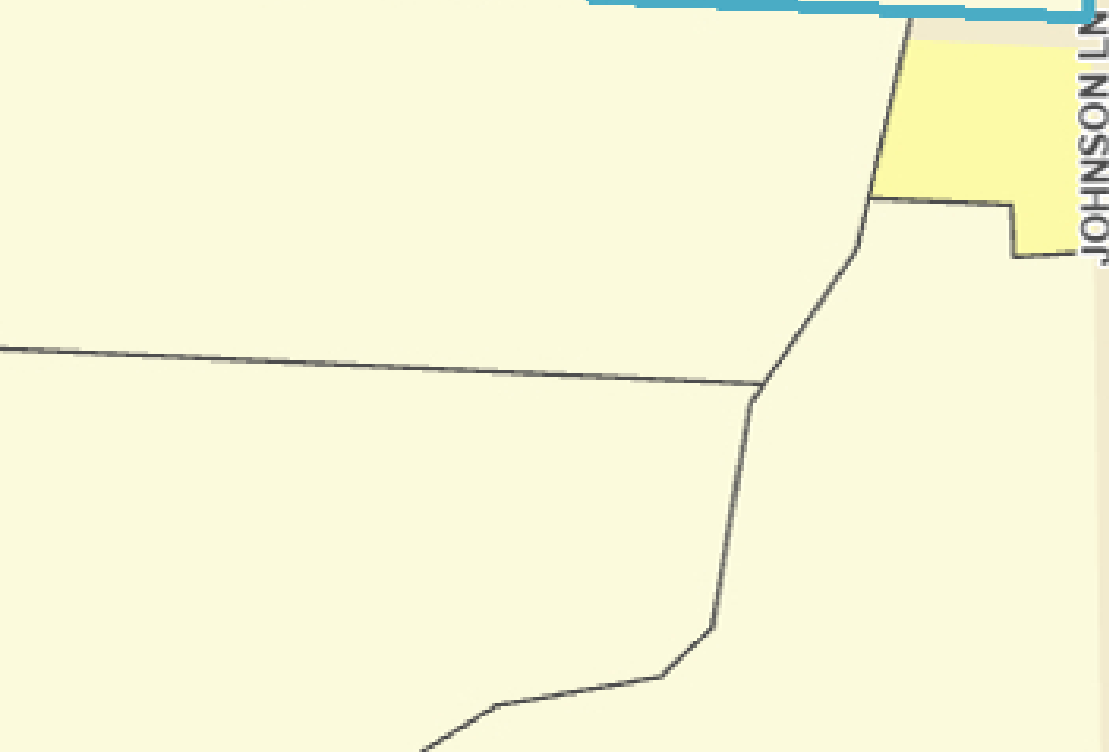
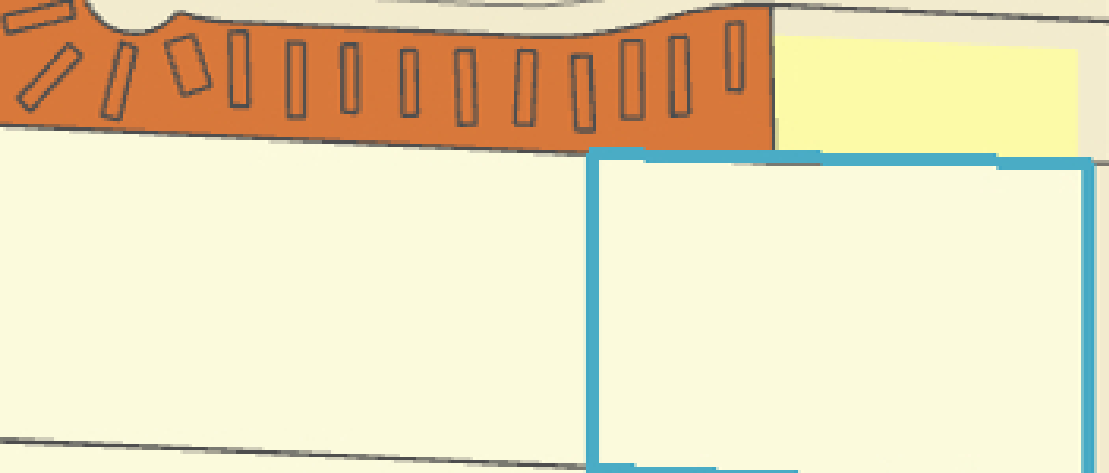
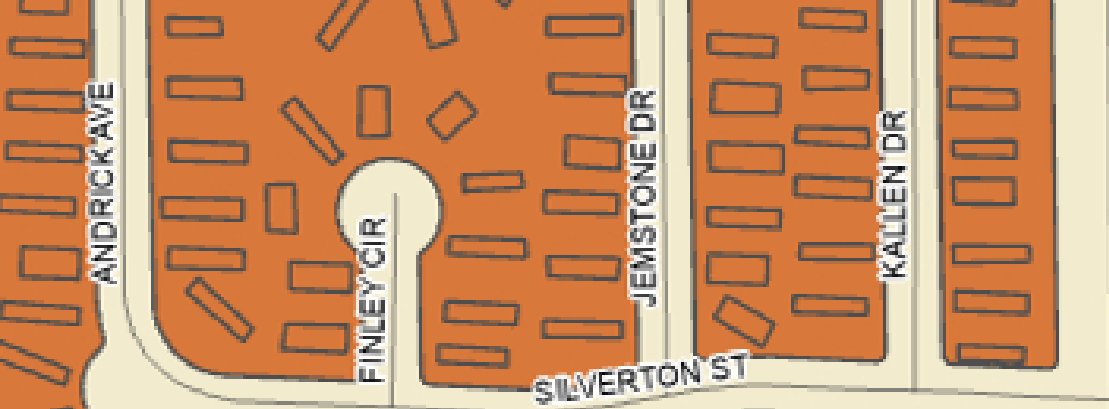
The proposed zoning is not close to the city limits of Billings and is compatible with the typical urban development in this area of Lockwood.

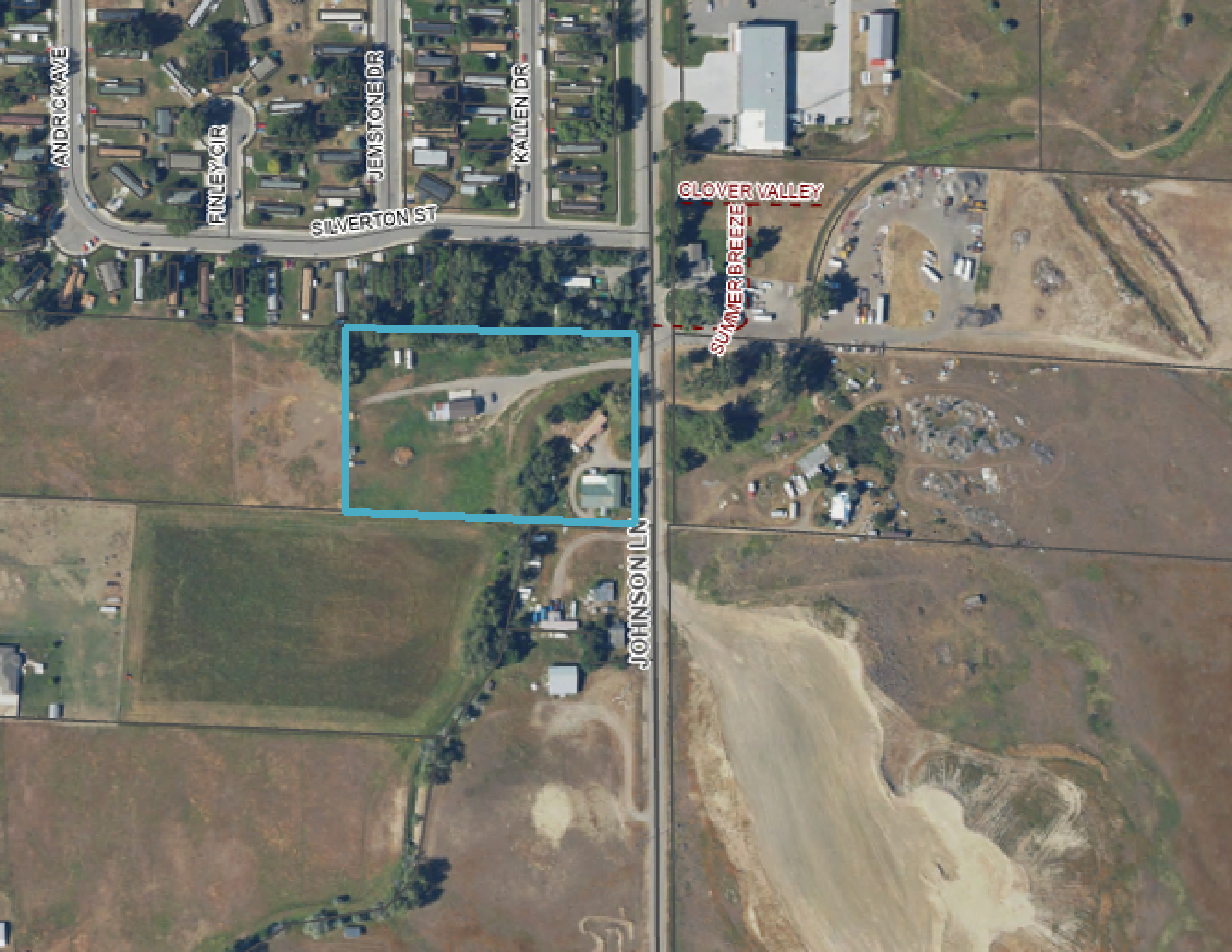
RECOMMENDATION

Staff recommends the Zoning Commission recommend approval of the zone change and adoption of the findings of the 11 review criteria for Zone Change 725 to the Board of County Commissioners.

Attachments

Zoning Map & Site Photos
Application & Applicant Letter
History
Neighborhood Meeting Info.





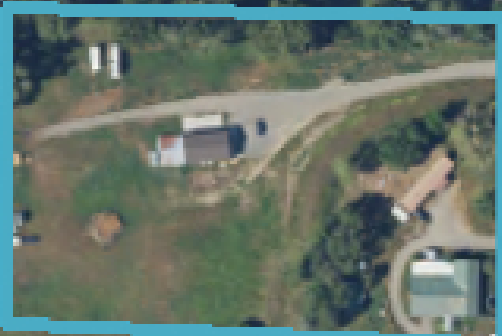
ANDRICK AVE

FINLEY CIR

JEMSTONE DR

KALLEN DR

SILVERTON ST



JOHNSON LN

GLOVER VALLEY

SUMMER BREEZE



SHERWOOD AVE

ANDRICK AVE

FINLEY CIR

JEMSTONE DR

KALLEN DR

SILVERTON ST

GLOVER VALLEY

SUMMER BREEZE

CLAYTON

STERLING ST

GARDINER ST

JOHNSON LN



**ZONING
REQUEST**

ZONE
CHANGE
725
SPECIAL
REVIEW
VARIANCE







SHERWOOD AVE

ANDRICK AVE

FINLEY CIR

JEMSTONE DR

KALLEN DR

SILVERTON ST

GLOVER VALLEY

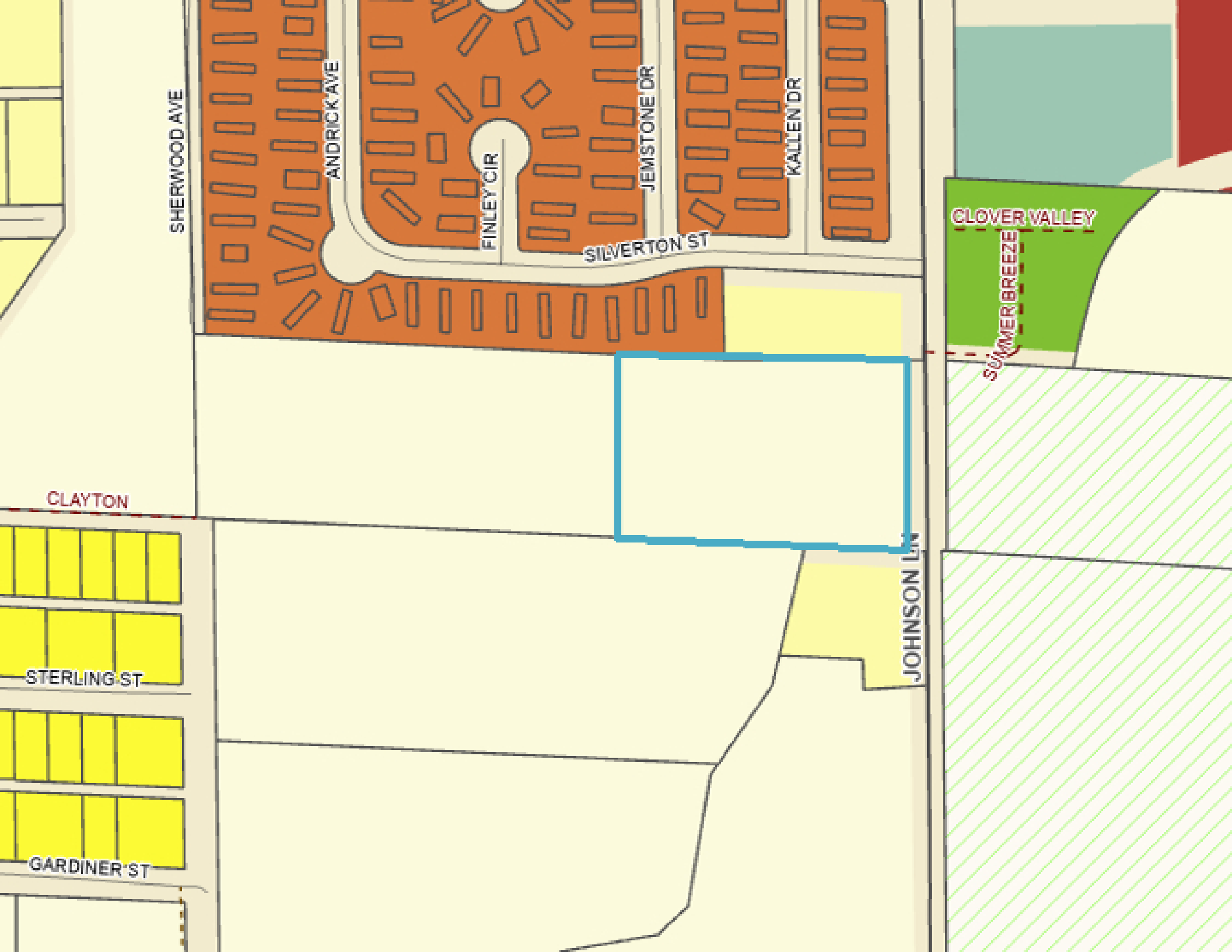
SUMMER BREEZE

CLAYTON

STERLING ST

GARDINER ST

JOHNSON LN



APPLICATION FORM

COUNTY ZONE CHANGE

Zone Change # 725 - Project # PZX-24-00155

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

Present Zoning: RR3

Proposed Zoning: C3

TAX ID: D06595

CITY ELECTION WARD 3

Legal Description of Property:

Address or General Location: 406 Johnson Lane

Size of Parcel (Area & Dimensions): 10 Acres

Present Land-Use: Vacant lot and two existing vacanct buildings

Proposed Land-Use: Future Commercial structure TBD

Covenants or Deed Restrictions on Property: Yes _____ No X _____

Owner(s): Vlahos, Christos
832 Granite Estates Lane Billings MT 59101
(406)672-3661 superbuilds@gmail.com

Agent(s): Jeff Wollschlager
725 Grand Ave. Billings MT 59102
406-321-2280 alinedrafting@gmail.com

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: *Christos Vlahos* Date: 6-12-24
(Recorded Owner)



Date Stamp

Written Statement for Zoning change request.

PROJECT#: 406 Johnson Lane Zone change

Property Address: 406 JOHNSON LN
Township: 01 N Range: 27 E Section: 30
Full Legal: S30, T01 N, R27 E, S2S2SENW4 (96)

To whom it may concern,

We are proposing a Zone change from RR3 to an C3-Zoning. The zoning change will allow for the construction of commercial structures compliant with C3 Zoning along Johnson Lane. There are two existing structures on the property. The modular home on the Southeast corner of the property is not a permanent structure and is subject to removal once development has been defined. The existing vacant commercial structure will remain and be a leasable space until further development plans have been established. This zone change is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies.

Sincerely,



Jeff Wollschlager
Agent/ Representative

Zoning change request.

PROJECT#: 406 Johnson Lane Zone change

Property Address: 406 JOHNSON LN
Township: 01 N Range: 27 E Section: 30
Full Legal: S30, T01 N, R27 E, S2S2SEW4 (96)

To whom it may concern,

A neighborhood meeting is scheduled for the 25th day of June at 5 PM. The location of the meeting will be held at the Lockwood Fire Station 501 Johnson Lane. We are proposing a Zone change from RR3 to a C3-Zoning. The zoning change will allow the front 500' of this property to be used as commercial property. This zone change will allow the development and construction of leasable commercial business space. This zone change will match the local growth policy proposed by the County.

The purposes of a neighborhood meeting are to: inform neighboring property owners of the details of a proposed use of the lot, identify how the owner intends to meet the standards contained in this zoning code, and to allow the applicant to receive preliminary public comment on the proposal.

Sincerely,



Jeff Wollschlager

Agent/ Representative

APPLICABLE ZONING HISTORY

SUBJECT PROPERTY	ZONE CHANGE	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
None					
SURROUNDING PROPERTY	ZONE CHANGE	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
425 Johnson Ln	638	9/28/2012	R-96 to R-50	Y	
547 Johnson Ln	719	7/25/2023	A to C3 and NX1	Y	
710 Johnson Ln	653	11/25/2014	EGC (Entry General Commercial) to ELI (Entryway Light Industrial)	Y	
626 Johnson Ln	704	7/21/2021	CMU2 to NX3	Y	
705 Johnson Ln	717	9/12/2023	CMU1, N4 and RR1 to CX	Y	
2087 Hickory Dr and 358 Hemlock Dr	648	1/28/2014	R-150 to CC	Y	
541 Woodland Rd and 2422 Old Hardin Rd	718	9/12/2023	NX1 and N4 to C3	Y	
3329 Driftwood Ln	670	4/5/2016	R-96 to CC	Y	
1430 Highway 87 E	596	9/28/2006	HC to CI	Y	

Neighbor Hood meeting minutes

PROJECT#: 406 Johnson Lane Zone change

Minutes:

A neighborhood meeting was held on the 25th day of June at 5 PM at Lockwood Fire Station located at 501 Johnson Lane.

-In attendance:

Stewart, Arthur, 403 Johnson Lane, Billing MT.

Bob Riehl, Lockwood Steering Committee, 126 Rollings Meadow Dr. Billings MT.

Woody Wood, Lockwood pedestrian safety district.

Vinton, Sue, House District 56 Representative, 5155 High Trail Rd, Billings MT 59101

Attendees were briefed on the proposed RR3 to C3 zoning for the front 500 feet of the subject property. An aerial image and site plan with property lines and proposed zone change area were provided to portray the area of the subject matter. Portions of the Yellowstone County zoning regulations were presented. Portions were of the allowed used for C3 Zoning and the site and structure restrictions and design criteria. Yellowstone County Growth Policy site plan was provided.

Questions/Comment from attendees:

Sue Vinton: Asked which building is the Marijuana business. Answer: The Marijuana business is no longer there and there is no intention of another Marijuana Business in the future.

Arthur Stewart: Asked what will happen to the existing building on the property. Answer: Currently on this lot is one residence on a foundation in the Southeast corner of the property. There is a modular home just South of that. There is also one building that "Was" the commercial Marijuana Business. All existing buildings will remain at this time. They would become "non-conforming" to the new Zoning. They would then have to meet the Zoning requirements for non-conforming lots for any repairs or remodels or construction. Any future new structures will have to meet all Zoning requirements of C3 if approved. I gave reference to the County Zoning and where to find it online for more information.

Bob Riehl: Asked if the proposed 500' Zone change "Fits" within the proposed growth policy site plan. Answer: I will need to verify with planning and Zoning. There are no dimensions on the growth policy siteplan and I can only scale the image available online. I will verify with Zoning/Planning that this falls within the proposed growth policy area map. I will take the Zoning/ Planning Staffs recommendations on any adjustments in the proposed dimensions.

Woody Wood: Asked about approach locations and access. Answer: There are no current plans to develop this property at this time. In the future when a site is developed, the approaches and locations will be coordinated with the County Engineers and adopted design criteria in coordination with Fire and Emergency Services for access and safety.

The meeting progressed with random conversations about the growth of the community and other projects in the area. There was no objection to the proposed Zone change. The meeting adjourned at 5:35.

Sincerely,



Jeff Wollschlager

Agent/ Representative

Zoning change request.

PROJECT#: 406 Johnson Lane Zone change

Property Address: 406 JOHNSON LN
Township: 01 N Range: 27 E Section: 30
Full Legal: S30, T01 N, R27 E, S2S2SENW4 (96)

To whom it may concern,

A neighborhood meeting is scheduled for the 25th day of June at 5 PM. The location of the meeting will be held at the Lockwood Fire Station 501 Johnson Lane. We are proposing a Zone change from RR3 to a C3-Zoning. The zoning change will allow the front 500' of this property to be used as commercial property. This zone change will allow the development and construction of leasable commercial business space. This zone change will match the local growth policy proposed by the County.

The purposes of a neighborhood meeting are to: inform neighboring property owners of the details of a proposed use of the lot, identify how the owner intends to meet the standards contained in this zoning code, and to allow the applicant to receive preliminary public comment on the proposal.

Sincerely,



Jeff Wollschlager

Agent/ Representative