

July 15, 2024

Dale M. and Jeanne L. Broveak
6917 Whitetail Lane
Billings, MT 59101-6251

**Re: Notice of Neighborhood Meeting
Special Review for Zoning Compliance Permit**

Dale & Jeanne:

Michael & Bernadette Botz will be applying for a Zoning Compliance Permit for residential construction located near your property in Yellowstone County, Montana. The proposed construction would take place at the following location:

NW ¼ Section 25, T1S, R25E
Yellowstone County
Certificate of Survey 2273M
Tract 2-A-1 (2.000 Acres)
6857 Whitetail Lane, Billings, MT 59101

There are no existing structures on the property. Construction would include a pole barn, a single-family home, and an adjacent “mother-in-law” cottage. The property is zoned RR-1 and the construction of two homes (“dwelling units”) requires Special Review by Yellowstone County. Ahead of the Special Review, it is required that a Neighborhood Meeting be held to inform the nearby property owners of the proposed construction and provide the opportunity to ask questions and express concerns. Enclosed with this letter are the meeting notice and two drawings showing the nature of the proposed construction.

Thank you for your consideration and please contact us if you have any questions or require additional information. You can contact us any time ahead of the meeting if you would like more information. If you are unable to attend the meeting in person, we can arrange for you to join by telephone or for you to have a proxy attend on your behalf.

Regards,

Michael & Bernadette Botz
5825 Lazy Lane
Billings, MT 59106
406-794-8965
mike@botz.com
406-794-8705
b@botz.com



Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2024 200 ft



NEIGHBORHOOD MEETING
SPECIAL REVIEW FOR ZONING COMPLIANCE PERMIT

MINUTES OF MEETING

A neighborhood meeting was held on Wednesday July 24, 2024 from 6:00-7:00 PM at The Windmill & Bar 51 (Near Zoo Exit). The purpose of the meeting was to review the proposed residential construction at 6857 Whitetail Lane, Billings, MT 59101 9 (NW ¼ Section 25, T1S, R25E, Yellowstone County, Certificate of Survey 2273M, Tract 2-A-1 (2.000 Acres).

1. Mike Botz called the meeting to order at 6:00 PM. Those in attendance at the meeting are listed below, and the signature sheet is attached.
 - a. Tim McFadden (7119 Whitetail Lane)
 - b. Meridee Patterson (7000 Whitetail Lane)
 - c. Dale Broveak (6917 Whitetail Lane)
 - d. Jeanne Broveak (6917 Whitetail Lane)
 - e. Carol Starr (6868 Whitetail Lane)
 - f. Bill Starr (6868 Whitetail Lane)
 - g. Elaine Treiber (6900 Whitetail Lane)
Not in attendance but assigned Bill Starr as her proxy
 - h. Michael Botz (6857 Whitetail Lane)
 - i. Bernadette Botz (6857 Whitetail Lane)

2. The following were invited to the meeting but did not attend and did not respond to the meeting invitation.
 - a. Harnish Trade Center Partnership
 - b. Shop at Western Way LLC
 - c. Yellowstone County Planning Division

3. Mike Botz explained that the property is zoned RR-1, which allows for the construction of one residential dwelling unit. But with Special Review and approval by the County an accessory dwelling unit can also be constructed. The proposal for the property is to construct two dwelling units (a “house” and a “cottage”). The 988 SQ FT “cottage” would be constructed first, and then after the current Botz residence is sold, the “house” would be constructed. The “house” would be the primary Botz residence and a retired friend would live in the “cottage”. Drawings and maps of the property were shared with the group and questions were invited.


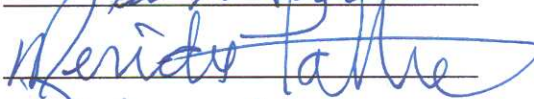
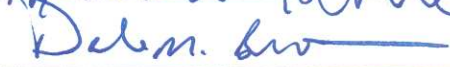
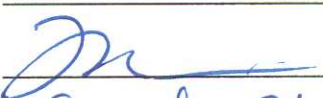



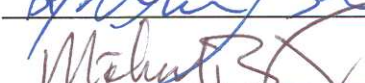
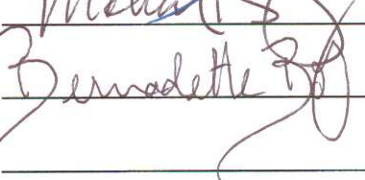
4. Question from Meridee: Is it required that only family members live in the houses?
Response from Mike: The zoning regulations require that one of the houses be occupied by the owner as their principal residence. This is to be recorded as a deed restriction.

5. Comment from Bill: Elaine does not have any questions or comments. Bill and Carol also do not have any questions or comments.

6. Comments from Dale: Would like to coordinate on the location of the new road so their parking and turnaround spot at the end of the lane isn't eliminated. Also would like to coordinate on how the routing of irrigation ditches will be changed. Response from Mike: Happy to coordinate with these items.
7. Several discussions were ongoing about the locations for the road, irrigation ditches, well, septic system, and houses. There was a question about the color of the new buildings.
8. American Drilling was suggested for the well, as they have installed many in the area and are located nearby.
9. The meeting was concluded at 7:00 PM.

NEIGHBORHOOD MEETING ATTENDEES
SPECIAL REVIEW FOR ZONING COMPLIANCE PERMIT

Review proposed residential construction at 6857 Whitetail Lane, Billings, MT 59101
Wednesday July 24, 2024
6:00-7:00 PM
The Windmill & Bar 51 (Near Zoo Exit)

Name (Print)	Address	Signature
Tim McFadden	7119 Whitetail Ln.	
Meridee Patterson	7000 Whitetail Lane	
Dale Brovack	6917 Whitetail Lane	
Jeanne Brovack	6917 Whitetail Lane	
Carol Starr	6868 Whitetail Lane	
Bill Starr	" " "	
ELAINE TREIBER	6900 " "	
Michael Botz	5825 Lazy Lane	
Bernadette Botz	5825 Lazy Lane	

NEIGHBORHOOD MEETING NOTICE
SPECIAL REVIEW FOR ZONING COMPLIANCE PERMIT

PURPOSE: Review proposed residential construction at:

NW ¼ Section 25, T1S, R25E
Yellowstone County
Certificate of Survey 2273M
Tract 2-A-1 (2.000 Acres)
6857 Whitetail Lane, Billings, MT 59101

DATE: Wednesday July 24, 2024

TIME: 6:00-7:00 PM

LOCATION: The Windmill & Bar 51 (Near Zoo Exit)
3429 North Transtech Way
Billings, MT 59102

A private meeting room has been reserved.

CONTACT: Michael & Bernadette Botz
5825 Lazy Lane
Billings, MT 59106

406-794-8965
mike@botz.com

406-794-8705
b@botz.com

July 15, 2024

William J. & Carol A. Starr
6868 Whitetail Lane
Billings, MT 59101-6250

**Re: Notice of Neighborhood Meeting
Special Review for Zoning Compliance Permit**

Bill & Carol:

Michael & Bernadette Botz will be applying for a Zoning Compliance Permit for residential construction located near your property in Yellowstone County, Montana. The proposed construction would take place at the following location:

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Yellowstone County
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6857 Whitetail Lane, Billings, MT 59101

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Thank you for your consideration and please contact us if you have any questions or require additional information. You can contact us any time ahead of the meeting if you would like more information. If you are unable to attend the meeting in person, we can arrange for you to join by telephone or for you to have a proxy attend on your behalf.

Regards,

Michael & Bernadette Botz
5825 Lazy Lane
Billings, MT 59106
406-794-8965
mike@botz.com
406-794-8705
b@botz.com

July 15, 2024

Harnish Trade Center Partnership
PO Box 3562
Seattle, WA 98124-3562

**Re: Notice of Neighborhood Meeting
Special Review for Zoning Compliance Permit**

Harnish Trade Center Partnership:

Michael & Bernadette Botz will be applying for a Zoning Compliance Permit for residential construction located near your property in Yellowstone County, Montana. The proposed construction would take place at the following location:

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July 15, 2024

Yellowstone County Planning Division
2825 3rd Avenue North
4th Floor
Billings, MT 59101

**Re: Notice of Neighborhood Meeting
Special Review for Zoning Compliance Permit**

Yellowstone County Planning Division:

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July 15, 2024

Elaine M. Treiber
6900 Whitetail Lane
Billings, MT 59101-6251

**Re: Notice of Neighborhood Meeting
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Elaine:

Michael & Bernadette Botz will be applying for a Zoning Compliance Permit for residential construction located near your property in Yellowstone County, Montana. The proposed construction would take place at the following location:

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July 15, 2024

Shop at Western Way LLC
821 North 27th Street
Suite #117
Billings, MT 59101-1121

**Re: Notice of Neighborhood Meeting
Special Review for Zoning Compliance Permit**

Shop at Western Way:

Michael & Bernadette Botz will be applying for a Zoning Compliance Permit for residential construction located near your property in Yellowstone County, Montana. The proposed construction would take place at the following location:

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Yellowstone County
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