

CITY ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** P2: PUBLIC, CIVIC, AND INSTITUTIONAL, SMALL

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
Lots 1C, 1D, 1E to convert from P2 to P3 to allow for campus expansion.

3. **Legal Description of Property:**
Lots 1C,1D,1E, Block 3, High Sierra Subdivision 2nd Filing, S17, T01N, R26E

4. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force
Yes, Heights Task Force

5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to on line application


6. **A brief synopsis of the meeting results including any written minutes or audio recording.**
please attach to on line application

7. **The undersigned affirm the following:**
1) The pre-application neighborhood meeting was held on the 28, day of January 2025.
2) The zone change application is based on materials presented at the meeting.

Owner (s):
MISSION UNITED INC. Telephone: _____

Address:
3490 RIMROCK ROAD, BILLINGS, MT 59102 Email: dtrost@stjohnsunited.org

Agent (s):
PERFORMANCE ENGINEERING Telephone: 406-384-0080


Address: 3412 COLTON BLVD, SUITE 202, BILLINGS, MONTANA 59102 Email: TAYLOR@PERFORMANCE-EC.COM

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

Amended Lots 1C, 1D, and 1E, Block 3, of High Sierra Subdivision, 2nd Filing

Zone Change Neighborhood Meeting Notes

The meeting was noticed on January 20, 2025 and was held beginning at 6:00 PM on January 27, 2025 at the Lake Hills Golf Course's upstairs meeting area. The meeting was hosted by Taylor Kasperick of Performance Engineering (Agent), and five interested neighbors attended the meeting. A sign in sheet of the attendees is included as an attachment with this Pre-Application statement, with one of the attendees requesting not to sign the sheet.

In general, questions regarding the proposed zone change included the following:

1. Will the zone change affect property taxes of adjacent parcels?
 - a. Response provided by Taylor Kasperick indicated the zone change of the subject properties should not impact the property taxes of adjacent parcels. It was explained that property taxes are based on the appraised value of a property's land and improvements, so unless the property value of the adjacent properties were to increase, property taxes should not increase.
2. Will commercial uses be allowed with the proposed zoning?
 - a. Taylor Kasperick provided response indicating that commercial uses (such as Burger King or other common and distinct use) would not be allowed on with the zone change unless it was particularly associated with the underlying mission/organization.
3. Where will the site be accessed from?
 - a. Taylor Kasperick discussed through how the proposed development will be access via a new internal access drive from Wyndstone's existing approaches off Siesta Avenue and Sierra Granda Avenue, as well as four new driveway approaches (2 each on Siesta and Sierra Granda). No new "through streets" are anticipated or proposed with the development.
4. Will there be any parking lots?
 - a. Parking is anticipated to be provided on-site in compliance with the Zoning Code requirements for off-street parking.
5. Neighbors expressed concern regarding the prairie dogs that live in the area. It was discussed that outside termination, there is not a lot of control anyone can provide as to where and when the prairie dogs move.
6. It was asked where power would come from and what it would look like?
 - a. Taylor Kasperick discussed how at this time, it is undecided/undetermined where power will be placed to serve the development, but it will likely consist of transformer pads and power boxes that are seen on other commercial/residential developments.

No other correspondence, either via email, letter, or phone, was received by Performance Engineering.



3412 Colton Blvd, Suite 202 • Billings, MT 59102 • (406) 384-0080

January 17, 2025

Dear Interested Neighbor,

On behalf of Mission United Inc. of Billings, MT, Performance Engineering, LLC is writing to inform you of a zoning pre-application neighborhood meeting scheduled to be held on **January 27th, 2025** at Lake Hills Golf Course. Interested parties can attend the meeting held in the dining room at **6:00PM**.

The meeting is being held to discuss a proposed zone change regarding the existing properties located southwest of the intersection of Sierra Granda and High Sierra Boulevard. The owner and developer are requesting the property shown in the attached exhibit, and described below, be re-zoned to accommodate future development:

Lots 1C, 1D, 1E, Block 3, of High Sierra Subdivision, 2nd Filing, S17, T01N, R26E, City of Billings, Yellowstone County, Montana. The respective lots have a total area of approximately 11.868 acres.

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change for the subject property and to answer questions about the project. A proposed zoning map are included with this letter. In general, the developer is requesting the P3 zone change to provide additional housing opportunities for the increasing population at the WyndStone Facility in the Heights. Below is a summary of the existing zoning and the proposed zone changes:

Lot	Existing Zone District	Existing Area (Acres)	Proposed Zone District	Proposed Area (Acres)
Lot 1C	P2	7.783	P3	7.783
Lot 1D	P2	2.320	P3	2.320
Lot 1E	P2	1.765	P3	1.765

The City of Billings generally describes the zoning districts included in this application as:

- P2: Public, Civic, and Institutional. Small
- P3: Campus

Representatives for Performance Engineering, LLC will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 3412 Colton Blvd., Suite 202, Billings, MT 59102, attention Taylor Kasperick, or emails may be sent to taylor@performance-ec.com. We look forward to discussing the proposed zone change with you and hope to see you on **January 27th 2025 at Lake Hills Golf Course.**

Sincerely,

Taylor Kasperick, PE
Project Manager

SHEET TITLE
PROPOSED ZONING MAP

PROJECT TITLE
WYNDSTONE SENIOR LIVING EXPANSION

LEGAL DESCRIPTION
 HIGH SIERRA SUBDIVISION 2ND FILING, AMD LOTS 1C, 1D, 1E, BLOCK 3, S17, T01N, R26E

①C LOT 1C: 7.783 ACRES
 ZONING: EXISTING - P2, PROPOSED - P3

①D LOT 1D: 2.320 ACRES
 ZONING: EXISTING - P2, PROPOSED - P3

①E LOT 1E: 1.765 ACRES
 ZONING: EXISTING - P2, PROPOSED - P3

ZONING LEGEND

- N3: SUBURBAN NEIGHBORHOOD
- P2: PUBLIC, CIVIC, AND INSTITUTIONAL, SMALL
- P3: CAMPUS

PROPOSED ZONE CHANGE BOUNDARY

DRAWN BY
 BUD

DATE
 OCT 31

CHECKED BY
 TJK

CLIENT
MISSION UNITED INC.

BILLINGS, MT 59105

PERFORMANCE ENGINEERING

608 NORTH 29TH STREET
 BILLINGS, MT 59101

(406) 384-0080
 www.performance-ec.com

EXHIBIT EX B

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