



## Parcel 5C and TR 7 AMD, C.O.S 1105

Being located in Section 21, T01 N, R 26 E, Yellowstone County, Montana

### Zone Change Neighborhood Meeting Synopsis

As required, a neighborhood meeting was conducted from 5:30 – 6:00PM on March 20, 2025 at Castle Rock Middle School. The meeting was hosted by Dax Simek of Stahly Engineering (Agent) and John Dunlap of LiveAble, LLC (Developer).

There were four public participants at the meeting – the sign-in sheet is attached with this application.

Mr. Simek and Mr. Dunlap gave an overview of the property and current zoning. There was discussion as to why the zone change was required for development of the property. The proposed NX1 zoning designation would allow the developer to utilize the City's Master Site Plan process to construct single family residences to be used for workforce housing.

After discussion of the proposed zone change and development plans for the property, the meeting was opened to questions from the public participants.

Questions from the public participants included:

**Is the School Board in favor of this project?** Dax stated that the zone change had been presented to the School Board and they voted in favor of moving forward with the zone change process.

**How many units will be built on the property?** John stated that the layout is still being worked on but potentially there may be between 18 – 30 units constructed on the site.

**How will the project impact existing storm drainage?** Dax stated that the project would need to comply with the City's stormwater management requirements and that off-site drainage would also be analyzed to mitigate potential flooding risks.

**What is the ownership structure associated with this project?** John gave an overview of the housing program.

**Are there any plans to develop on the State lands to the west of the subject property?** Dax stated that there are no plans to expand onto the State lands at this time.



March 11, 2025

**RE: City Zone Change – Neighborhood Meeting**

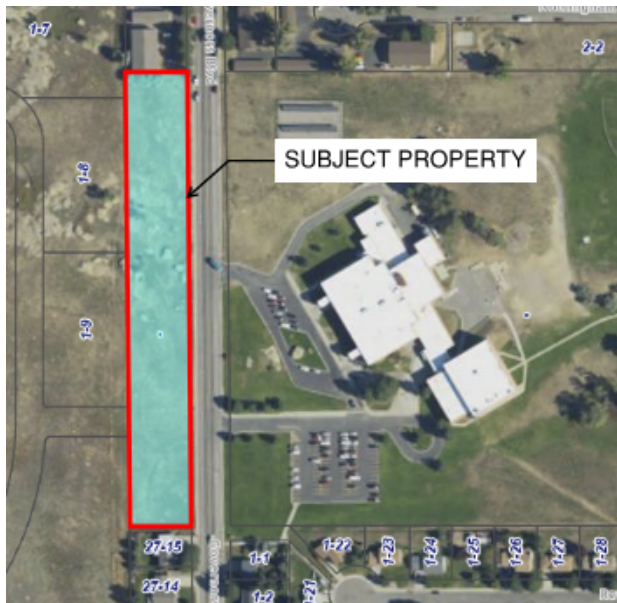
Dear Property Owner:

The purpose of this letter is to inform you of a Pre-Application Neighborhood Meeting that is required for a City zone change request. This meeting will take place on **Thursday, March 20, 2025 at 5:30 pm** in the Castle Rock Middle School library, located at 1441 Governors Boulevard, Billings, MT 59105.

Additionally, participants can access the meeting online or call in using the following information:

Join Teams Meeting  
<https://tinyurl.com/yc4hnr6p>  
Meeting ID: 265 694 457 173  
Passcode: Uc2WY6c4

Dial in by Phone:  
+1 406-318-9973  
Phone Conference ID: 148 349 734#



The property is legally described as S21, T01 N, R26 E, C.O.S 1105, PARCEL 5C & TR 7 AMD. The physical address is 1440 Governors Boulevard and the property is generally located on the west side of Governors Boulevard approximately 500 feet south of Wicks Lane. The parcel is approximately 2.5-acres in size. The existing zoning of the property is P1 – Open Space, Parks and Recreation and the proposed zone change would result in a zoning designation of NX1 – Mixed Residential 1.

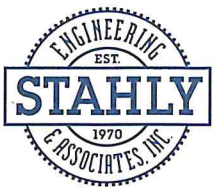
The property owner of record is School District #2. Contact information for the property owner is: Dr. Erwin Garcia; (406) 281-5066.

Please contact me directly at (406) 601-4057 with any questions regarding the meeting.

Sincerely,

**Stahly Engineering & Associates**

Dax Simek, PE  
Chief Operating Officer



Title	1440 Governors Blvd - Zone Change	Project no.	
By		Date	3/20/2025
		Checked by	
		Sheet no.	

Pre-Application Neighborhood Meeting Attendance:

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>	<u>EMAIL</u>
T.J. Smith	2238 Ridgerview Dr	406 690 7847	1ouganm1@proton.me
Temple McLean	2901 Monard Rd	406 672 4570	info@ballwin.org
Joe Pickard	1380 Governors	406-248-6803	thehighwaycenter.org
Linda Pickard	1380 Governors	406-248 6803	lpick1380@aol.com