

Attachments for County Zone Change 730

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:** RR3 _____

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

___RR3 to RMH_____

3. **Subject Property Map:** please attach to this form

4. **Legal Description of Property:** _____
406 JOHNSON LN Township: 01 N Range: 27 E Section: 30
Full Legal: S30, T01 N, R27 E, S2S2SEW4 (96)

5. **Neighborhood Task Force Area:**

6. **Roster of persons who attended the pre-application neighborhood meeting:**

7. **A copy of the meeting notice.** please attach to this form

8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form

9. **The undersigned affirm the following:**

1) The pre-application neighborhood meeting was held on the 2nd, day of July 2025.

2) The zone change application is based on materials presented at the meeting.

Owner (s): Vlohos, Chistos _____ Telephone: ___406-672-366_____

Address: ___832 Granite Estates Lane_____ Email: superbuidls@gmail.com_____

___Billings MT 59102_____

Agent (s): ___Jeff Wollschlager_____ Telephone: ___406-321-2280_____

Address: ___3711 Corbin Drive_____ Email:a linedrafting@gmail.com_____

___Billings, Mt 59102_____

Attachments for County Zone Change 730

6-24-25

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 2nd day of July 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 RMH-Zoning. The zoning change will allow the rear 850+- feet of this property to be used for Residential Manufactured Housing. This zone change will allow the development of affordable manufactured homes. This lot is currently located next to an existing RMH zoning. 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 the 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

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7-2-25

Neighbor Hood meeting minutes

PROJECT#: 406 Johnson Lane Zone change

Minutes:

A neighborhood meeting was held on the 2nd day of July, 2025 at 5 PM at Lockwood Fire Station located at 501 Johnson Lane.

-In attendance:

Maria Cervantez 2640 Silverton St
Cindy Bettis 2706 Silverton St
Cathy Consani 2545 Sterling St
Leonard Consani 2545 Sterling St
Charles Kidwell 406 ½ Johnson Ln
Ima Botsford 2624 Silverton St
Melinda Oedekoven 425 Johnson Ln

See attached attendance list.

Attendees were briefed on the proposed RR3 to RMH zoning for the rear 800+- 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 listing allowed uses for RMH Zoning and the site and structure restrictions and design criteria. The Yellowstone County Growth Policy site plan was provided.

Questions/Comment from attendees:

- Milinda Oedekoven was concerned about her property value with all the development around her property. Increased traffic was a concern. She was concerned about low-income housing and Section 8 housing.
- Ima Botsford was curious if the zone change will affect access to her home. Replied no, this property is South of where your home is located. No changes to your property.
- Not seeing the Deer and Pheasants in the open areas was a concern of multiple attendees.
- Charles Kidwell commented that he is for this zone change.

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

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ATTENDANCE

NAME

ADDRESS

<i>m. J. de m. m.</i>	Maria Berontera	2640 Silverton
	Cindy Bettis	2706 Silverton
	Cathy Consani	2545 Sterling ST
	Leonard Consani	2545 Sterling ST
<i>W. de m. m.</i>	CHARLES KIDWELL	406 1/2 JOHNSON LANE
	Ima Botsford	2624 Silverton St
<i>own account sheet</i>	Melinda Oedehoven	425 Johnson Ln.

1-1-6 0