

Attachments for County Zone Change 731

YELLOWSTONE COUNTY

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 on-line and any attachments along with a completed zone change application form, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** Rural Residential-3 (RR-3)
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning:
We would like to rezone the property from RR-3 to RR-1. The parcel's size is approximately 5-acres in size.
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** S14, T01N, R26E, C.O.S. 1073, PARCEL 1
5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
6. **A copy of the meeting notice.** please attach to this form
7. **A brief synopsis of the meeting results.** please attach to this form
8. **The undersigned affirm the following:**
 - a) The pre-application neighborhood meeting was held on the 24, day of June, 2025.
 - b) The zone change application is based on materials presented at the meeting.

Owner (s): David Harmon Telephone: 406-860-4040
 Address: 304 Meadowlark Lane Billings, MT 595105 Email: phanc@outlook.com
Billings, MT 59105

Agent (s): IMEG Consultants Corp. Telephone: 406-248-9000
 Address: 550 N 31st St. Suite 111 Email: mariah.l.lind@imegcorp.com
Billings, MT 59101

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ATTENDANCE RECORD

IMEG #: 25001889.00

Project: Harmon Bitterroot Drive Rezoning

Meeting Description: Re-Zone Neighborhood Meeting

Date: 06/24/2025

Time: 6:00pm

Place: Medicine Crow Middle School (900 Barrett Road, Billings, MT 59105)

IMEG Attendees: *Kolten Knatterud, Mariah Lind*

ATTENDEE NAME

PHONE #

E-MAIL

Ingrid Allen	406-670-6483	ingridallen1414@gmail.com
Joe Allen	406-855-3471	jallen9221@gmail.com
Carolyn Colles	406-698-1041	carolyn.colles@gmail.com
Josh Blotkamp	406-702-0752	JBL0TKAMP@GMAIL.COM
David Smeltz	254-285-1620	David Smeltz 0813@gmail.com
CHAD SCHULTER	509-869-5777	CHADSSCHULTER@GMAIL.COM
Lynn Moehrke	406-606-0896	
Mike Mank	406-677-5735	dedemjm@hotmail.com



MEETING NOTES

Date	June 24, 2025
Project	Harmon Bitterroot Drive Zone Change
Project Number	25001889.00
IMEG Attendees	Kolten Knatterud & Mariah Lind
Public Attendees	Harmon Family, Ingrid Allen, Joe Allen, Carolyn Collis, Josh Blotkamp, David Smeltz, Chad Schluter, Lynn Moehrke,

IMEG Started Presentation

Kolten: Introduction of IMEG and who we are as consultants that are representing the Harmons. Then he summarized what zone change we are requesting, as well as explained the planning process of a zone change. This included the explanation that the public will receive two more letters from the Zoning Board and County Commissioners on the two other public hearings. Kolten explained how we want to change from RR-3 to RR-1 so that our clients, the Harmons, can perform a family transfer on their property. Then he introduced the Harmons to the public.

Pat Harmon: Introduction of his family and explained how they will be splitting up the lot for a family transfer. His sister (unknown name) wants to buy the house, but Pat's father, Dave, would like to keep a portion of the lot that encompasses the existing garage. It is to be determined whether the lot will be split into 2 or 3 lots, but the Harmons have no intension on selling these lots or developing any kind of improvements.

Mariah: Mariah was approached by a couple before the meeting who did not receive a letter, even though they are the next-door neighbors to the north. Mariah chimed in at the meeting and wanted to assure them that if anyone did not receive a letter that she would be checking the certified list of owners from the Department of Revenue.

Public Question: Concerned for his easement on the south boundary of his property, north boundary of the subject property.

IMEG: Explained that the vicinity maps provided at the meeting did not outline any easements, only property lot lines. However, any easement coordination would be handled during the subdivision processes, which comes after the zone change request/determination.

Harmons: They have heard about this easement and have no intention of trying to get rid of it. The proposed lots due to the family transfer will also utilize such easement. Numbers of the owners (Harmons) and neighbors (Allens) we exchange if anything needs to be sorted out in the future.

Public Question: Why are some of the properties in the RR-3 zone (shown on exhibit) less than 3 acres?

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IMEG: *To IMEG's understanding, the zones were updated in 2020, and it is assumed that these lots were grandfathered into their old zone. There was talk with the public that this area used to be RR-1, and now it is RR-3.*

Public Question: Is the city wanting to annex this surrounding area in the City?

IMEG: *Kolten explained that the city is not pushing to annex this area in the City. Surrounding development have previously obtained a waiver from the City stating that even though they are 500-feet from public sewer and water, it is not cost effective or feasible for the new development to pay to extend water and sewer to their property. The Harmons have to intention of annexing their property into the City.*

Kolten: Asked for any other questions or concerns about the re-zone request.

(Unknown Named) Neighbor: Explained how they came to this meeting because they did not want to lose their view of the subject property's field. They were happy to hear that it would not be a problem.

Kolten: Gave kind regards and thanks everyone for coming!



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June 11, 2025

RE: Pre-application Neighborhood Meeting - Yellowstone County Zone Change request on 2142 Bitterroot Dr., Billings, MT 59105, Yellowstone County, MT

To Whom it May Concern,

The purpose of this notification is to inform you of a Pre-Application Neighborhood Meeting to discuss a proposed rezoning. The meeting will take place on Tuesday, June 24th, 2025, at 6:00 p.m. The meeting will be held at Medicine Crow Middle School, located at 900 Barrett Road, Billings, MT 59105.

The intent of this meeting is to discuss any concerns, hear comments, and answer questions regarding the proposed rezoning for the parcel located at 2142 Bitterroot Drive. The subject property is legally described as Section 14, Township 01 north, Range 26 east, C.O.S. 1073, Parcel 1, P.M.M., Yellowstone County, Montana. The property totals 5 acres in size. The current Yellowstone County Zoning for the property is RR3 - Rural Residential (3 to 9.99 acres). The proposed Yellowstone County Zoning for the property is RR1 - Rural Residential (1 to 2.99 acres).

We look forward to hearing from you at the meeting. If you are unable to attend, please feel free to send your questions and/or comments to mariah.l.lind@imegcorp.com.

Sincerely,

IMEG Consultants Corp.

A handwritten signature in blue ink that reads "Mariah Lind".

Mariah Lind
Civil Engineering Graduate - Designer II
mariah.l.lind@imegcorp.com

MLL/hsc
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