

City of Billings Zone Change Application
Steve and Nadine Blazicevich
1039 Lincoln Lane
Billings, MT. 59105

Written statement on request for Zone Change:

- **This request is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies.**

1. This property currently has an old septic system that is beginning to fail. The waste water would be treated better if this property is on the city water system. Over the last several years, we have improved the value of the property by installing new plumbing, electric, home insulation and an improved outdoor lighting system. We have also improved the property landscaping. Adding this property to the city water system would improve the value of the property as well as the aesthetic value of the property.

- **Meets the 10 statutory criteria for a zone change by the following:**

1. ***New zoning is designed in accordance with the growth policy;***

The property is currently zoned large residential which does not meet the current city criteria. Therefore, it needs to be changed. We understand that the zone change request is to change the property from a ~~4~~ to a ~~2~~.

NA NB

2. ***New zoning is designed to secure from fire and other dangers;***

This is an existing home that was moved onto the property in 1927, with an addition built onto it in the 1950s or 60s. There will be no changes to the property, but by adding the property to the city sewer system, we will have increased access to water and sewage, which will decrease fire dangers and other anomalies which could arise from a failing sewer system.

3. ***New zoning will promote public health safety and general welfare;***

As stated previously, this is an existing residential property that will benefit the city by adding it to the city water system. The current sewage system is failing, which could be a public health and general welfare hindrance. The new zoning, which will allow us to connect to the city water system will in effect improve public health safety and general welfare.

4. ***New zoning will facilitate the adequate provision of transportation, water sewerage, schools, parks and other public requirements;***

This zone change will not affect transportation, parks or other public requirements since it is an existing single-family residence, and we are not requesting additional roads or other public adjustments. This property is already on the school bus route. This zone change request is so that we can connect to the city water sewage system, which would in effect improve the value of the property and decrease public health safety and general welfare concerns.

- 5. *New zoning will provide adequate light and air;***
Once again, this property will not change, as it is a single-family residence which we have lived in for several years. Over the time of ownership, we have improved the outdoor lighting and landscaping, and have increased the value of the property by providing a positive aesthetic view of the property for all city residents.
- 6. *New zoning will affect motorized and nonmotorized transportation;***
This zone change will not affect motorized or nonmotorized transportation as we are not requesting any additions or deletions to the property. We are simply requesting a change from a 4 to a 2 to meet the current city criteria.
- 7. *New zoning will promote compatible urban growth;***
The zone change will promote compatible urban growth because it will add the property to the city waste water/sewage system, which will improve the value of the property as well as make it consistent with city requirements.
- 8. *New zoning considers the character of the district and the peculiar suitability of the property for particular uses;***
This property is in close proximity to numerous city and business owned properties. The target Department Store and Ross Department Store (coming soon), are directly north of our property, and a church is directly south of our property. A bike path and Metra are within walking distance. There is a single-family rental residence to the east of us and a multi-family housing facility to the west of us. There is currently city and county water accessible to the property, we only need to add the property to the city waste water/sewage system.
- 9. *New zoning will conserve the value of the building; and***
As property owners, we have strived to maintain the value of the property and the building. We have maintained numerous trees on the property, which include three large lilac bushes to the north and a well-groomed back yard. We have increased the value of the property by remodeling parts of the interior of the building (e.g. kitchen) and have maintained the exterior of the building including adding insulation for economic efficiencies. The new zoning will allow us to connect to the city wastewater/sewage system which will add to the value of the property.
- 10. *New zoning will encourage the most appropriate use of land throughout the City of Billings.***
As stated, this is an existing residential property, and we are not requesting any changes to the buildings on the property or use of the land. We have lived here for several years, and have made improvements to the home and landscaping. The new zoning will encourage the appropriate use of the land because it will allow us to connect to the city wastewater/sewage system so that we do not have to continue to try to use a failing septic system. This will not only encourage the most appropriate use of the land, but will also address potential public health and general health concerns.

Public Meeting Regarding Zone Change
Residential property located at 1039 Lincoln Lane
Billings, MT 59105
Property Owners Steve and Nadine Blazicevich
March 14, 2026; 1:00-3:00pm

This public meeting was promoted through a mailing to all property owners within a two-mile radius. One hundred and seven invitations were sent out. Three individuals came to the meeting, and the sign in sheet is attached. Three additional people called but did not come to the meeting because of weather.

The main question was whether the city was forcing an annexation. They were they were reassured that we were asking to annex into the city so that we could access the city waste water/sewage system. They were informed of the need for a zone change and were informed that the size of the lot was the reason for the change. We informed them that the change should only impact this lot.

One individual (Marcus Power) asked how the zone change would affect his taxes, and how the infrastructure improvement would affect his rentals. We told him to watch for a notice from the zone commissioner so that they could answer his questions.

With no further questions, the meeting was adjourned.

Nadine Blazicevich
Meeting Scribe