

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:** _____
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning:

3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** _____

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 ____, day of _____, 20__.
 - b) The zone change application is based on materials presented at the meeting.

Owner (s): _____ **Telephone:** _____

Address: _____ **Email:** _____

Agent (s): _____ **Telephone:** _____

Address: _____ **Email:** _____



550 S. 24th STREET W., SUITE 201, BILLINGS, MT 59102 | 406.894.2210

September 26, 2025

Re: Neighborhood Meeting for Zone Change

Dear Landowner:

The purpose of this letter is to inform you of a neighborhood meeting pertaining to a potential zone change for Certificate of Survey No. 3420; see included Exhibit A. As part of the zone change process, this meeting is required to provide information to the surrounding property owners of the potential zone change for their review and comment prior to submitting the zone change application.

The current zoning of property is A, Agricultural, and the proposed zone change will be to a RR-3, Rural Residential. The owner intends to perform this zone change to allow for future subdividing of the property. Below is an excerpt from the Yellowstone County Zoning Regulations defining the two different types of zoning, along with a web address where additional information on regulations can be found.

A: Agricultural

The Agricultural (A) district is intended to protect and preserve agricultural lands for the performance of a wide range of agricultural functions. The intent is to limit the scattered intrusion of uses not compatible with an agricultural environment, encourage agricultural pursuits, and protect environmental concerns.

RR: RURAL RESIDENTIAL

The RR districts are intended for single-family homes, with or without agricultural uses. In addition to residential homes, small-scale agricultural uses may be allowed including stables, livestock and agricultural crops raised for personal use. Basic setback and height parameters apply with a range of allowed lot areas defined by "-1" and "-3", meaning RR-1 has a minimum lot size of 1 up to 3 acres, and RR-3 has a minimum lot size of 3 up to 10 acres. Accessory barns are allowed.

[Yellowstone-County-Zoning-Regulations-APR-2025-UPDATE](#)

The meeting will be held on the subject's property located in the cul-de-sac at the end of Lone Eagle Dr on October 8, 2025 at 6:30 pm. If you are unable to attend the scheduled meeting and have comments on the zone change, please provide them to me in writing to the email address linked below.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Reid", is written over a light blue circular stamp.

Greg Reid, P.E.
Billings Branch Manager greid@wwcengineering.com

Lone Eagle North - Proposed Zone Change to RR-3

Meeting Minutes

Date: 10.8.25

1. Is there proposed building near the oil pipeline that is crossing the property?

- The proposed plat locates the oil pipeline along the edge of the lots, to allow the maximum distance for residences to be constructed away from the pipeline.

2. Will there be a connection to the original Lone Eagle Subdivision? Also, if the plat doesn't happen, does it have to connect to Lone Eagle?

- The current plat does not include a connection to the original Lone Eagle and a variance from this connection is planned to be constructed. If the original plat is constructed, then yes there is a connection platted on it.

3. It was noted from neighbors living north of the property that the proposed plat is too tight.

4. HOA Discussion

- Is it planned to be the same HOA as the original Lone Eagle?
 - Not planned to be within the same HOA. A new one is planned to be constructed, but by the same developers as original Lone Eagle so it is anticipated it will be generally the same with different landowners in each. If the property is not subdivided then it would remain in the original HOA.
- Do the developers and the County understand the existing Lone Eagle HOA doesn't want road through?
 - Yes, that has been conveyed.

6. What type of CCR's are planned?

- The owners are anticipating they will be the same as those within the original Lone Eagle.

7. Who is developer?

- Same as previous Lone Eagle.