

SHUMOCKER ANNEXATION REQUEST

PROPOSAL

Knife River Corporation owns property legally described as Tract 1 of COS 1591 and Tract 1 of COS 1596 of Government Lot 2, Section 15, Township 1 South, Range 26 East, PMM. The property shall herein be referred to as the Shumocker Pit and is proposed for annexation into the City of Billings, Montana.

BASIC PROPERTY INFORMATION

Property Owner

Knife River, Inc.
4014 Hesper Road
Billings, Montana 59108

Representative

Elaine Hawk
Land Use Planner
pLAND Land Use Consulting
1000 Stephens Avenue | Suite 3
Missoula, Montana 59801
406.214.7475

Legal Description

Tract 1 of COS 1591 and Tract 1 of COS 1596 of Government Lot 2 Section 15, Township 1 South, Range 26 East, PMM

Parcel Size

COS 1591 Tract 1: 10.20 acres
COS 1596 Tract 1: 6.74 acres
Total: 16.94 acres

Property Address

3128 South Frontage Road

Historic Use of Property

Pig Farm
Gravel Pit

Zoning

CI – Controlled Industrial

Growth Policy Designation

Highway Commercial – Controlled Industrial
Yellowstone County - City of Billings
2008 Growth Policy Update (Map Attached)

Access

Frontage Road

- Functional Classification: Arterial
- Paved
- Public
- Abuts Northern Perimeter of Property

Services

No services currently available on site.

City services in close proximity to the site:

Municipal Sewer & Water

Gas

Electric

Telephone

General Property Notes

Property is undeveloped.

There are no plans for improvements to the property or other development of the property at this time.

Property is currently listed for sale.