



County of Yellowstone Board of Adjustment

AGENDA-THURSDAY, JULY 16, 2015, 4:00 p.m.

Miller Building, 1st Floor Conference Room

2825 3rd Avenue North, Billings, Montana

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

Call the meeting to order.

Introduction of the County Board of Adjustment Members and Planning Department Staff.

Public Comment

Approval of Minutes: April 9, 2015

The minutes of the Board meeting of

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

a. The Exparté Communication Binder is available at the Sign-In and Agenda Station.

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:
 1. **Item #1 - County Variance #275 – Land Use Contrary to Zoning - Hillcrest Road– Billings Police Department New Training Facility and Outdoor Firing Range** – A request to use public land contrary to zoning for a public agency on an un-platted parcel of land described as the NENE1/4, Section 29, Township 1 South, Range 26 East, in an Agriculture Open-Space (A-1) zoning district, a 34- acre parcel of land. The County Board of Adjustment has no power to approve, deny, or attached conditions to the proposed use. State law requires a forum before the Board of Adjustment to receive public comment.
Tax ID: D02012

Other Business/Announcements

Adjournment

The County Board of Adjustment will hear all persons wishing to speak relative to the proposed Land Use Contrary to Zoning and concerning the Administrative Appeal. Testimony regarding the above mentioned items may also be submitted in writing to the Planning Division, 4th Floor of the Miller Building, 2825 3rd Ave North, Billings, MT 59101 or phone 247-8676. Additional information on any of these items is available in the Planning and Community Services Office. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least

three days prior to the hearing. Please notify Tammy Deines, Planning Clerk, at 247-8610 or e-mail at deinest@ci.billings.mt.us

County Board of Adjustment

Meeting Date: 07/16/2015

Information

Subject

Approval of Minutes: April 9, 2015

Attachments

Draft minutes April 9, 2015



Yellowstone County Board of Adjustment

Minutes

April 9, 2015

The County Board of Adjustment met on Thursday, April 9, 2015 in the 1st Floor Conference Room, of the Miller Building located at 2925 3rd Avenue North. Vice Chairperson Bailey called the meeting to order at 4:00 p.m.

Name	Title	02/12/2015	04/09/2015										
Bruce Reierson	Board member	E	1										
Carlotta Hecker	Chairperson	1	E										
Dolores Terpstra	Board member	1	1										
Robert Bailey	Vice Chairperson	1	1										
Blaine Poppler	Boardmember	-	1										

Vice Chairperson Bailey introduced the County Zoning Commission members and staff in attendance: Nicole Cromwell, Zoning Coordinator; Dave Green, Planner I.

Attending: Nicole Cromwell and Dave Green

Public Comments

Vice Chairperson Bailey opened the public comment portion of the meeting and asked if anyone wished to speak on an item not on today’s agenda. There was none. Vice Chairperson Bailey closed the public comment portion of the meeting.

Approval of Minutes: February 12, 2015

Motion

Board member Terpstra made a motion and it was seconded by **Board member Reierson** to approve the February 12, 2015 minutes. The motion carried with a unanimous voice vote.

Disclosure of any Conflict of Interest-Members of the Commission and Staff

There was none.

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

There was none.

PUBLIC HEARINGS:

Vice Chairperson Bailey read the determinations for granting a variance and Zoning Coordinator Nicole Cromwell reviewed the rules for the procedure by for conducting public hearings. Nicole Cromwell read the legal description for the first item and Dave Green reviewed the staff report with a PowerPoint presentation for the audience.

Item 1. Variance 273 –1810 and 1824 Lenhardt Lane, Lot area - A variance from 27-308 requiring a minimum lot area of 10 acres to allow a lot area of 8.365 acres and 3.29 acres in an Agriculture-Open Space (A-1) zone on Tract 3A and Tract 3B of C/S 2085, a 5.829 acre and 5.828 acre parcels of land respectively. Tax IDs: D04723J and D04723B

REQUEST

The Planning Division is forwarding a recommendation of Conditional Approval.

REASONS

This is a request for a variance from Section 27-308 requiring a minimum lot area of 10 acres to allow a lot area of 8.365 acres and 3.29 acres in an Agriculture-Open Space (A-1) zone on Tract 3A and Tract 3B of C/S 2085, a 5.829 acre and 5.828 acre parcels of land respectively.

This tract of land was granted a variance in 1988. Variance 117 was to divide the original Tract 3 into two tracts equal in size. County records show that in 1988 the house was built on Tract 3A and the house on Tract 3B was constructed in 1985. In the passing years other buildings have been built on Tract 3B. One of those building has been built over the property line. This brings up an issue that needs to be corrected with a lot line relocation. When a structure is built over a property line it effectively causes the lots to become one, you cannot sell either lot separately. The two lots share a building in common so they are no longer separate lots.

Certificate of Survey 2085 was created on the 17th of June 1981 originally creating 8 tracts of land ranging in size from just over 10 acres up to just over 11 acres. Tract 1 is now Cornerstone Subdivision with a church and school on it. Tract 6 is now Carls Subdivision with 3 lots and has residential/residential professional uses on it. This leaves Tracts 2, 3, 4, 5, 7 and 8 in the original Certificate of Survey 2085. Of those remaining 6 tracts of land only Tract 4 is still in original configuration. Tracts 2, 3, 5, 7 and 8 have all been divided one more time. Variance 117 allowed the division of Tract 3 into two equal parcels. Variance 182 allowed the division of Tract 7 into 2 parcels sized 9.917 acres and 1 acre. Variance 246 allowed the division of Tract 8 into 2 parcels sized 1.002 and 9.19 acres. These parcels of land are all in Agriculture Open zoning which requires 10 acre minimum lot size. Tracts 2 and 5 are zoned Agriculture Suburban and are required to have 1 acre minimum lot size. Tracts 2 and 5 are currently split into 5 or 6 acre parcels. Parcels 3A, 3B, 7A, 7B, 8A1 and 8A2 Certificate of Survey 2085 have all obtained variances in the past for smaller lots than what is required by zoning.

The owner, according to the letter submitted, wishes to relocate the common lot line between 3A and 3B to clean up some problems with buildings over lot lines and make it so in the future there is no problems with who owns what. This will also allow the sale of the lots separately.

Staff feels that because three of the four lots in the A-1 zoning have had a variance to create smaller lots than allowed by the underlying zoning and since two of those lots are 1 acre lots the proposed lot sizes for 3A and 3B will fit into the neighborhood. Lot 3B is proposed to be 3.89 acres which is almost 4 times larger than lots 7A and 8A1 in the same Certificate of Survey 2085.

Discussion

Vice Chairperson Bailey asked the Board for questions and discussion. In response to a question by Board member Poppler, Dave Green stated Lot 7 was not a mortgage exemption all the others were through variances. Variances on Lots 7, 8 and 3. Board member Reiersen asked whether the building was built over the property line after the variance and Dave Green replied it was. Board member Poppler stated the County does not enforce covenants. Dave Green explained that the neighbors enforce the Covenants and Restrictions and that is strictly a subdivision issue within the neighborhood.

Public Hearing

Vice Chairperson Bailey opened the Public Hearing and asked if anyone would like to speak in favor or against the variance.

Mark Lenhardt, 1810 Lenhardt Lane, applicant

Mr. Lenhardt stated he is not sure how the building was built over the property line. His mother lives on the adjacent lot. He said they need to clean up the lot lines so they have a clear title and also need to clean up the irrigation for his lot. Mr. Lenhardt stated the neighbors are all in favor of the application. Board member Poppler asked why Mr. Lenhardt decided to request a variance instead of changing the zoning. Agent Marshall Phil explained there is already a variance in place so the zone change was not really necessary but the previous variance condition will need to be changed. He stated the property history pushed them toward the variance application instead.

There was no other testimony.

Motion

Board member Terpstra made a motion and Board member Reiersen seconded the motion to conditionally approve Yellowstone County Variance #273 and adopt the findings of the 7 criteria. The conditions are as follows:

1. A variance from 27-308 requiring a minimum lot area of 10 acres to allow a lot area of 8.365 acres and 3.29 acres in an Agriculture-Open Space (A-1) zone on Tract 3A and Tract 3B of C/S 2085, a 5.829 acre and 5.828 acre parcels of land respectively.
2. The variance is limited to Tract 3A and Tract 3B of C/S 2085, generally located at 1810 and 1824 Lenhardt Lane.
3. The applicant will go through the process of re-locating the common lot line within one year of the board of adjustment approval.
4. Failure to begin or complete actions by the time specified will void the variance granted.
5. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

Discussion

There was no further discussion.

The motion carried with a unanimous voice vote.

Nicole Cromwell read the legal description for the second item and Dave Green reviewed the staff report with a PowerPoint presentation for the audience.

Item #2 Variance 274 –1839 S. 56th St West – South Greensleeves Estates Cluster Subdivision, Blanket Variance Lot Area - A variance from 27-308 requiring a minimum lot area of 1 acre for each new lot to allow a minimum lot area of 27,116 square feet (.622 acre) up to 54,325 square feet (1.24 acres) for 25 new residential lots in a new cluster subdivision in an Agriculture Suburban (A-S) zone, on Tracts, 1-4 of C/S 3191, a 37.1986 acre parcel of land. Tax IDs: D00758, D00759, D00760 & D00761

REQUEST

The Planning Division is forwarding a recommendation of Conditional Approval.

REASONS

This is a request for a variance from Section 27-308 requiring a minimum lot area of 1 acre for each new lot to allow a minimum lot area of 27,116 square feet (.662 acre) up to 54,325 square feet (1.24 acres) for 25 new residential lots in a new cluster subdivision in an Agriculture Suburban (A-S) zone, on Tracts, 1-4 of C/S 3191, a 37.1986 acre parcel of land. This property is generally located on South 56th Street West south of Hesper road about 1/3 mile.

This variance is unique in that it is required by Yellowstone County Subdivision Regulations (YCSR). This proposed subdivision is the first use of what is termed a ‘Cluster Development’. Below is from the YCSR regulations about Cluster Development.

Canyon Creek is the north border of these parcels of land. The more easterly parts of the parcels are in the 100 year floodplain of Canyon Creek. Lands that are in the 100 year flood plain are not allowed to be developed. With the cluster development option developers are encouraged to develop using clustered/smaller lots than what is allowed by zoning in exchange for setting aside the area that is not developable. To determine how many lots are allowed the developer can use the entire acreage, then they can make the total number of lots smaller to preserve a minimum of 30% open space. This development could have a total of 37 lots, they are developing 25. This leaves approximately 17.5 acres open. There are three ‘common lots’ two have community septic systems in them the third one is the Open Space. There are approximately 15 acres along Canyon Creek that will be left as open space. The applicant, when they do a final plat, is required to provide a ‘Legal Instrument for Permanent Protection of Open Space’ Section 7.8 A YCSR. This ensures the open space cannot be developed in the future. In this open space the developer has built a trail system for the use of those in the neighborhood and a public trail along Canyon Creek.

This subdivision has gone through a public hearing with the Yellowstone County Planning Board where it a recommendation of approval was forwarded to the Board of County Commissioners with a unanimous vote. The Yellowstone County Planning Board felt it was a very well designed subdivision because of the open space they were going to be providing with trails and for the smaller lots but higher end homes. The Board of County Commissioners also preliminarily approved the subdivision with a unanimous vote with the same enthusiasm as the Yellowstone County Planning Board.

This subdivision was preliminarily approved by the Yellowstone County Commissioners on July 8, 2014. Since that time the applicant has put in all the required infrastructure for the subdivision which

also includes a 30,000 gallon tank for fire suppression. This tank will also be a benefit to the surrounding neighbors should there be a fire and the fire department needs water.

Staff, at the time of the writing of this staff report, has not received any comments from surrounding neighbors.

Discussion

Vice Chairperson Bailey asked the Board for questions and discussion. In response to a question by Board member Terpstra, Dave Green stated this property will be served by individual wells. Board Member Poppler asked about the community septic system. Mr. Green stated all the homes will be connected by a low pressure sewer system. Board member Poppler asked if DEQ has already approved the system. Mr. Green stated the DEQ has approved the system and a traffic study will be completed. Mr. Green stated the Fire Department has signed off on fire suppression. Mr. Green stated the owner is moving forward to final plat. In response to a question from Board member Terpstra, Bryan Alexander of Sanderson Stewart stated there will dryland native grass and the existing trees will remain in native state to support the riparian habitat in the open space. Mr. Alexander state the common open space area is for everyone. In response to ta question from Board member Reieron, Mr. Green stated cluster subdivision are beneficial since re-zoning would still allow development in flood plain but leave “waste” areas. Mr. Reieron stated this is his first experience with a cluster subdivision. Board member Poppler asked why not a re-zoning to R-150 instead of a variance. Mr. Green stated a zone change would require 2 public hearings and a BOCC decision. Cluster development allows the option to get a variance instead of the zone change. Poppler stated the cluster subdivision was good for this site. No BOCC hearing just the BOA. Mr. Green stated the subdivision will also have covenants and restrictions.

Public Hearing

Vice Chairperson Bailey opened the Public Hearing and asked if anyone would like to speak in favor or against Yellowstone County Variance #274.

Bryan Alexander of Sanderson Stewart, agent for the applicant

Mr. Alexander stated the cluster subdivision would make the best use of the land because of the flood plain. He stated the owner cannot put any wells or drain fields in the flood plain. He stated the owner decided a cluster subdivision would benefit the property. Mr. Alexander state the cluster Subdivision and variance is less time consuming and cumbersome than a zone change. He stated the main objective is to allow the cluster subdivision to move to final plat. Canyon Creek flood plain challenged traditional subdivision with 1 acre lots appropriate for this site. He state the owner wanted all of the home sites out of the flood plain.

Vice Chairperson Bailey asked if anyone else would like to speak in favor or against Yellowstone County Variance #274. There was none. Chairperson Bailey called for a motion.

Motion

Board member Terpstra made a motion and Board member Poppler seconded the motion to conditionally approve Yellowstone County Variance #274 and adopt the findings of the 7 criteria. The conditions of approval are as follows:

1. A variance from 27-308 requiring a minimum lot area of 1 acre for each new lot to allow a minimum lot area of 27,116 square feet (.662 acre) up to 54,325 square feet (1.24 acres) for 25 new residential lots in a new cluster subdivision in an Agriculture Suburban (A-S) zone. No other variance is intended or implied by this approval.

2. The variance is limited to Tracts, 1-4 of C/S 3191, a 37.1986 acre parcel of land, generally located at 1839 South 56th Street West.
3. Lot sizes in the subdivision will stay within the proposed minimum lot area of 27,116 square feet (.662 acre) up to 54,325 square feet (1.24 acres).
4. There is not time frame for completion because this is a subdivision and completion will be dictated by market.
5. No construction will take place before 7 am or after 8 pm.
6. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

Discussion

The motion carried with a unanimous voice vote.

Other Business

- A. Due to a lack of agenda items, the May 14, 2015 Yellowstone County Board of Adjustment meeting is cancelled.

Adjournment:

The meeting adjourned at 4:35 p.m.

ATTEST:

Vice Chairperson Bailey, Chairperson, Yellowstone County Board of Adjustment

Nicole Cromwell, Zoning Coordinator (Clerk pro tem)



County Board of Adjustment

Meeting Date: 07/16/2015

SUBJECT: Variance 275 - Land Use Contrary to Zoning - Billings PD Training Facility

THROUGH: Candi Millar, Planning & Community Services Department Director

PRESENTED BY: Nicole Cromwell

Information

REQUEST

Item #1 - County Variance #275 – Land Use Contrary to Zoning - Hillcrest Road – Billings Police Department New Training Facility and Outdoor Firing Range – A request to use public land contrary to zoning for a public agency on an un-platted parcel of land described as the NENE1/4, Section 29, Township 1 South, Range 26 East, in an Agriculture Open-Space (A-1) zoning district, a 34- acre parcel of land. The County Board of Adjustment has no power to approve, deny, or attached conditions to the proposed use. State law requires a forum before the Board of Adjustment to receive public comment. Tax ID: D02012

RECOMMENDATION

State statute allows public agencies to use land contrary to zoning after a public hearing is held by the local Board of Adjustment. As illustrated in MCA 76-2-402(2), the Board shall have no power to deny the proposed use but shall act only to allow a public hearing for comment on the proposed use. Staff recommends the Board conduct the public hearing.

APPLICATION DATA

OWNER: City of Billings - Public Works Department

AGENT: Jay Berry, Billings Police Department

LEGAL DESCRIPTION: NENE 1/4, Section 29, Township 1 South, Range 26 East

ADDRESS: South of Hillcrest Rd just west of the intersection with Blue Creek Rd

CURRENT ZONING: A-1

EXISTING LAND USE: Vacant public land purchased for City of Billings Landfill

PROPOSED USE: Same with Billings Police Department Training facility and outdoor firing range

SIZE OF PARCEL: 34 acres

CONCURRENT APPLICATIONS

None.

APPLICABLE ZONING HISTORY

Subject Property - None.

Surrounding Property - The Billings City Landfill received a zone change (County ZC 389) in January 1986, from A-1 to Public for most of Section 29 that is in the active portions of the landfill.

SURROUNDING LAND USE & ZONING

NORTH: Zoning: A-1 and R-150

Land Use: Yellowstone Valley Electric Substation - single family residences & junk vehicle wrecking yard

SOUTH: Zoning: Public

Land Use: City Landfill property

EAST: Zoning: R-150

Land Use: Single family residence and agricultural uses

WEST: Zoning: Public

Land Use: City Landfill property

BACKGROUND

This is a request from the Billings Police Department to construct a new training facility and outdoor firing range. The property is zoned A-1 and was purchased as additional land for the City Landfill in 1995. This public hearing is to allow public comment on the proposed police department facilities. This is a land use contrary to zoning and is allowed by state statute MCA 76-2-402 after a Public Hearing is held before the local Board of Adjustment. State law does not give the authority to the Board of Adjustment to approve or deny the request but does allow the Board to receive public comment on the use.

State Statute

76-2-401. Definitions. As used in [76-2-402](#), the following definitions apply:

(1) "Agency" means a board, bureau, commission, department, an authority, or other entity of state or local government.

(2) "Local zoning regulations" means zoning regulations adopted pursuant to Title 76, chapter 2.

History: En. Sec. 1, Ch. 397, L. 1981.

76-2-402. Local zoning regulations – application to agencies. Whenever an agency proposes to use public land contrary to local zoning regulations, a public hearing, as defined below, shall be held.

(1) The local board of adjustments, as provided in this chapter, shall hold a hearing within 30 days of the date the agency gives notice to the board of its intent to develop land contrary to local zoning regulations.

(2) The board shall have no power to deny the proposed use but shall act only to allow a public forum for comment on the proposed use.

History: En. Sec. 2, Ch. 397, L. 1981.

RECOMMENDATION

Staff recommends the Board conduct the public hearing and receive comment on the proposed use.

Attachments

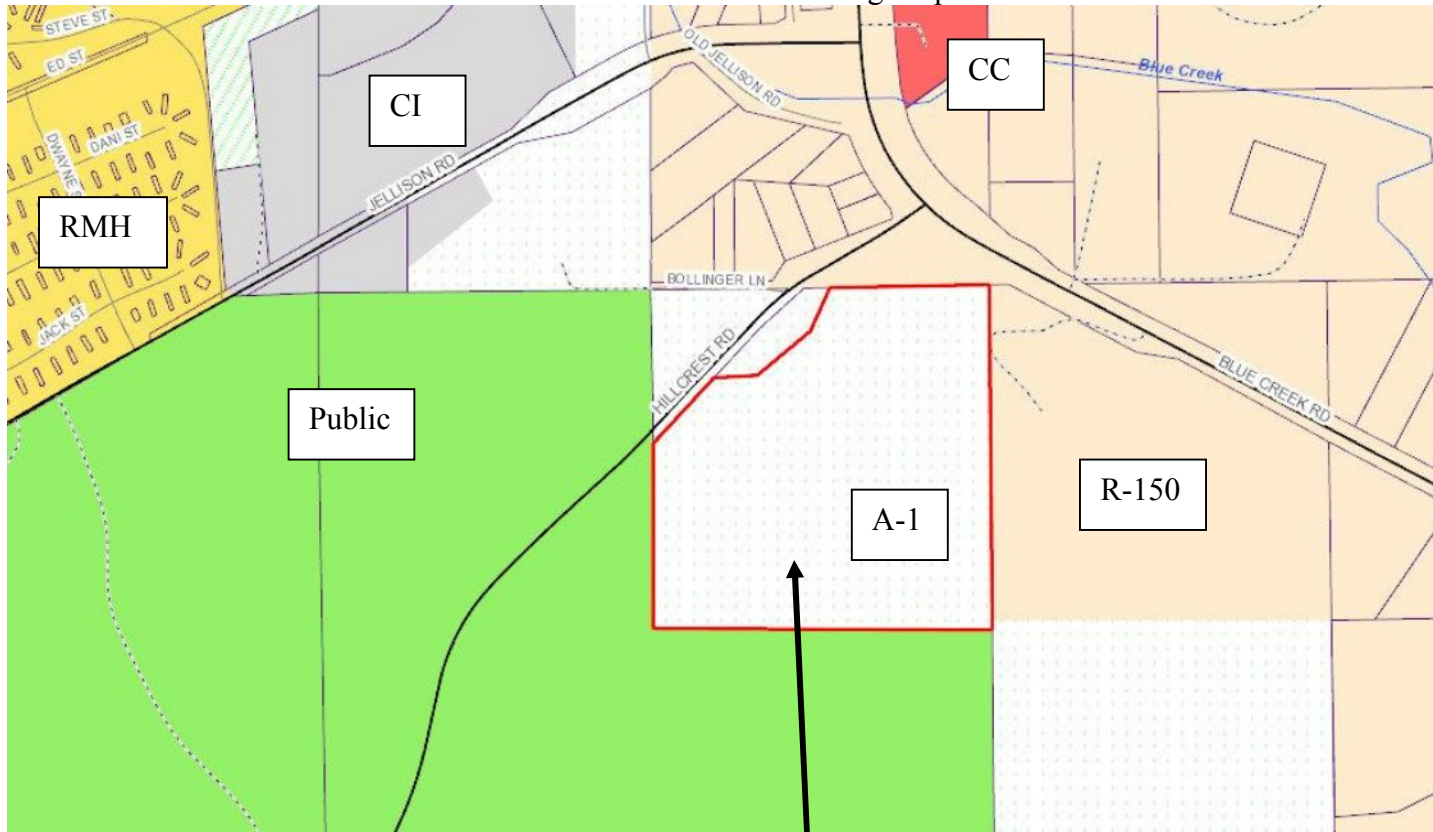
Zoning Map

Site Plan

Site photos

Applicant Letter

Zoning Map



Subject Property

Site Plan – Proposed Billings Police Department facilities

BILLINGS POLICE DEPARTMENT TRAINING FACILITY 2015

DR

- LIST OF DRAWINGS :
- 100 COVER SHEET
 - 101 FLOOR PLAN
 - 102 PROPERTY BOUNDARY
 - 103 SITE PLAN
 - 104 ELEVATIONS
 - 105 CROSS SECTIONS
 - 107 TYPICAL WALL SECTION
 - 108 ROOF FRAMING
 - 109 ELECTRICAL
 - 110 MECHANICAL

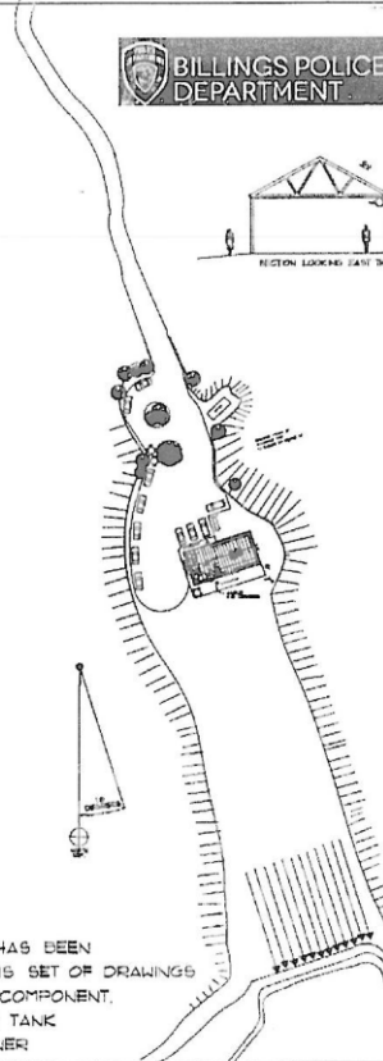
BILLINGS
POLICE
DEPARTMENT
TRAINING
FACILITY
2015

Owners Representative = Sergeant **Jay Berry**
Billings Police Department

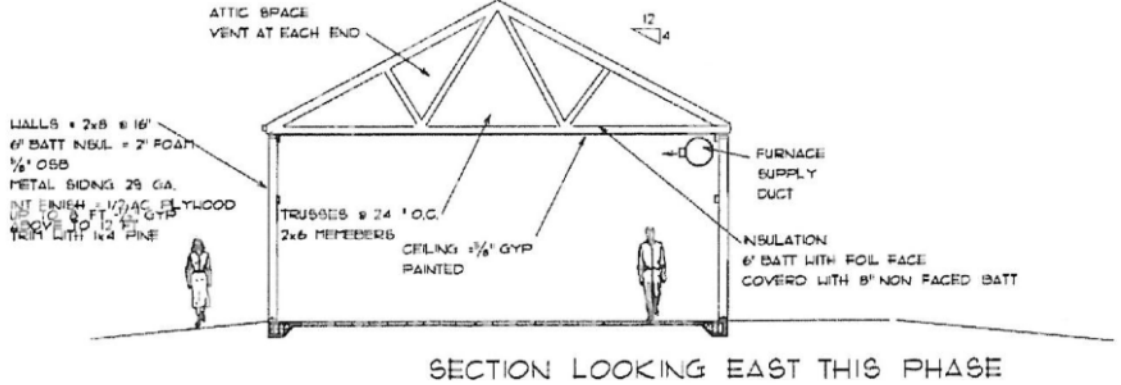
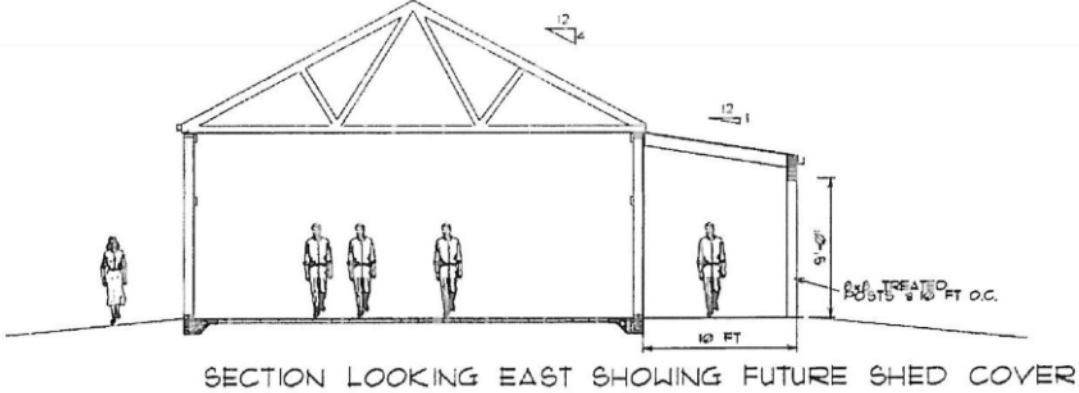


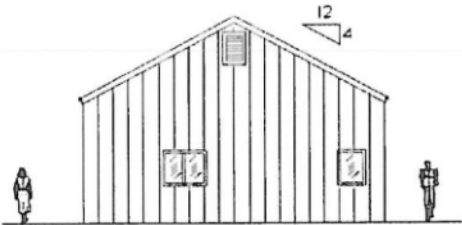
CODE DATA
CONSTRUCTION TYPE 4 B
OCCUPANCY B
AREA = 1800 SF
EXIT NEED = 36 "ONE REQUIRED
ALLOWABLE AREA 9,000 SF
OCCUPANT LOAD @ 100 SF EACH = 18

NOTE SITE WORK HAS BEEN ACCOMPLISHED. THIS SET OF DRAWINGS IS FOR BUILDING COMPONENT, WELL AND SEPTIC TANK SYSTEM • BY OWNER

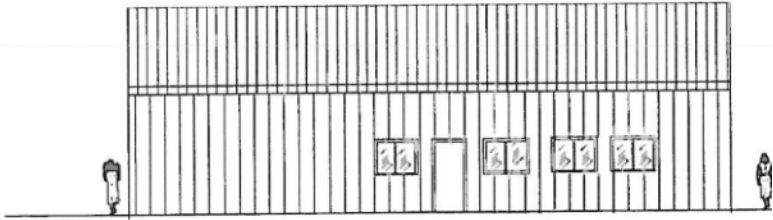


BILLINGS POLICE DEPARTMENT TRAINING FACILITY 2015

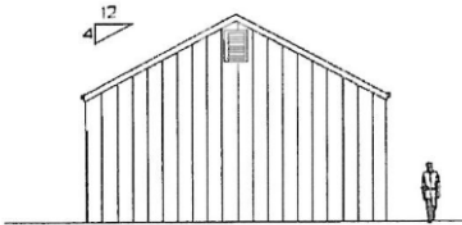




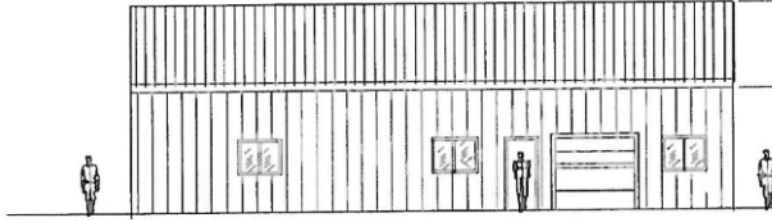
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

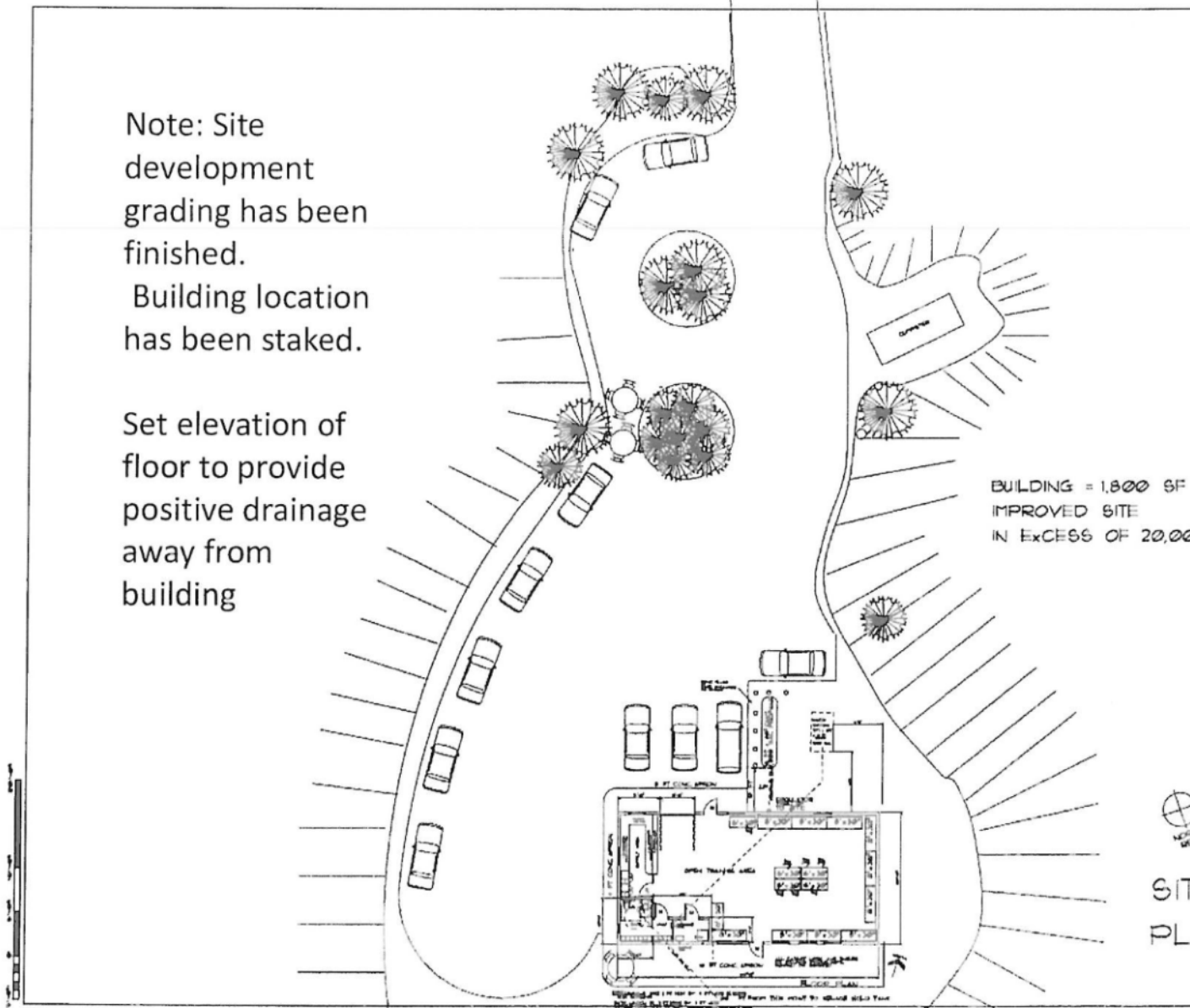
■ WINDOWS ARE 3 FT HIGH BY 4 FT WIDE SLIDERS WITH SCREENS
■ BATH WINDOW IS 3 FT HIGH BY 2 FT WIDE DOUBLE HUNG WITH SCREEN



BILLINGS POLICE DEPARTMENT TRAINING FACILITY 2015

Note: Site
development
grading has been
finished.
Building location
has been staked.

Set elevation of
floor to provide
positive drainage
away from
building



Attachment C – Site Photos



Subject Property from Hillcrest Road



View south and east along Hillcrest Road



View east along Hillcrest Road



View north across Hillcrest Road



View north west across Hillcrest Road



Proposed facility

Attachment D – Applicant Letter



CITY OF BILLINGS POLICE DEPARTMENT

P.O. Box 1554 • Billings, MT 59103
220 N. 27th St. • Billings, MT 59101
(406) 657-8460 • Fax (406) 657-8417 • Email bpd@ci.billings.mt.us



Madam Chairperson

I am Sergeant Jay Berry with the Billings Police Department. The City of Billings Solid waste division has given The Billings Police Department permission to utilize land belonging to the City of Billings currently being held for future expansion of the landfill on the south side of Hillcrest road. This land is in the county outside the city limits. It is a 33 acre parcel which is part of a 300 + acre parcel owned by the City of Billings. We will use the site for firearms training and qualifying officers of the police department.

The site is a unique area in as much as it provides one of the safest areas for firing weapons I have ever observed. The elevation that we would be shooting at is surrounded by hills that raise more than 200 feet above the shooting area. The closest home site to the range is just under a mile away and the range has been designed so as not to shoot in the direction of any homes.

We are wanting to construct a building on the range site which will be 30' X 60'. The building will be used for preparing the officers for firearms exercises, storage of range materials, bathroom facility, and instruction. The building is a wood framed, metal sided structure with a concrete floor/foundation. CTA Architects has graciously provided us with blue prints of the firearms range site plan as well as architectural and engineering blue prints for the construction of the building. Although the building is in the county it has been designed to city code specifications.

I have enclosed a full set of blue prints for the project. I can be reached at 698-9753 (24/7) should there be any questions.

Thank You for considering our project.

Sergeant Jay Berry
Billings Police Department

*Billings Pride:
City-wide*

APPLICATION FORM

COUNTY Land Use Contrary to Zoning ID: County Variance # 275 - Project # PZ-15-0007

The undersigned as owner(s) of the following described property hereby request a Public Hearing on a Land Use Contrary to Zoning from the terms of the City of Billings-Yellowstone County Unified Zoning Regulations.

TAX ID # D02012 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: 529, T01S, R26E, Acres 0, REMED, (Less RD 4:20S 2168 + 3388) (10)

Address or General Location (If unknown, contact County Public Works): _____

Zoning Classification: Public

Size of Parcel (Area & Dimensions): 34 ACRES

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Brief explanation of the Project: 30'x60' Training Building for the Billings Police Dept Firearms Training on a 100' x 350' Flat area for shooting.

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): City of Billings
(Recorded Owner)
(Address) P.O. Box 1178 Billings MT 59103-1178
(Phone Number) _____ (email) _____

Agent(s): Jay Berry Billings Police Department
(Name)
(Address) 220 Nth 27th Billings MT 59101
(Phone Number) 657-8460 (email) BerryJ@ci.Billings.MT.US
(Phone Number) 698-9753 (email)

I attest that all the information presented herein is factual and correct.

Signature: David D. Mumford
(Recorded Owner)

Date: 5/28/15

