

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 662 - Project # P2-15-00108

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings-Yellowstone County Unified Zoning Regulations.

Present Zoning: Community Commercial

Proposed Zoning: Highway Commercial

Tax ID # 005425 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: S25, T01N, R26E, COS 1284, Parcel 1

Address or General Location (If unknown, contact County Public Works): address not assigned  
SE corner of Old Hardin Road and Piccolo Lane

Size of Parcel (Area & Dimensions): 10.07 Acres - see map - not really square!

Present Land-Use: grazing

Proposed Land-Use: Storage and display of new heavy machinery for sale. maybe  
a new building for sales or service in the future

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X

If yes, please attach to application

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

Owner(s): X Raymond Cowman  
(Recorded Owner)  
402 Taft St, Billings, MT  
(Address)  
671-9160  
(Phone Number) (email)



Agent(s): Quentin Eggart  
(Name) 770 Lohwest Lane Billings MT 59106  
(Address) 839-9151 quentin@eggartengineering.com  
(Phone Number) (email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: signed above Date: 5/29/15  
(Recorded Owner)

**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 and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

- 1. **Present Zoning:** Community Commercial
- 2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: 10.07 acres change to Highway Commercial
- 3. **Subject Property Map:** please attach to this form
- 4. **Legal Description of Property:** S25, T01N, R26E, COS 1284, 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:**
  - 1) The pre-application neighborhood meeting was held on the 26 day of May, 2015
  - 2) The zone change application is based on materials presented at the meeting.

Owner (s): ~~Raymond Corcoran~~ Haroldo Corcoran Telephone: 406-672-9160  
Address: 402 Tabriz, Billings, MT Email: N/A

Agent (s): Quentin Eggart Telephone: 406-839-9151  
Address: 770 Lnwest Lane Email: quentin@eggartengineering.com  
Billings MT 59106

Date: May 29, 2015



Re: COS 1284, Parcel 1

To whom it may concern:

I, Quentin Eggart, P.E., conducted the pre-application neighborhood meeting for this proposed zone change. The meeting was held May 26<sup>th</sup> at 6:00 p.m. at the offices of Bobcat of Big Sky at 2125 Old Hardin Road. The zone change application is based on materials provided at that pre-application meeting, which are included in this submittal. A sign in sheet from the meeting is included. Not on the sign in sheet but present at the meeting was myself, Quentin Eggart, and Cody Brantz of Bobcat of Big Sky.

At the meeting Jackie Pepin wondered about what was going to occur south of the canal. We informed her that nothing would happen there immediately as the current desire is to gravel the area along Old Hardin Road and not do anything on the property south of the canal. Likely it will be kept as horse pasture for some time. This however, does not mean that Bobcat will not need to expand into that area in the future. Michael Eland expressed his concerns over how it would be maintained and appear. We discussed that the area is currently planned for display of new equipment for sale and that Bobcat intends to maintain a clean and weed free area of good appearance, as doing otherwise would not be good for the sales. There was concern about traffic on Piccolo Lane. The current intent is to access off Old Hardin Road and not has any effect on Piccolo in the ten year plan. Obviously in the future some traffic may end up on Piccolo if the south half of the property is developed. Stacey Fortner, who owns the property immediately to the south of this property (the one with the pole barn on it) expressed desire for a privacy fence in the back.

Sincerely,

Quentin Eggart, P.E.

