

Application and pre-app meeting – Zone Change 674

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 674 - Project # P2-16-00081

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

Present Zoning: Ag / Open

Proposed Zoning: Ag / Suburban

Tax ID # C05517, D04993 COUNTY COMMISSIONER DISTRICT # 2

Legal Description of Property: Lot 5-8 of Spring Hills Acreage. (C05517)
Parcel 1 of C.O.S. 1245 (D04993)

Address or General Location (If unknown, contact County Public Works): C05517 & D04993
are both at 2717 Alexander Road, Billings, MT 59105

Size of Parcel (Area & Dimensions): C05517 is 4.16 acres
D04993 is 3.46 acres

Present Land-Use: Agricultural

Proposed Land-Use: Residential / Agricultural

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): On 4/22/2016 Richard Degenhart deeded property to Beth Degenhart
(Recorded Owner) Richard's address 115 N 9th St. Billings MT 59101
(Address) 406-860-6807 (Phone Number) email N/A (email)

Agent(s): Beth Degenhart
(Name) 2717 Alexander Rd, Billings MT 59105 (Address)
406-1401-6550 (Phone Number) bdegenhart@billingsclinic.org (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: Richard D Degenhart Date: 4-29-2016
(Recorded Owner)

Beth A Degenhart 4-29-2016

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 674 ^{pt 2} - Project # P2-16-00081

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

Present Zoning: Ag/Open

Proposed Zoning: Ag/Suburban

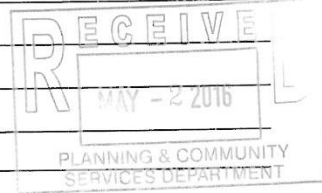
Tax ID # C05516 COUNTY COMMISSIONER DISTRICT # 2

Legal Description of Property: Lots 1-4 of Spring Hills Acreage Tracts

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

2717 Alexander Road, Billings MT 59105

Size of Parcel (Area & Dimensions): 4.156 acres Lot #1



Present Land-Use: Residential & Agricultural

Proposed Land-Use: The one acre we plan on re-platting would be residential.

Covenants or Deed Restrictions on Property: Yes No

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): Beth Degenhart

(Recorded Owner) 2717 Alexander Rd, Billings MT 59105

(Address) 406-461-0550 bdegenhart@billingsclinix.org

(Phone Number) (email)

Agent(s):

(Name)

(Address)

(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: [Signature] Date: 4-29-16
(Recorded Owner)

APPLICATION FORM ^{pt 3}

COUNTY ZONE CHANGE County Zone Change # 674 - Project # PZ 16-00081

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

Present Zoning: Ag/Open

Proposed Zoning: Ag/Suburban

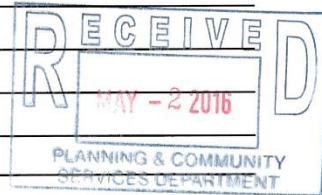
Tax ID # D04994 COUNTY COMMISSIONER DISTRICT # 2

Legal Description of Property: Parcel 1 of C.O.S. 1411

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

2717 Alexander Road, Billings, MT 59105

Size of Parcel (Area & Dimensions): 16.22 Acres



Present Land-Use: Residential & Agricultural

Proposed Land-Use: The one acre we plan on re-platting would be residential.

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): Laura Degenhart

(Recorded Owner) 3035 Lake Elmo Road, Billings, MT 59105

(Address) 406-259-1991 email: N/A

(Phone Number) (email)

OWNER Agent(s): Beth Degenhart

(Name) 2717 Alexander Rd., Billings, MT 59105

(Address) 406-601-6550 bdegenhart@billingsclinic.org

(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: Laura Degenhart

(Recorded Owner)

Date: 4-29-16

P. G. [Signature]

4-29-16

APPLICATION FORM ^{pt 4}

COUNTY ZONE CHANGE County Zone Change # 674 - Project # P2-16-CCCS1

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

Present Zoning: Ag / Open
Proposed Zoning: Ag / Suburban
Tax ID # D04993 COUNTY COMMISSIONER DISTRICT # 2
Legal Description of Property: Parcel 2 of C.O.S. 1411

Address or General Location (If unknown, contact County Public Works): 2931 Lake Elmo Road,
Billings MT 59105

Size of Parcel (Area & Dimensions): 9.63 acres

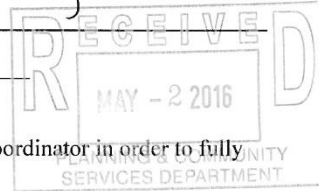
Present Land-Use: Residential & Agricultural

Proposed Land-Use: The one acre we plan on re-platting would be residential

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): Steven & Linda Degenhart
(Recorded Owner) 2931 Lake Elmo Road.
(Address) 406-698-7598 email N/A
(Phone Number) (email)

Agent(s): _____
(Name)

(Address)

(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: Steven Degenhart Linda Degenhart Date: 4.30.16
(Recorded Owner)

Yellowstone County Zone Change Application for parties of Beth Degenhart, Richard Degenhart, Laura & Beth Degenhart, Steve & Linda Degenhart, and Randy & Paula Adams

Answer the following questions:

- A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy
- Under Land Use Element 2: *The current zoning ordinances and subdivision regulations do not always prevent incompatible uses in and adjacent to existing City neighborhoods and County townsites. Our objective would be to maintain a high quality of life for new and existing residents.*
 - Under Land Use Element 3: *Rural townsites are not prepared to handle increased growth. Our objective would be to use County resources and services more efficiently, i.e. City Water now that it is available.*
 - Under Economic Development Element 7: *Surrounding communities in the County need economic development to sustain them. Our objective is to promote business development by creating jobs for installing City Water Mains and putting money from City Water use back into the community.*
 - Under Economic Development Element 9: *The economic development of Billings Heights is overlooked. Our objective with Re-zoning is to improve the quality of life for Heights residents. In addition to capitalizing on existing infrastructure and facilities, i.e. City Water.*
 - Under Natural Resources Element 3: *Due in part to the arid nature of our environment and the remoteness of some developments, there is an increased risk to human life and property from wildfires. Our objective is to save lives and property as well as utilizing fire protection resources more efficiently, and protect the natural environment. We will be better able to accomplish this now with city water hydrants.*
- B. Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses for the immediate area.
- Currently, the parties of Beth Degenhart, Richard Degenhart, Laura & Beth Degenhart, Steve & Linda Degenhart are not in compliance with current zoning. We are all requesting to re-zone to Ag/Suburban. This would allow us to be able to re-plot the property our homes are on in order to connect to City Water now that it is available.
 - Randy and Paula Adams are proposing to re-zone to Ag/Suburban in order create lots that would be re-platted and be able to connect to City Water.

Beth Degenhart

Teresa Degenhart

Richard Degenhart

Patrick Schmaing

Michael Jones

- called on phone 4/23

Michael & Cynthia Schmaing

Kelly Bruce Mitchell

Robert & Joan Lunder Trust

Thomas & Denise Kane

TK

Dover Ranch

Randall & Paula Adams

Randy + Paula Adams

Albert Degenhart

Laura & Beth Degenhart

Steven & Linda Degenhart

Steve & Linda Degenhart

Warren & Lynn Ketchum

Joe Burnett, 3074 Lake Elmo Dr.

Tyler & Lori Ketchum

April 23, 2016

2717 Alexander Rd, Billings, MT. 59105

Pre-application meeting

Present: Beth Degenhart, Michael Jones called that morning, but was not present, Thomas Kane, Randy & Paula Adams, Steven & Linda Degenhart, and Joe Burst.

The meeting started at 1645. Beth began by explaining that there was a group who wished to hook up to the City Water, and we are therefore requesting a zoning change. Any property owners within 300 feet of the properties requesting a zoning change were notified of the tonight's meeting.

Joe Burst who resides at 3074 Lake Elmo Road stated he did not receive notice because his property is listed under a Family Trust and he is currently obtaining a contract for deed on his property.

Beth Degenhart begin by explaining that she, Laura Degenhart, Rick Degenhart, and Steve and Linda Degenhart are requesting a zoning change for C05516, C05517, D04993, D04994, and D04995 which are currently zoned Ag/Open. As a result of Ag/Open, we are unable to re-plat because all properties are under the required 10 acres. C05516 is 4.165 acres. C055170 is 4.160 acres. D04993 is 3.46 acres. D04994 is 6.22 acres, and D04995 is 9.63 acres. We are all requesting to re-zone Ag/Suburban, with a minimum of 1 acre, although you could do more. This would allow us to be able to re-plat the property our homes are on in order to connect to City Water. Maps of the above properties were shown, and are attached. (See Exhibit A1, & A2).

Randy Adams explained he and Paula are requesting that D12831 at 20 acres would re-zone 2 lots of that acreage into approximately 21,988 square feet (Lot 1), and 21,888 square feet (Lot 2). Map of the above property was shown. (See Exhibit B).

Tom Kane stated that he had visited with Theresa at the Department of Revenue and she said it would not affect the tax rate because the value of his land has not changed, just the zoning. (Tom Kane did request that I add the above statement to the minutes.

Beth asked if there were any objections. Seeing there was none, discussion ended at 1920.

Beth Degenhart kept minutes.