

Planning & Community Services Department

"Serving Billings, Broadview and Yellowstone County"

2825 3rd Avenue North, 4th Floor
Billings, Montana 59101



Phone: (406) 657-8247

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February 14, 2017

MT Sun LLC
1612 E Bainbridge Road
Sandy, UT 84092

RE: Yellowstone County, Tax ID# X00416, X00417 and COS 2074 Parcel 1A2 Tax ID# D07005B
PLN-17-00345

The property located in Area A & Area B 3916 Alkali Creek Rd., Tax ID# X00417 and the property located in Area C Tax ID# X00416 is within our Jurisdictional Area of Yellowstone County and is located in an Agriculture Open (A-1) zoning district. Solar Photo-Voltaic Facilities is an allowed use in the A-1 zoning district. Section 27-604 of the Unified Zoning regulations regarding the fence shall be constructed with allowed materials found within the Unified Zoning Regulations;

(g) Material exception--Barbed wire or electric fence. In the Billings City Limits, no barbed wire or electrical fencing shall be permitted in any residential zoning district. Barbed wire and electrically charged fencing is allowed in the A-1 and A-S districts within Yellowstone County. When electrically charged fences are used in an A-1 or A-S district, such fences shall be posted with warning signs or fluorescent markings at intervals not to exceed one hundred fifty (150) feet, where such fences are adjacent to public rights-of-way.

The property located at Area D C/S 2074 Parcel 1A2 AMD., is located within Yellowstone County outside of our jurisdictional boundary. Therefore, there may be county ordinances and regulations that apply. You are encouraged to call Yellowstone Public Works if you are planning to develop property beyond our jurisdictional boundary. You may reach Yellowstone County Works Department at 406-256-2735. Certain building, plumbing, mechanical and electrical permits will be required, from the State of Montana, Building Codes Division. You may reach them at 406-841-2040 or http://bsd.dli.mt.gov/bc/bs_index.asp

If you have further questions, please contact me at 406-657-8247.

Sincerely yours,

A handwritten signature in blue ink that reads "Jeannette Vieg".

Jeannette Vieg
Planning Assistant
2825 3rd Ave N., 4th Floor
Billings, MT. 59101

CITY-COUNTY PLANNING DIVISION
2825 3RD AVENUE NORTH, 4TH FLOOR
BILLINGS, MT 59101
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www.co.yellowstone.mt.gov/planning
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PLN-COUNTY ZONING COMPLIANCE PERMIT
PROJECT # PLN-17-00345

Issue Date: 02/14/2017
Expiration Date: 08/14/2017
Issued By: Jeannette Vieg

Job Address: UNASSIGNED
Subdivision/Block/Lot: 2074/000/001A2

Owner: State of Montana
Contractor: OWNER

Project Information: C/S 2074 Parcel 1A2 Tax ID# X00416 Tax ID# 00417

Description of Work: Solar Photo-Voltaic Facility

Specific Information Requested

Building Construction Type
Planner

Commercial
Jeannette Vieg

SPECIAL CONDITIONS/COMMENTS:

RE: Yellowstone County, Tax ID# X00416, X00417 and COS 2074 Parcel 1A2 Tax ID# D07005B PLN-17-00345 The property located in Area A & Area B 3916 Alkali Creek Rd., Tax ID# X00417 and the property located in Area C Tax ID# X00416 is within our Jurisdictional Area of Yellowstone County and is located in an Agriculture Open (A-1) zoning district. Solar Photo-Voltaic Facilities is an allowed use in the A-1 zoning district. Section 27-604 of the Unified Zoning regulations regarding the fence shall be constructed with allowed materials found within the Unified Zoning Regulations; (g) Material exception--Barbed wire or electric fence. In the Billings City Limits, no barbed wire or electrical fencing shall be permitted in any residential zoning district. Barbed wire and electrically charged fencing is allowed in the A-1 and A-S districts within Yellowstone County. When electrically charged fences are used in an A-1 or A-S district, such fences shall be posted with warning signs or fluorescent markings at intervals not to exceed one hundred fifty (150) feet, where such fences are adjacent to public rights-of-way. The property located at Area D C/S 2074 Parcel 1A2 AMD., is located within Yellowstone County outside of our jurisdictional boundary. Therefore, there may be county ordinances and regulations that apply. You are encouraged to call Yellowstone Public Works if you are planning to develop property beyond our jurisdictional boundary. You may reach Yellowstone County Works Department at 406-256-2735. Certain building, plumbing, mechanical and electrical permits will be required, from the State of Montana, Building Codes Division. You may reach them at 406-841-2040 or http://bsd.dli.mt.gov/bc/bs_index.asp

FEES:

PLN-Zoning Compliance Fee:

\$47.00

TOTAL FEES:

\$47.00

Disclaimer: The applicant hereby agrees that the proposed work shall be done in accordance with the plans and specifications and statement herewith submitted and in conformity with the provisions of the Unified Zoning Regulations pertaining to such project. This permit becomes null and void if permitted activity is not commenced within 180 days from the date such permit is issued. If activity authorized by such permit is suspended or abandoned for 180 days any time after activity is commenced, a NEW permit must be obtained before activity can be recommenced. Separate permits are required for electrical installations and hookups. By accepting this permit, I agree to observe all existing easements whether apparent or not and understand that it is my responsibility to determine the location and extent of any and all easements. Incomplete, erroneous, or misrepresented information (whether intentional or not) may result in permit revocation and enforcement actions.

By accepting this permit, the applicant hereby acknowledges the following statements:

- 1) That he/she is authorized to make this application;
- 2) That all information provided by the applicant is true and correct, including all information on any attachments hereto;
- 3) That he/she will comply with all regulations of the City of Billings and Yellowstone County which are applicable hereto;
- 4) That he/she will perform no work on the above property not specifically described in this application;
- 5) That he/she grants City and County officials the right to enter onto the property for the purpose of inspecting the work permitted and posting notices.

Many subdivisions in the City of Billings and Yellowstone County have private deed restrictions or covenants regulating land uses. City-County Planning Division staff will not determine whether or not the work covered by a permit satisfies these covenants. Obtaining a permit does not relieve the homeowner or agent of their responsibility for determining the nature of applicable covenants and private deed restrictions and complying with covenants