

Application

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 683 - Project # P2-17-0131

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: Residential 15000

Tax ID # D00804 COUNTY COMMISSIONER DISTRICT # _____

Legal Description of Property: 03-0926-22-3-13-01-0000
S22, T01S, R25 E, C.O.S. 1149, Parcel 1A, AMD

Address or General Location (If unknown, contact County Public Works): _____
2230 South 44th Street West Billings, Montana 59106

Size of Parcel (Area & Dimensions): 10.65 acres

Present Land-Use: Farming over 8.5 acres house and yard over remaining part

Proposed Land-Use: Selling 2.65 - including house to Chris Wilson (son) and farming 8 acres until sold in one chunk

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): Patricia Ann Wilson Personal Rep for Raymond George Olson

(Recorded Owner)

2 Big Sky Country Drive Billings MT 59102

(Address)

406-698-0714

(Phone Number)

mttigger@yahoo.com

(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: Pat Ann Wilson

(Recorded Owner)

Date: July 24, 2017

Pre-Application Minutes

Zoning Meeting Information & Questions Asked- July 18, 2017

Reason For Zone Change	We have 10.65 acres and my son wants to buy the 2.65 acres that is around the house. That will leave 8 acres that we plan on selling in one unit.
Zoning Change	Zoned as Ag Land-must be minimum of 10 acres. Changing to 15000 Residential, a zone intended to provide for low density, single-family residential developments in areas which may or maynot be serviced by a public water and/or sewer system, which is what all the property to the west of us is zoned as, per the City, County officer, Dave Green-247-8666
Procedure	Once we have this meeting then the land will be posted of the zoning change request. My paperwork and payment will go in to the City, County Committee for review. You will be getting information from them about the meeting, and a zoning sign will be posted by them on the property.
Zone Changed	I will sell my son the house and land that is grassed (about 2.65acres) and balance to the west of it. Then I will put the other 8 acres (as one unit) up for sale.
Can Apartments be built there	No this is being zoned for single family dwellings. If someone wanted to build apartments they would have to change the zoning and go through this same process.
Wells and water rights	Concerns were brought up about the zoo having something like 8-10 wells on their property and with the possibility of 8 new homes coming in could that cause a problem with their wells. Someone stated that there was a river under our land and there was plenty of water. My comment was that I only new of the restrictions about the wells and unknown about the rest.
The Paving of 44th Street	Several people wanted to know how much of the road to my property was mine. I have a private drive that goes from my house down the lenght of my property to South 44th Street. I maintain, gravel, and blow snow in the winter. They wanted South 44th Street paved and wanted to know if it was going to be paved if I sell the property. One person stated that it had to be the countys because there is a speed limit sign posted. I said that 44th is not my property and as for if it would get done if we had a developer buy the place I am sure they would have to go by what the rules and regulations are from the City, County Planning office. There were lots of complaints about South 44th Street not being paved and wanting to know if the County was going to pave it because of all the dust it causes when people drive by.
My Road	Would my road stay the same? It would depend entirely on who bought the 8 acres and for what. If the farmer buys it it will probably be farmed. If developer buys it it would be brought up to City County Planning codes. Probably wider.
What has to happen if developed	A man spoke up and stated that if it is developed that roads, curbs, and gutters are required to be put in. I added that a large water tank would be buried for a firetruck to refuel and access to that tank put in place. And that there were lots of rules and regulations that had to be followed even to put in one house.