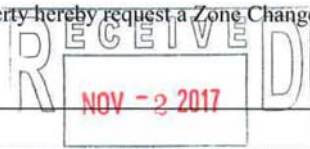


Application

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 686 - Project # P2-17-60188

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: Agricultural open

Proposed Zoning: Public

Tax ID # D00609B COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: S14, T01S, R25E, C.O.S. 3329, Parcel 2, Less Parcel 12 of State of Montana Dept. of Transportation Shiloh Rd Corridor-Billings R/W.

Address or General Location (If unknown, contact County Public Works): 1525 South Shiloh Road, Billings, MT 59106

Size of Parcel (Area & Dimensions): 3.017 acres (irregular shape).

Present Land-Use: Vacant lot.

Proposed Land-Use: Future Expansion of Yellowstone Christian College. A Master Plan has not been prepared at this time.

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): Yellowstone Christian College
(Recorded Owner) 1515 South Shiloh Road, Billings, MT 59106
(Address) 406-656-9950 TOM BERRY 698-3940 tom@tomberry.mt.com
(Phone Number) (email)

Agent(s): Greg Reid, WWC Engineering
(Name) 51 North 15th Street, Suite 1, Billings, MT 59101
(Address) 406-894-2210 greid@wwcengineering.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: [Signature] E.O.D. Date: 1/1/17
(Recorded Owner)

Pre-Application Minutes

Pre-Application Neighborhood Meeting Minutes

The following was read to the meeting attendees at the beginning of the meeting.

The Yellowstone Christian College intends to conduct a zone change of Tract 2 of COS 3329 located at the northeast corner of Shiloh Road and Hesper Road Intersection. The following are the essential details of this zone change:

- Currently Ag – Open zoning
- Proposed zoning: Public
- Purpose – Future expansion of the college
- This zone change is being requested to allow future growth of the college onto their southern lot.
- A master plan for development of the college has not been prepared at this time.

The definition of public zoning per the Unified Zoning Regulations is: Public zoning is intended to reserve land exclusively for public or semi-public uses in order to preserve and provide adequate land for a variety of community facilities which serve the public health, safety and general welfare. (City Zoning Code Definition)

Questions and Answers about COS 3329 Tract 2 Zone Change

Question #1: Are any traffic improvements required that will affect the residents nearby?

Answer: Several approaches exist to access the current college and the vacant southern lot. Road improvements impacting nearby residents are not anticipated at this time.

Question #2: Does the college need discuss their future plans for the parcel?

Answer: As a Master Plan has not been prepared to date, future expansion of the college is the most accurate information available.

Question #3: Are the residential properties being re-zoned as part of this?

Answer: No, only the college's southern lot is included in this application.