

PROPOSED ZONING COMMISSION DETERMINATIONS
County Zone Change #686

The Yellowstone County Zoning Commission, prior to any recommendation, shall consider the following:

1. Is the new zoning designed in accordance with the Yellowstone County 2008 Growth Policy?

The proposed zoning does comply with the following goals of the Yellowstone County 2008 Growth Policy and area plans:

- Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans.
The new zoning will retain and allow expansion of the existing college campus in the future. This is consistent with the West Billings Neighborhood Plan and the neighborhood character.
- Goal: New developments that sensitive to and compatible with the character of adjacent development
The new zoning will promote orderly and rational land use during the various stages of economic growth cycles. The intended uses are compatible with the surrounding uses.

2. Is the new zoning designed to secure from fire and other danger?

The subject property is currently served by the Billings Urban Fire Service Area (BUFSA). The nearest fire station is located on South 24th Street (Station #5) about 3.2 miles north and west of the subject property.

3. Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?

Transportation: No significant impacts on traffic are anticipated. This zone change should not cause traffic congestion on either street. An aesthetically pleasing design will be included in the proposed expansion of the college.

Water and Sewerage: The existing college facility to the north has an individual onsite wastewater system and is served by a well. Future expansion of the college is currently limited by the capacity of the septic drainfield. The approval of this zone change and possibility of future annexation will allow both parcels the potential benefit of city water and sewer services.

Schools and Parks: There are no accesses to park land that would be restricted from the proposed expansion of the college. Other than the college, no schools would be affected by this zone change.

Fire and Police: The subject property is serviced by the Billings Fire Department through BUFSA and the Yellowstone County Sheriff's Department. Fire protection will be evaluated at the time of a development plan.

4. Will the new zoning promote health and general welfare?

The new zoning will allow development of property that is adjacent to an existing college, but should not have a negative impact on the surrounding uses. If the property is annexed in the future, city services including but not limited to water, sewer, police, and fire would be available to the property. The new zoning will promote the health and general welfare of the area.

5. Will the new zoning provide adequate light and air?
The proposed zoning would require development restrictions to building setbacks and maximum lot coverage. These requirements should allow adequate light and air to reach the subject property and adjacent properties.
6. Will the new zoning effect motorized and non-motorized transportation?
The proposed zoning itself will not generate more traffic on any of the adjacent streets. Pedestrian traffic in the area is limited due to high speed arterials, no pedestrian facilities, and little residential development.
7. Will the new zoning be compatible with urban growth in the vicinity?
The proposed zoning is compatible with nearby urban development. The proposed zoning and development is consistent with the area.
8. Does the new zoning consider the character of the district and the suitability of the property for particular uses?
The subject property is in an area that is primarily agricultural with a few small residential subdivisions and the existing college to the north. The property is suitable for public uses and is at the intersection of 2 arterial streets. It is likely the character of the area will change to commercial uses at this node which follow the goals and policies of the Growth Policy for Yellowstone County.
9. Will the new zoning conserve the value of buildings?
The new zoning will allow the possibility for future development to benefit the college to the north. The new public uses should not have an effect on the surrounding properties.
10. Will the new zoning encourage the most appropriate use of land in Yellowstone County? The property is suitable for uses allowed in the public zoning district. Without access to public utilities many of the higher intensity uses could not be developed. This area has been zoned agricultural and residential since 1973. This is an appropriate use of land in this area of the County and will encourage similar development to what is already in this part of the County.
11. Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?
The proposed zoning is close to the City of Billings and is compatible with the typical urban development at arterial intersections.