

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 691

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: Controlled Industrial

Tax ID # D06413 COUNTY COMMISSIONER DISTRICT # 2

Legal Description of Property: Easterly 9.16 acres Parcel 1 Certificate of Survey
1734 S17, T01N, R27E

Address or General Location (If unknown, contact County Public Works): _____
3333 North Frontage Road

Size of Parcel (Area & Dimensions): 9.16 acres (the remaining 31.79 acres of Tract 1 C/S 1734 was previously zoned Controlled Industrial when the zoning boundary was expanded for the TEDD)

Present Land-Use: Agricultural

Proposed Land-Use: Controlled Industrial

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): Seiffert Trust
(Recorded Owner)
P.O. Box 31181, Billings, MT 59107
(Address)
406) 245-3443 terrylseiffert@gmail.com
(Phone Number) (email)

Agent(s): _____
(Name)

(Address)

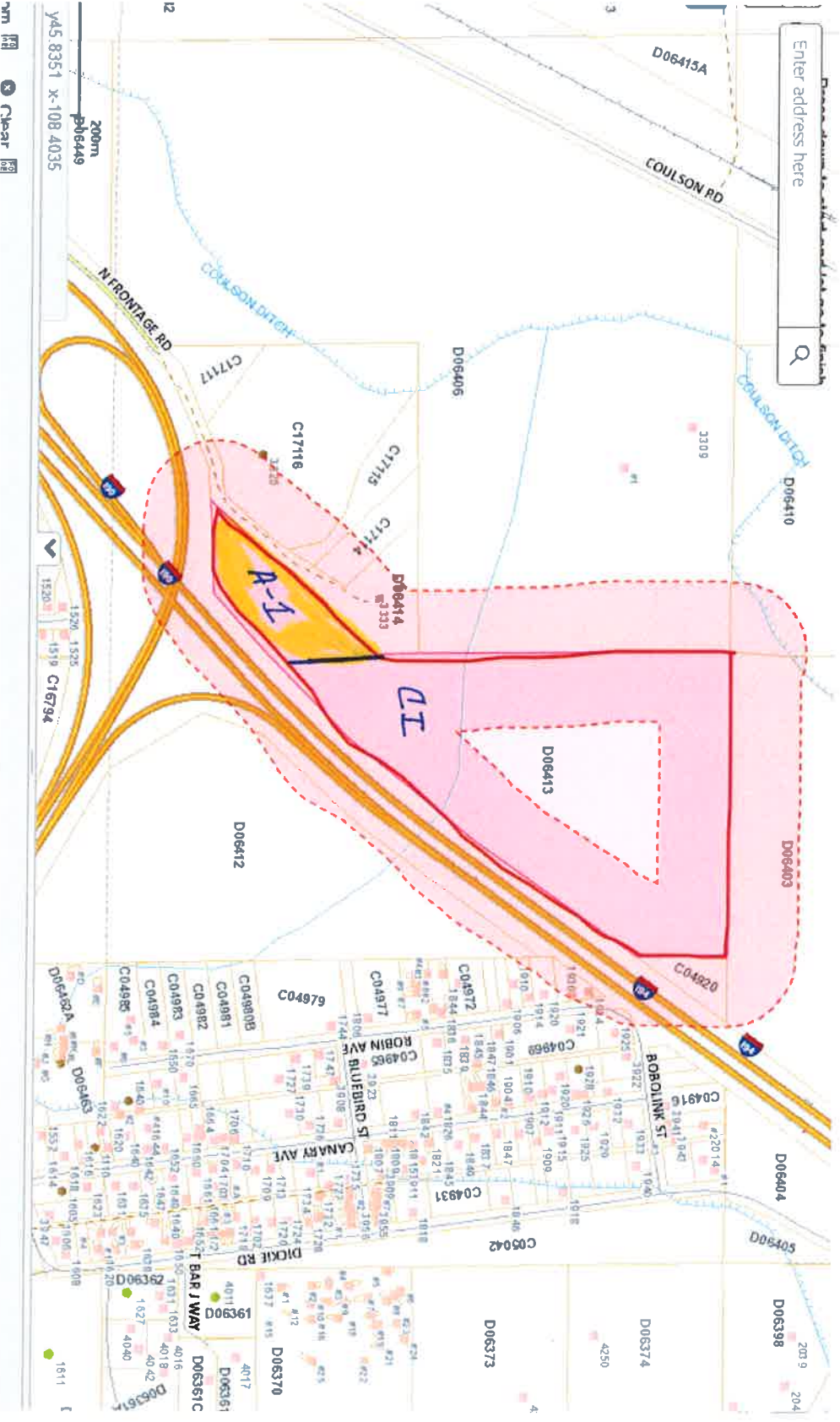
(Phone Number) (Email)

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: *Terry L Seiffert* *Elizabeth Seiffert* Date: 10/30/18
(Recorded Owner)

CO-TRUSTEES SEIFFERT TRUST

D06413 ZONE CHANGE

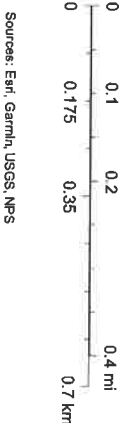


Viewer map



September 30, 2018

- Mtnview_Fence
- Mtnview_drainline
- Mounview_Lot
- Mounview_Sections
- 1
- 10
- 11
- 12
- 14
- 15
- 15
- 16
- 18
- 1C
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 99N
- 91S
- 99W
- CR
- MAS
- Mtnview_Structures
- Cemeterium
- Reference Markers
- Boundary
- Local/Private
- Interstate
- Federal/State Hwy
- County Rd, Collector
- Principal Arterial
- Local Street or Rd
- Ramp
- Undeveloped Rd
- Private Rd
- Parcels
- Addressess - county
- residential
- commercial
- public place
- non-occupied features
- church
- Railroad
- Township/Ramp



PRE-APPLICATION MEETING

SYNOPSIS

A Pre-Application meeting was held on October 22, 2018, at 10:30 A.M. at the Law Offices of Terry L. Seiffert, 316 North 33rd Street, Billings Montana.

No Property owners came to the Pre-Application Meeting

Dated this 22nd day of October, 2018



Terry L. Seiffert Co-Trustee of the Seiffert Trust

Tract 1 Certificate of Survey 1734 consists of 40.95 acres and is currently in the Targeted Economic Development District (TEDD) . When the zoning boundary was expanded, 31.79 acres of this tract was zoned Controlled Industrial as this property was out side the original zoning boundary. The 9.16 acres was with in the original zoning boundary so did not get included in the zone change even though it was part of the same parcel.

On May 3, 2016 the Yellowstone County Commissioners adopted the Lockwood Growth Policy in Resolution No. 16-57. As part of that Policy the Commissioners specified

A Targeted Economic Development District (TEDD) maybe used to foster secondary, value added economic development. Properties within the general area of the TEDD may be initially zoned agriculture with the intent to rezone to an industrial zoning when and if the TEDD is implemented.

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** Agricultural Open
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: 31.79 acres of Tract 1 C/S 1734 has been zone controlled industrial in the zoning boundary expansion for the TEDD. The easterly 9.16 acres of
3. **Subject Property Map: please attach to this form** this Tract was not included
4. **Legal Description of Property:** Easterly 9.16 acres of Tract 1, C/S 1734 S17, T01N R27E
5. **Roster of persons who attended the pre-application neighborhood meeting: please attach to this form**
6. **A copy of the meeting notice. please attach to this form**
7. **A brief synopsis of the meeting results. please attach to this form**
8. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 22, day of October, 2018.
 - 2) The zone change application is based on materials presented at the meeting.

Way L. Bupper, Billie B. Rickett, J. D. Hoff CO-TRUSTEES SELFERT TRUST

Owner (s): _____ Telephone: 245-3443

Address: PO Box 31181 Email: TEAMSELFERT@Gmail.com
BILLINGS MT 59107

Agent (s): _____ Telephone: _____

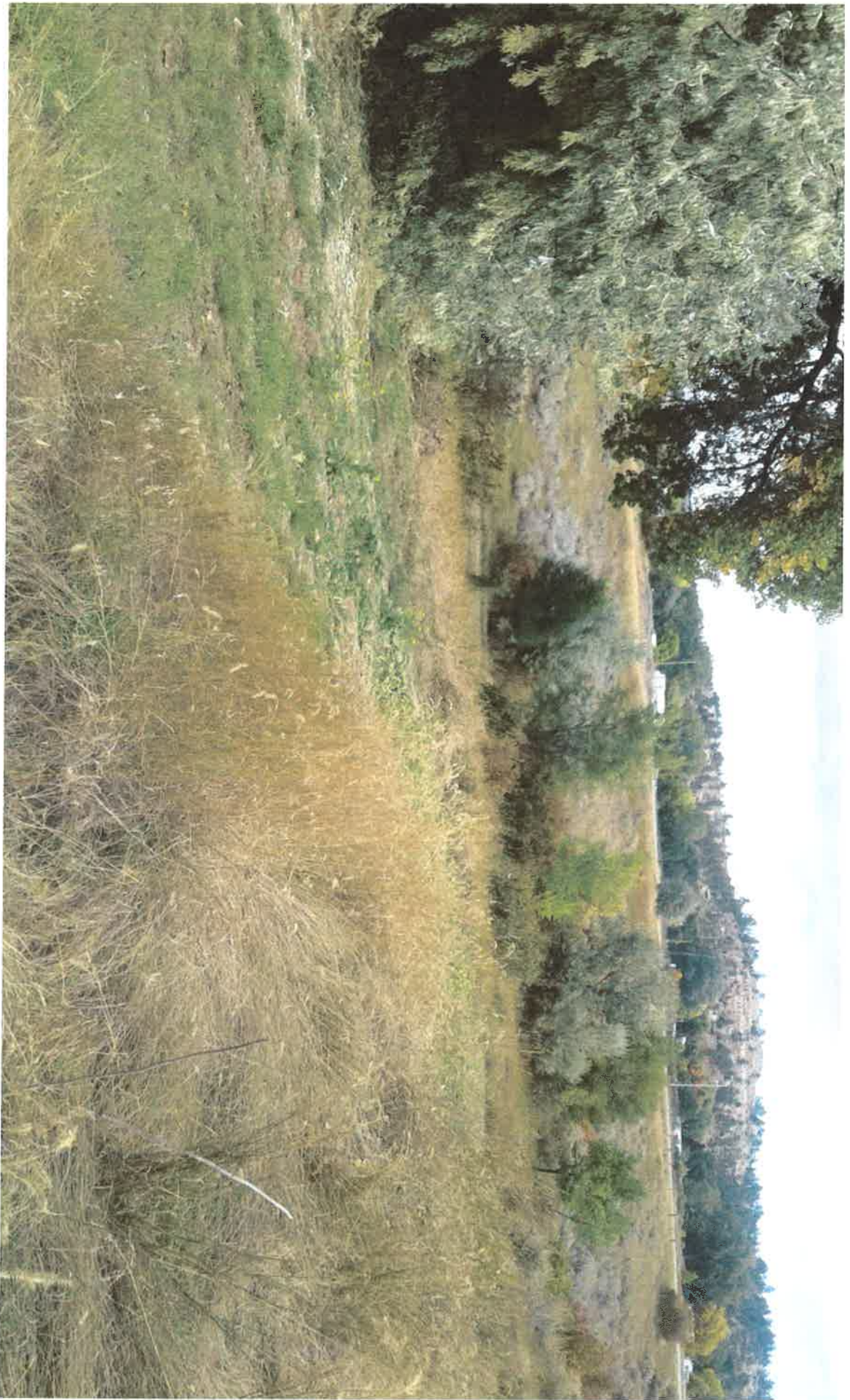
Address: _____ Email: _____



Property looking East



Property Looking West



Property Looking East