



BIG SKY  
ECONOMIC  
DEVELOPMENT

# Lockwood Area Zoning & Zoning Jurisdictional Boundary Change

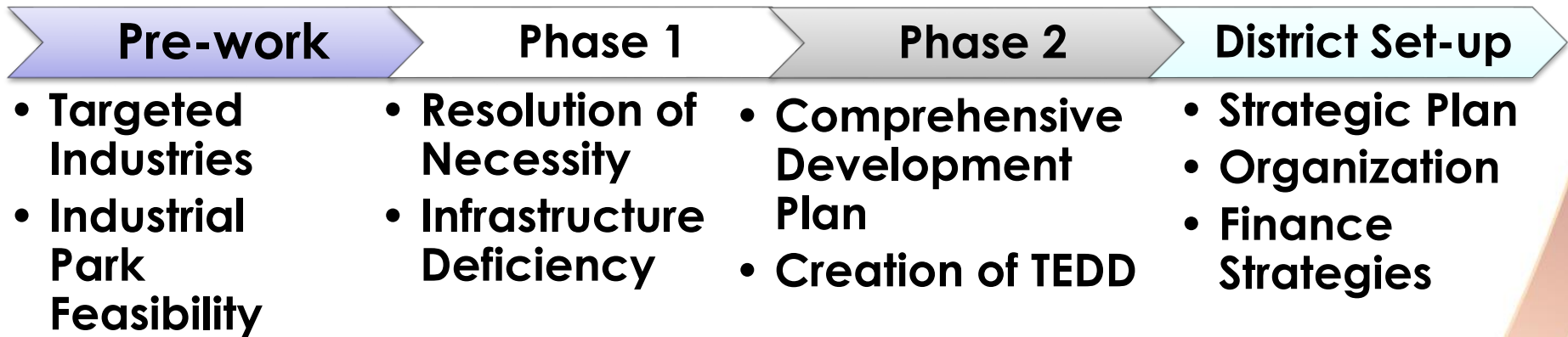
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# What is a TEDD?

Local District to support value-adding economic development activities and secondary value adding industries.

A Targeted Economic Development District allows communities to use Tax Increment Financing to support development of infrastructure.

# Lockwood TEDD Process



# Tasks Included

## Boundary

- Property Owners
- Boundary Continuity

## Zoning

- Petition
- Public Hearings

## Market Analysis

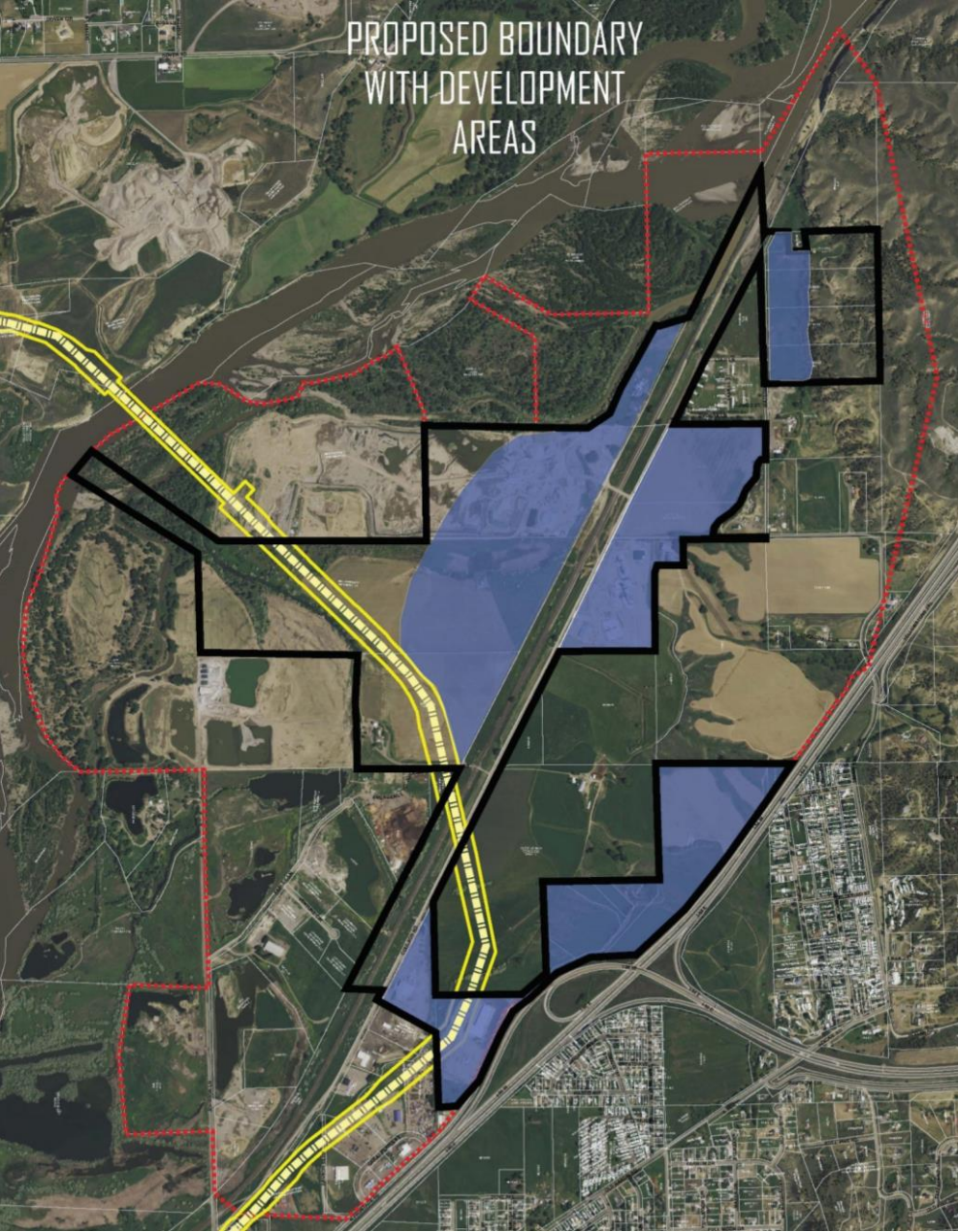
- Future Demand
- Estimated Tax Revenue

## Trail Connection

- Connect Lockwood to Dover Park
- Alignment Option

## Infrastructure Analysis

- Service Extensions
- Cost Estimates



# CURRENT TEDD BOUNDARY

Total Area: 570 acres

Gross Development Area: 293 acres

Net Development Area: 219 acres

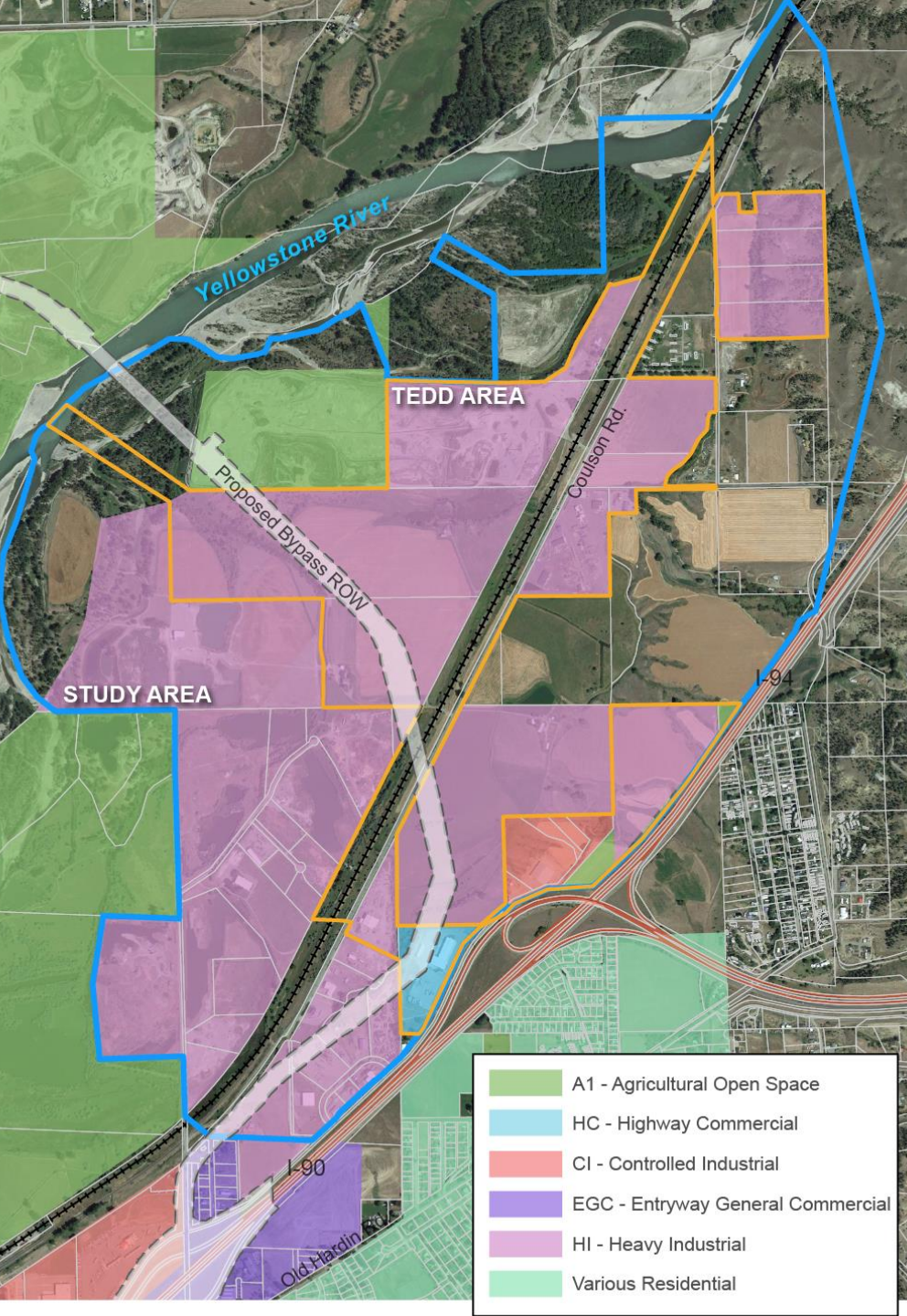
# Lockwood Targeted Economic Development District

- *TEDD officially created in December 2016*
- *MDT's Billings Bypass moving forward*
- *The Lockwood TEDD Infrastructure Master Plan completed in December of 2017*
- *Yellowstone County Commissioners appoint the Lockwood TEDD Advisory Board February 2018*
- *Area land owners come forward with requests for inclusion in zoning and TEDD boundaries*

# ZONING

## Planning Board:

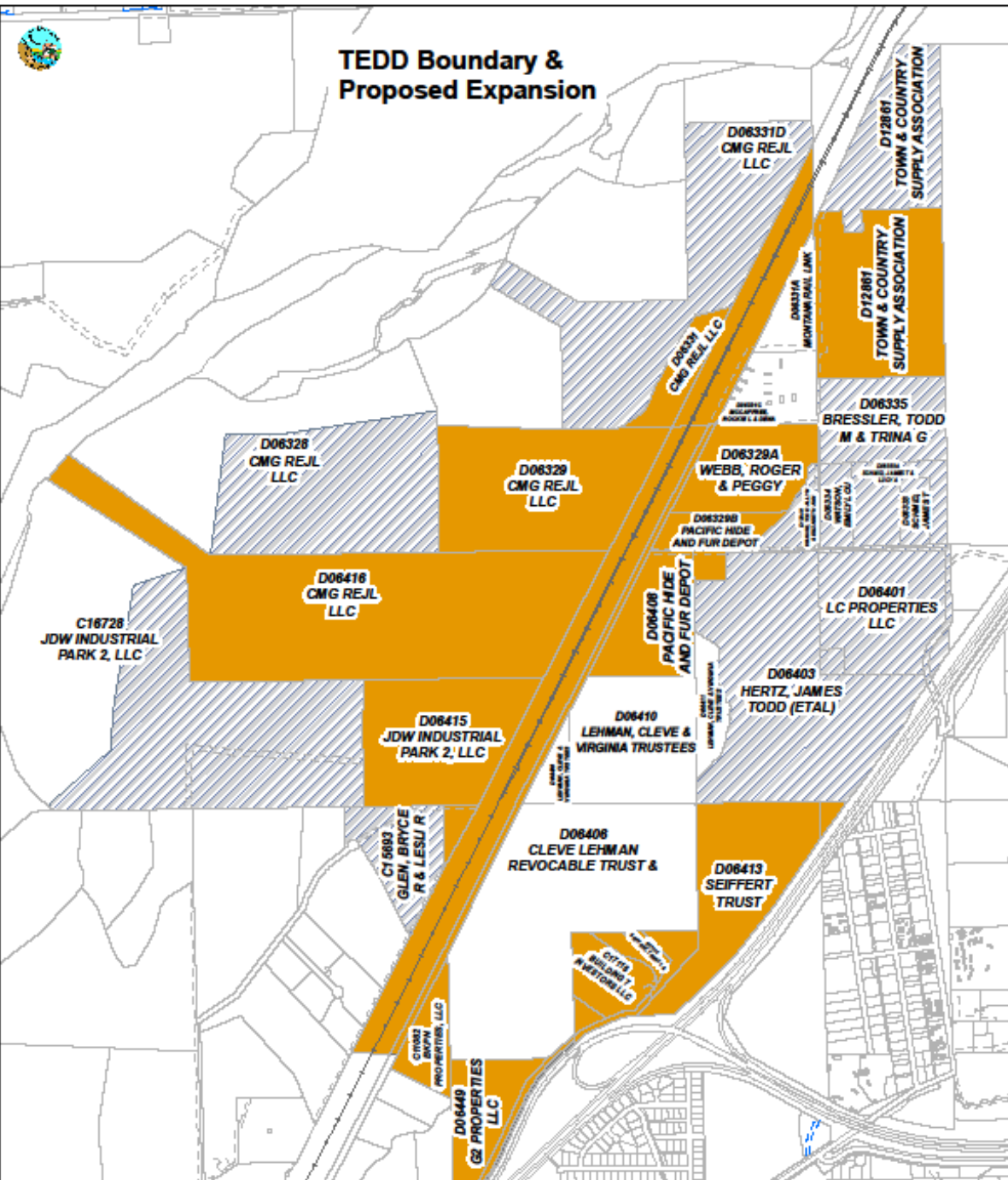
- Review the request
- Conduct a public hearing
- Provides a recommendation to the County Commission on the request to amend the Zoning Jurisdictional Boundary and Zoning of each parcel.



# Property Owner Requests

- *Received requests from Ten property owners for Zoning and inclusion in the Lockwood TEDD*
  - Town and Country Supply Association
  - Hertz (Etal)
  - Bressler/Green
  - Krause
  - Schmid
  - Watson
  - LC Properties LLC

- Received three requests from zoned property owners for inclusion in the Lockwood TEDD
  - Glen-Rocky Mountain Compost
  - CMG
  - JDW



# Requested Zoning Jurisdictional Boundary Expansion

# Next Steps

*July 24<sup>th</sup> Planning Board holds a public hearing and provides a recommendation*

*If:*

*The Zoning Jurisdictional Boundary is amended by the County Commissioners*

*Public Hearing will be August 21st, 9:30 am at the BOCC*

*Comment Period – 30 days*

*Zoning Jurisdictional Boundary Amendment completed on September 25<sup>th</sup>.*

*Then:*

*Amend the Lockwood TEDD Comprehensive Development Plan and Amend the Lockwood TEDD Boundary*

# *Questions?*

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