COUNTY OF YELLOWSTONE ZONING COMMISSION

AGENDA-Monday, July 8, 2019 4:00 PM
Miller Building, 1st Floor Conference Room
2825 3rd Avenue North, Billings, Montana

NOTICE TO THE PUBLIC

Public Comment:
There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

Call the meeting to order.

Introduction of the Yellowstone County Zoning Commission Members and Planning Department Staff.

Public Comment

Approval of Minutes: Delayed.

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff
a.The Exparté Communication Binder is available at the Sign-In and Agenda Station.

Regular Business:

A. Opening of public hearings.

B. Reading of rules for the procedure by which the public hearings will be conducted.

C. Reading of notices of the public hearings on the following items:

Public Hearings:

a. County Zone Change 695 - 4601 Central Ave - A zone change request from Agricultural Open Space (A-1) to Residential-5000 (R-50), Public (P) and Neighborhood Commercial (NC), on S2SWSW- S3, T1S, R25E (less C/S 2221),N2SWSW-S3, T1S, R25E, S2NWNW-S3, T1S, R25E (less C/S3035) & N2NWSW-S3, T1S, R25E, an 73.801 acre parcel of land. A pre-application neighborhood meeting was held on 5/17/19, at Ben Steele Middle School Commons. Presented by Nicole Cromwell, Zoning Coordinator.

Other Business/Announcements

Adjournment

The Board of County Commissioners public hearing for Zone Change 695, will be held on Tuesday, July 23, 2019, at 9:30 a.m. at 316 N 26th Street - 3rd Floor, Commissioner's Hearing Room. The Board of County Commissioners will hear all persons
wishing to speak relative to the proposed zone change.

Information on the preceding item may be obtained at the Yellowstone County Planning Department, 2825 3rd Avenue
North, 4th Floor or phone 657-8246. Anyone wishing to be heard on this matter may appear at this hearing. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by
individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the
hearing. Please notify Tammy Deines, Planning Clerk, at 247-8610 or e-mail at deinest@ci.billings.mt.us

County Zoning Commission

Meeting Date: 07/08/2019

SUBJECT: Zone Change 695 - 4601 Central Avenue - The Meadows Subdivision

THROUGH: Monica Plecker **PRESENTED BY:** Nicole Cromwell

Information

REQUEST

County Zone Change 695 - 4601 Central Ave - A zone change request from Agricultural Open Space (A-1) to Residential-5000 (R-50), Public (P) and Neighborhood Commercial (NC), on S2SWSW- S3, T1S, R25E (less C/S 2221),N2SWSW-S3, T1S, R25E, S2NWNW-S3, T1S, R25E (less C/S3035) & N2NWSW-S3, T1S, R25E, an 73.801 acre parcel of land. A pre-application neighborhood meeting was held on 5/17/19, at Ben Steele Middle School Commons. Presented by Nicole Cromwell, Zoning Coordinator.

RECOMMENDATION

Planning staff is recommending denial based on the findings of the 11 review criteria for Zone Change 695.

APPLICATION DATA

OWNER: Regal Land Development (Dan Wells)
AGENT: Scott Worthington, P.E. In Site Engineering
LEGAL DESCRIPTION: S2SWSW & N2SWSW & S2NWNW & N2NWSW of Section 3, T1S, R25E (less C/S 2221 & C/S 3035)
ADDRESS: 4601 Central Avenue
CURRENT ZONING: A-1
EXISTING LAND USE: Agriculture
PROPOSED USE: New residential subdivision
SIZE OF PARCEL: 73.8 acres

CONCURRENT APPLICATIONS

A preliminary County subdivision plat will be submitted on July 1, 2019.

APPLICABLE ZONING HISTORY

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
4601 Central	None – Original Zoning	November 1973			
SURROUNDING PROPERTY	**Zone Change**	**DATE**	**FOR**	**APPROVED (Y/N)**	**ADDITIONAL DATA**
Wells Garden Estates	County ZC 250	Aug 28, 1979	A-1 to R-150	Yes	New Subdivision
Shiloh Estates	County ZC 13	June 28, 1974	A-1 to R-150	Yes	New Subdivision

Maier, 48th St, Fischer, Sticka, Jericho, Aldinger, Cassity, Skalkaho, Verde Meadows, Van Arsdale, C/S 1701, 1944, 2068, 2533, 2887	County ZC 264	Dec 31, 1979	A-1 to R-150	Yes	New Subdivisions
Cloverleaf Meadows	County ZC 404	Sept 11, 1989	A-1 to A-S	Yes	New Subdivisions
Oakridge	County ZC 517	June 29, 1999	A-1 to R-150	Yes	New Subdivision
Black Rock Estates	County ZC 646	Dec 3, 2013	A-1 to R-150	Yes	New Subdivision
Bell Estates	County ZC 441 County ZC 501	July 27, 1993 Sept 1, 1998	A-1 to A-S	Yes	New Subdivision
Granite Park	County ZC 585	Oct 25, 2005	A-1 toR-150	Yes	New Subdivision
Diamond Falls	County ZC 657	April 28, 2015	A-1 to R-150	Yes	New Subdivision
C & J West & New Day Ranch Home	County ZC 432	Sept 29, 1992	A-1 to A-S	Yes	New Subdivisions
Former Cetrone Studio	County ZC 350 County ZC 405	Feb 6, 1984 Sept 11, 1989	A-1 to RMF RMF to NC	Yes Yes	Photo Studio
Cenex Zip Trip (16 Shiloh Rd)	County ZC 324 County ZC 347	June 29, 1982 Dec 13, 1983	R-150 to NC R-150 to NC	No Yes	New gas station

SURROUNDING LAND USE & ZONING

NORTH:	Zoning: R-150 Land Use: Low density single family neighborhood (Cassity & Skalkaho Estates)
SOUTH:	Zoning: A-1 Land Use: Agriculture
EAST:	Zoning: A-1 Land Use: Agriculture
WEST:	Zoning: R-150 Land Use: Low density single family neighborhood (Wells Garden Estates)

BACKGROUND

This is a zone change request from A-1 to R-50, Public and NC zoning for 73.8 acres of agricultural land on the northeast corner of Central Avenue and 48th St West. The property is in 4 separate parcels of un-platted land in Section 3 of T1S, R25E. The property has retained its original zoning of A-1, in place since November of 1973 when the County established its 4.5-mile jurisdictional zoning area around the City of Billings. Central Avenue and 48th St West are principal arterial streets and the intersection is now 4-way stop controlled. The 4-way stop was implemented to reduce the number of accidents. The are several nearby county subdivisions with lots ranging from 20,000 square feet to 2.5 acres or larger. Some of these subdivisions have community wells for water service but none have community septic systems or drain fields. The area is not within the "red" petition area on the city's limits of annexation but is within the Long Range Urban Planning area for annexation in the future. The City's adopted Capital Improvement Plan (CIP) shows a trunk main project planned for the 48th St West corridor starting in FY21 (June 30, 2020) and under construction the following year. The applicant does not intend to request annexation, request an annexation map amendment, or request extension of city utilities to the property.

The intersection of Central Avenue and 48th St West handles about 4,000 vehicles per day but has a higher than average crash rate according to the West End Multi-Modal traffic study completed in 2016, with 9 crashes recorded between January 2010 and December 2014. The proposed zoning and subsequent subdivision may require intersection upgrades sooner than planned for this intersection. In addition, Central Avenue and 48th St West are not developed to an arterial street standard.

The West Billings Plan (2001) supports development of both county and city subdivisions but recommends that County subdivisions within areas that could be annexed (the Urban Expansion Area) should have a development plan that allows for efficient and effective conversion to city utilities and services. The West Billings Plan also shows a neighborhood services center at the intersection of Central and 48th St. West.

Planning staff has reviewed the development plan, the zoning requested and the adopted County growth policy and guidance. Based on staff's findings of the 11 review criteria, a recommendation of denial is forwarded to the Zoning Commission. The proposed zoning of R-50 is not a zone district that is appropriate for a residential subdivision without municipal services for water, wastewater, police, fire and similar urban level services. The proposed R-50 zone is not compatible with the surrounding county neighborhood zoning or developments. As proposed, the R-50 could be 4 times the density of the surrounding subdivisions. The applicant has proposed to engineer a "public" water and waste water system for this higher density subdivision outside the city limits. The Department of Environmental Quality and state law deems a water supply that serves 15 or more people year round or 25 people or more for 60 consecutive days in a calendar year a "public" water supply. These small water systems are typically managed and financed privately by a Homeowner's Association or private operator. While these smaller systems must meet the same drinking water quality standards as a municipal or water district supplier, they are not municipal or true public systems, are not designed to the same standards as municipal systems, and are more prone to quality and quantity issues.

SUMMARY

PROPOSED ZONING COMMISSION DETERMINATIONS AND FINDINGS:
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 is not in accord with the following goals of the Yellowstone County 2008 Growth Policy and area plans:

- Goal: Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in the growth policy. (Land Use Element, page 6). *This zone change would allow for an overall zoning plan that is not consistent with the surrounding County subdivisions and neighborhoods. The primary zoning, Residential 5,000 (R-50), is a zone exclusively used where municipal level water and sewer services, and emergency services are available. The zone district description is as follows: "*A primarily single-family district that provides for higher density development on lots served by public water and sewer services, with provisions for duplexes." *The R-50 zone allows smaller lots (5,000 square feet for single family and 8,000 square feet for duplexes) and higher lot coverage (40%). The surrounding subdivisions are zoned R-150, requiring a minimum lot area of 15,000 square feet per dwelling and allowing only 30% lot coverage. The development density is potentially four times greater than the surrounding County subdivisions. The proposed development is an urban density without any urban level services. It is inconsistent with the County development character in this area. The existing A-1 zoning districts to the east and south tends to preserve agricultural land uses and allow low-density residential land uses. The areas to the south and east of this property are still in agricultural zones and use. County low-density subdivisions exist to the north and west. Urban residential subdivisions with municipal utilities are ½-mile to the east and about 1 mile to the north and west. The established pattern in this area is for new urban growth in areas designated for annexation. This land is within the Long Range Urban Planning Area on the limits of annexation map. The owner has not applied to amend the map to include this property within the "red" petition area for annexation within the next 5 years, but the owner has proposed an urban level zoning designation for the property. The owner's proposal is based on the ability to engineer an on-site water and wastewater disposal system using several groundwater wells, and communal septic drain fields in the proposed Public zones (24.5 acres of park). In 2001, and then again in 2006, the City and County engaged in area planning efforts for Billings West End. Both plans, the West Billings Neighborhood Plan and the Northwest Shiloh Area Plan, emphasize the need to differentiate between County low-density subdivisions, and to plan for subdivisions that may eventually be annexed to the city. The Plan recommended the subdivision regulations be amended to require a draft re-subdivision plan showing how larger lots would be divided in the future, how municipal utilities would be efficiently installed and connected, and already have the transportation infrastructure – full width pavement, curbs, gutters, sidewalks and boulevards – in place. This property plan is proposing County level subdivision design for a low-density residential subdivision with a high-density development pattern.*
- Goal: New developments that are sensitive to and compatible with the character of adjacent development.

(Land Use Element Goal, page 6). *This property is surrounded by adjoining agricultural land to the south and east. The proposed 5-acre parcel at the intersection of Central Avenue and 48th St West is not included in this proposed zone change. The subdivision of this lot from the large parcel will create a non-conforming lot for area (less than 10 acres). The subdivision approval will require a zone change for this parcel from A-1 to A-S prior to filing the final plat. The applicant is proposing a parcel of about one acre near the development entrance off Central Avenue that will be zoned Neighborhood Commercial (NC). The initial use for this property would be for a sales and showroom for the subdivision development. Future uses could include services for the residents. The proposed zoning will create conflict with the continuing agriculture uses of the adjacent property and is not sensitive to the surrounding low-density County neighborhoods.*

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 service charges are based on the square footage of buildings on the property plus a base fee. The BUFSA fee for Tax Year 2018 on the 73.8 acres is $424.41. Once a development is approved by the County and construction begins, BUFSA will apply fees based on each structure and lot. Residential lots in Wells Garden Estates to the west pay between $150 and $250 per year for BUFSA. There is no intent to annex and develop the property within the city. The nearest fire station is located on 54th St West, Fire Station #7, about two road-miles north and west of the subject property. A dry hydrant and cistern is proposed along Central Avenue to allow fire engines to have water for fighting structure fires. A higher density subdivision without a pressurized public fire hydrant system is not as secure from structure losses as nearby city subdivisions. Water tender trucks would need to ferry water to the dry hydrant cistern from nearby city fire hydrants (1/2-mile east).

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

Transportation: Any new development will increase traffic on the adjacent county and city roads. It is unknown the level of increase but up to 229 new dwelling units could be developed in the proposed subdivision. The West End Multi-Modal Transportation Study completed in 2016 indicated there is one intersection and one corridor near the subject property in need of improvements in the next 5 to 10 years. The intersection – 48th St West and Grand Avenue - will need a traffic signal or round-a-bout and Grand Avenue from Shiloh Rd to 52nd Street West is the corridor in need of immediate improvement. Long-term improvements are required on Central Avenue from Shiloh Road to 48 th St West and will include a signal at the intersection and a 3-lane road section to bring Central Avenue to a reasonable arterial street section. Street improvements at this level require not only the participation of adjacent landowners and developers, but city financing from the arterial street construction fund and bonding. The County has not funding mechanism in place to make street improvements required from development impacts. The further challenge along Central Avenue – and most West End Transportation corridors - is the checkerboard nature of governing responsibility between the city and county.

Water and Sewerage: The subject property is served by irrigation water. The farmstead at the intersection is served by an on-site well and septic system. The subdivision is proposing 166 lots with four of these lots for water, wastewater or non-residential uses. The remaining 162 lots would be served by a private water and wastewater system consisting of two groundwater drinking water wells and multiple communal septic drain fields. (See attached preliminary plat). RiverStone Health and the Montana DEQ have the authority to determine what new water or wastewater facilities may be required for this level of development in the county. This will include testing of existing groundwater quality to determine the level of water treatment for drinking water and for disposal of septic wastewater.

Schools and Parks: The proposed zoning may have an impact on area schools when the urban-level residential neighborhood develops. Capacity of elementary schools and middle schools is a concern as current class sizes are increasing. As currently shown on the preliminary plat, there are 63 lots that can have 2-unit dwellings, 2 lots that could have three, 2-unit buildings, and 97 lots for single-family dwellings for a potential of 229 new dwelling units at full build out.

Fire and Police: BUFSA and the Yellowstone County Sheriff's Department service the subject property. The proposed County subdivision will continue to be served by the Sheriff and by BUFSA although the fire service

funding levels may not match the level of structure protection funding that may be needed in a dense development.

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

The new zoning will allow development of property that is adjacent to existing agricultural uses. New development tends to increase property value for adjacent property. The urban level of density with county level development standards and services may not promote the health and general welfare of the new residents.

5. *Will the new zoning provide adequate light and air?*

The proposed zoning would require minimum setbacks, maximum building heights 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 city or county roads. Development of the property for an urban style neighborhood should include a well-designed internal road network, sidewalks and trails as well as connections to adjacent neighborhoods and street networks. The proposed subdivision appears to have only one connecting street along the ½-mile of 48th St West, only one connecting street along the ¼-mile of Central Avenue, and two potential connections to the east. This appears to be less than adequate for 73+-acre development. Surrounding County subdivisions and neighborhoods have greater connectivity and access for lower density subdivisions. Any new development will "trigger" a traffic analysis before any new construction and will be based on the actual uses. For example, single family and 2-family dwellings typically generate between 10 and 13 vehicle trips per day per dwelling unit. This includes not just the resident's travel, but deliveries and service provider trips for these dwellings. The "trigger" for any new development is 500 or more new trips per day. A minimum 50-home subdivision requires a traffic study to assess impact on the surrounding street network and helps determine the best location or locations for access to the neighborhood.

7. *Will the new zoning be compatible with urban growth in the vicinity?*

The proposed zoning is compatible with the urban zoning and developments in the vicinity.

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 has a mixture of rural and agricultural land uses including low-density residential neighborhoods. The property is not suitable for the particular uses allowed within the proposed R-50 zoning district.

9. *Will the new zoning conserve the value of buildings?*

There are no existing buildings on the property. Adjacent homes at 393 48th St West (one acre) and 4620 Central (one acre) will be directly adjacent to the new development. The marketability of these rural residences may be diminished.

10. *Will the new zoning encourage the most appropriate use of land in Yellowstone County?*

The property may be suitable for the uses allowed in the proposed NC zone. The property is not suitable for higher density residential development allowed in the R-50 zone. This level of residential development is not appropriate for county level services.

11. *Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?*

The property is not directly adjacent to any City zoning districts. To the north and west are a variety of urban zoning districts including RMF-R, R-70, R-96, Community Commercial (CC) and NC. These zoning districts are compatible but they are not adjacent.

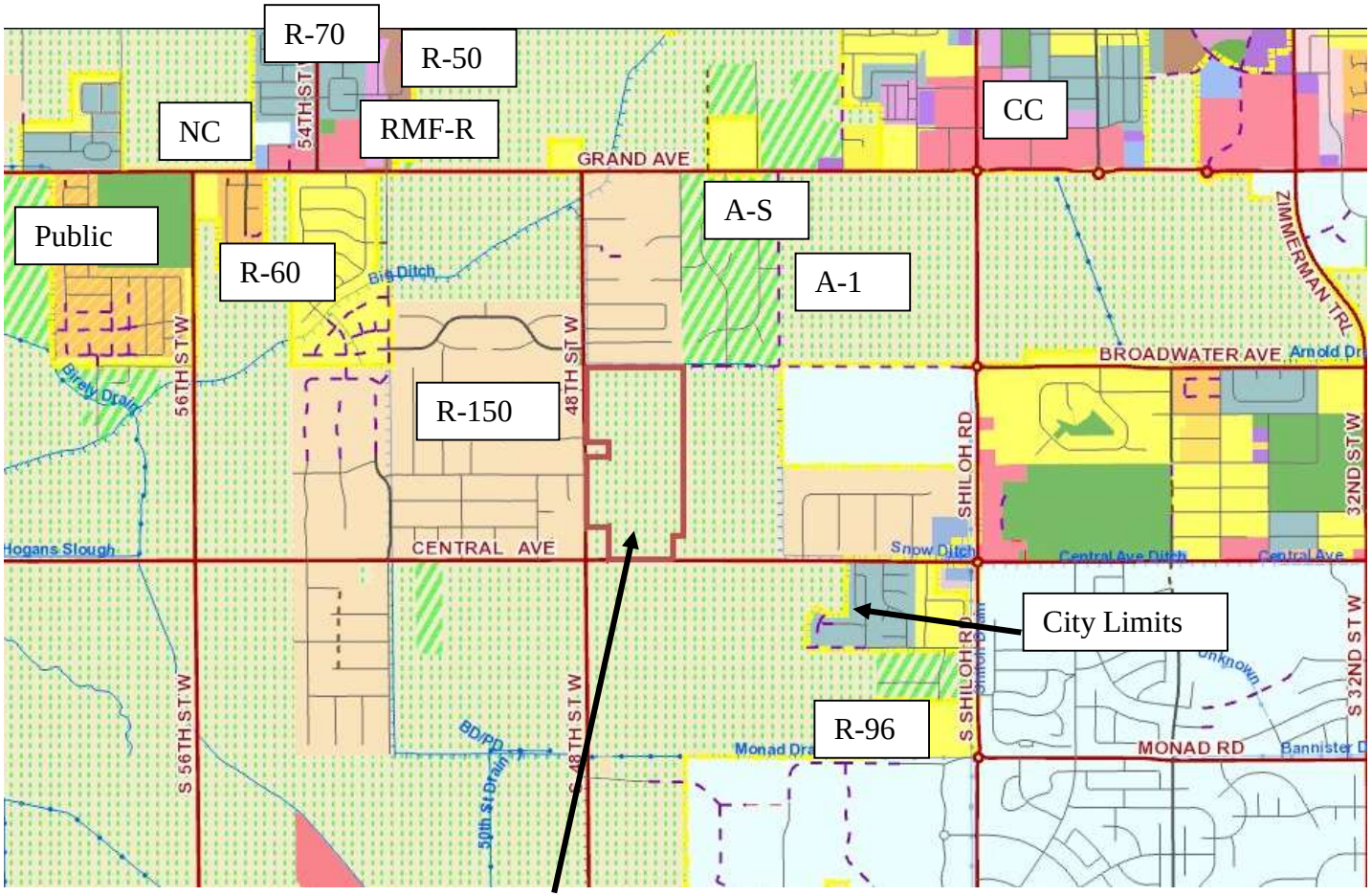
RECOMMENDATION

Staff recommends denial based on the findings of the 11 review criteria for Zone Change 695.

Attachments

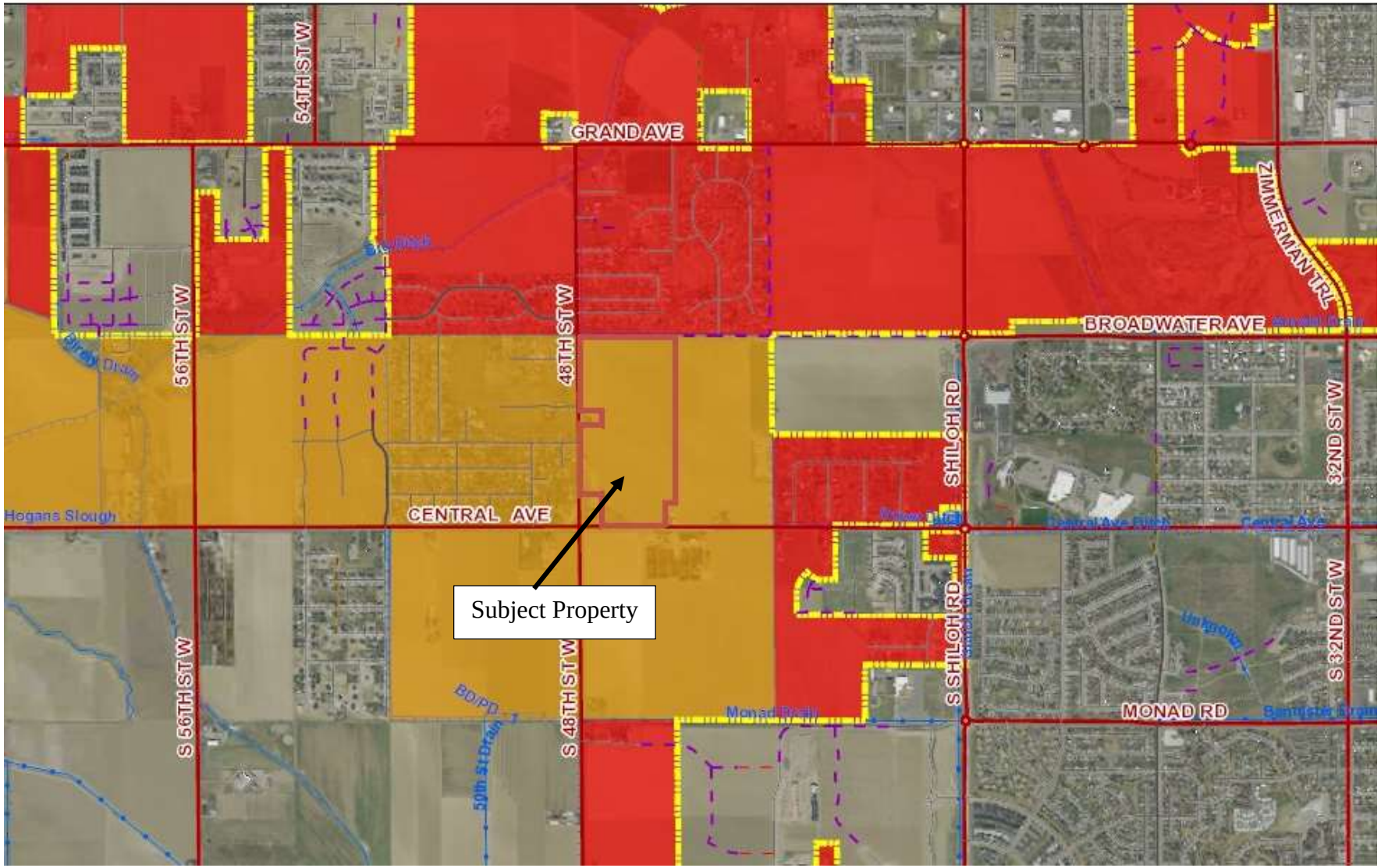
Zoning Map and Site Photos
Application
Preliminary Plat
West End Multi Modal Study Executive Summary

Zoning Map and Site Photos – Zone Change 695

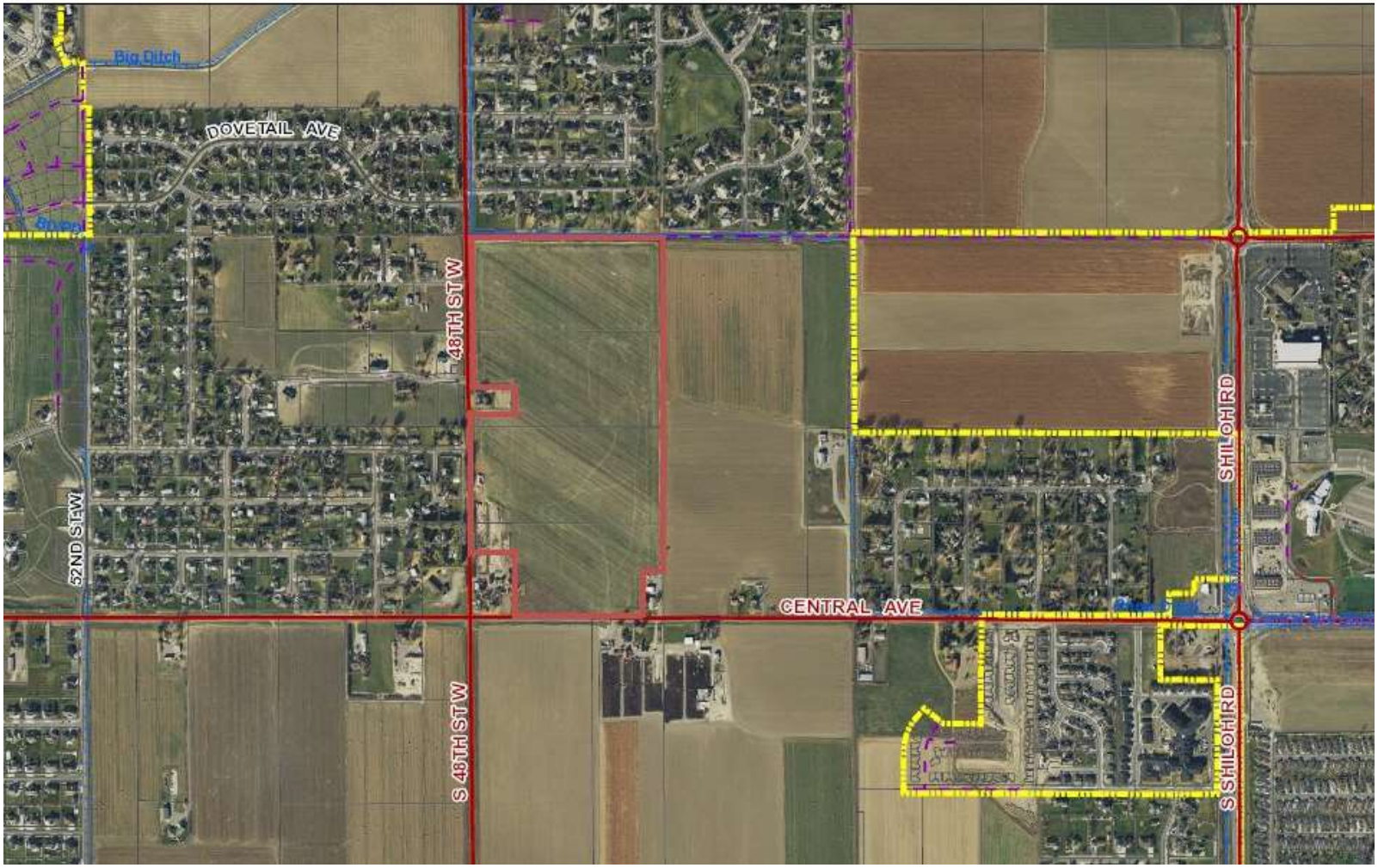


Subject Property
Existing Zoning = A-1
Proposed Zoning = NC (.8 acres), R-50 (48.3 acres) & Public (24.5 acres)

County ZC 695



County ZC 695



Subject property from Central Avenue

View south and west from subject property across Central Avenue

View east along Central Avenue

View west along Central Avenue

View south and east across subject property from 48th St West

View south and east across subject property (NW corner) from 48th St West

View south along 48th St W from NW corner of subject property

View north along 48th St W from SW corner of subject property

APPLICATION FORM

COUNTY ZONE CHANGE **County Zone Change #** 695 **- Project #** PZ-19-120087

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: Residential 5000, Public, Neighborhood Commercial

Tax ID # D00351, D00352, D00353, D00354 COUNTY COMMISSIONER DISTRICT # 3

Legal Description of Property: N2NWSW, & S2NWSW (Less COS 3053), & N2SWSW, & S2SWSW (Less COS 2221) S03, T01S, R25E, P.M.M., Yellowstone Co. MT (see exact description on zone change map)

Address or General Location (If unknown, contact County Public Works): 4601 Central Ave

Size of Parcel (Area & Dimensions): 73.801 Acres (see zone change map & description)

Present Land-Use: Agricultural

Proposed Land-Use: Residential (48.359 Ac), Parkland (24.575 Ac), Commercial (0.867 Ac)

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): Regal Land Development, Inc. c/o Dan Wells, President
(Recorded Owner)
5847 Whispering Woods Dr., Billings, MT 59106
(Address)
672-3390 Dan@wellsbuilthomes.com
(Phone Number) (email)

Agent(s): In Site Engineering, P.C. c/o Scott Worthington, PE, President
(Name)
4118 Woodcreek Dr., Billings, MT 59106
(Address)
591-4355 siteproscott@gmail.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: Dan L Wells Date: 3-June-19
(Recorded Owner)

RECEIVED
JUN 03 2019
PLANNING & COMMUNITY SERVICES DEPARTMENT

PZ-19-00087

County Zone Change Application
73.801 Acres at 48th Street West and Central Ave
Located in the W ½ of the SW ¼ of
Section 3, T.1S., R.25E, P.M.M.,
Yellowstone County, Montana

Prepared for:

Regal Land Development, Inc.
5847 Whisperingwoods Dr
Billings, MT 59106

Prepared by:

Scott Worthington, P.E.
In Site Engineering, Inc.
4118 Woodcreek Dr
Billings, MT 59106

May 31, 2019

Explanation of Consistency of Zone Change with Yellowstone County's Growth Policy

The proposed zoning of this application is consistent with the primary goals and objectives of the Yellowstone County Growth Policy because it is consistent with adjacent land uses; it promotes economic development and affordable housing; it is associated with a development plan that creates an attractive, livable community with open space and parkland amenities; and it provides for an efficient use of natural resources, promoting orderly growth that protects public health and safety.

One of the goals of the land use element of the Growth Policy is to create new developments that are sensitive to and compatible with the character of adjacent and area neighborhoods. The compatibility of the proposed development with the neighboring residential properties, which is described in detail the "Explanation of Need for the Intended Zone Change" Section below, preserves neighborhood integrity. Even though this project is located outside of the West End Task Force area, the owner presented his proposed development and zone change plans to the West End Task force on April 16, 2019, discussing the project extensively with task force leaders, members, and neighbors. This provided a forum in which neighbors' voices could be heard and concerns could be discussed. A neighborhood meeting was also held May 17, 2019. In that meeting, the owner presented the zone change request and development plans with those neighbors who chose to attend out of the surrounding property owners within 600 feet of the subject property boundary that were notified.

Another goal of the land use element is to have contiguous development focused in and around existing population centers separated by open space. The proposed development is contiguous to existing residential populations on the north and on the west, and proposes 24 acres of public parkland, which is one third of the subject land, that creates an attractive development and provides landscaped open space not only for the benefit of the new residents, but for neighboring and area property owners, as well.

In terms of the economic development element of the Growth Policy, this proposed neighborhood will provide high quality, affordable housing to meet the needs of a diverse demographic of people in an attractive and accessible community. The construction of the infrastructure and houses will bolster the local economy by providing engineering, architectural, landscaping, and construction jobs. The neighborhood will attract individuals and families who are a part of the local work force and provide socio-economic stability to the community. The new homes will also increase the County's tax base. The 0.867 acre lot for which Neighborhood Commercial zoning is requested will provide a construction office with space for home design and construction processes, and potentially provide commercial space for business owners who live in the neighborhood.

The 24.575 acres of improved parkland, for which Public zoning is requested, is consistent with the aesthetic, open space and recreation, and community health elements of the growth policy. It will create an aesthetically pleasing environment and preserve land for the benefit and enjoyment of the neighborhood and area. Within these parkland areas, attractive amenities are proposed, including a tot lot playground area, maintained grass, and 1.4 miles of trails. This will improve the quality of life in the neighborhood, not only in terms of aesthetics, but also by providing safe opportunities for pedestrians and bicyclists and encouraging recreation and physical fitness, all in an enjoyable outdoor environment.

The proposed new streets will be constructed to County standards and will provide infrastructure for safe and efficient access and circulation of cars and school buses as well as emergency vehicles. Sidewalks, constructed on both sides of the streets, together with the internal trail system, will promote walkability and non-motorized transportation. They will provide a means of separating motorized and non-motorized traffic. Stub streets will be provided to adjacent undeveloped property to encourage inter-neighborhood connectivity. The adjacency to principal arterial streets along the west and south boundaries integrates the internal transportation system to the greater area, creating convenient connections and making efficient use of existing infrastructure. A traffic study is underway and will be completed as part of the preliminary plat process.

The proposed development is consistent with the natural resources, public facilities and services, and community health elements of the Growth Policy by virtue of the public water and sewer systems that are proposed. This land overlies a conductive aquifer that will provide clean drinking water for residents by means of a public community water system and individual landscape irrigation wells in the parks. A pumping test done on a DEQ approved public water source well on the site demonstrated an adequate water supply in terms of quality and quantity. A water rights permit has been applied for through the DNRC. The wastewater for the development will be collected, treated, and released through pressure dosed subsurface wastewater treatment drain fields within parkland areas. Because these are subsurface systems, they will not detrimentally affect the usability of the parkland areas. The nature of the native soil provides an effective and sanitary means of wastewater disposal, and the impact on the groundwater has been determined to be non-significant. Preliminary meetings have been held with the DEQ, and the public water and wastewater systems have been designed to state and local health standards. Approval of these systems by DEQ will be applied for during the preliminary subdivision process.

The proposed development, in conformance with the zoning requested by this application, is an efficient use of the land and resources that is consistent with the adjacent neighborhoods, the Yellowstone County Zoning Regulations, and the Growth Policy.

Explanation of Need for the Intended Zone Change

Residential 5000 zoning is requested for those areas of the development project where single family residences and twin homes are proposed to be built. This residential land use is consistent with the residential land uses of the adjacent properties to the north, across the Snow Ditch, and to the west, across 48th Street West, and is not detrimental to the adjacent agricultural land uses. While the minimum allowable lot size in the R-5000 zone is 5000 square feet, for the proposed development on this land, a variety of lot sizes is provided, with a minimum lot size of 5850 square feet, a maximum lot size of 26320 square feet, and an average lot size of 8,625 square feet.

These smaller lot sizes are balanced by the 24 acres of public parkland, which is one third of the gross area of the proposed development, for which Public zoning is requested. This balance is illustrated by a comparison of the densities of a typical residential development in the R-15000 zone to the proposed development associated with this zone change. A typical residential development in the R-15000 zone, which is the existing zoning of the adjacent residential land to the north and west of the subject land, consists of 11% parkland, 20% roads, and 69% net area of lots. This yields an average density of 2 dwelling units per gross acre. The proposed development plan associated with this zone change consists of 33% parkland, 24% roads, and 43% net lot area. It consists of 95 residential lots with area less than 8000 square feet and 58 lots with area greater than 8000 square feet. If all 58 lots with area greater than 8000 square feet were developed as twin home lots, the maximum number of proposed dwelling units on the subject land would be 211. This is a density of 2.86 dwelling units per gross acre, which is consistent with the typical density of the adjacent residential developments in the R-15000 zone.

This zone change application is also requesting 0.897 acre in the southwest corner of the subject land to be zoned Neighborhood Commercial. The purpose of this is to provide a commercial office space that will serve the neighborhood by providing a place where home owners can make selections for their new homes. This fits with the growth policy because of its very small relative size, because of its frontage on a principal arterial street (Central Avenue), and because of its proximity to another principal arterial street (48th Street West).

The proposed development described above could not be done in the current Agricultural Open Zone.

The area in the southwest corner of the subject land, which consists of 5 acres at the northeast corner of Central Avenue and 48th Street West, is to remain in its existing Agricultural Open Zoning.

A. Legal Description

A zone change is requested by this application for land located in the W ½ of the SW ¼ of Section 3, Township 1 South, Range 25 East, P.M.M., Yellowstone County, Montana, which is more particularly described as follows:

Beginning at a Point that is N 00°25'34" W 526.96 feet along the Section Line from the Southwest Corner of Section 3, Township 1 South, Range 25 East, Principal Meridian of Montana, running thence N 00°25'34" W 914.01', thence N 89°34'26" E 298.54 feet, thence N 00°25'34" W 146.43 feet, thence S 89°34'26" W 298.54 feet, thence N 00°25'34" W 1052.30 feet, thence S 89°37'27" E 1336.67 feet, thence S 00°18'00" E 2310.50 feet, thence N 89°35'10" W 132.01 feet, thence S 00°18'00" E 330.00 feet, thence N 89°35'10" W 790.34, thence N 00°24'50" E 533.00 feet, thence S 89°34'26" W 416.00 feet to the Point of Beginning. Located in the West ½ of the Southwest ¼ of Section 3, Township 1 South, Range 25 East, Principal Meridian of Montana, Yellowstone County.
Containing 73.801 acres.

The proposed zoning of the land described above is as shown on the map exhibit in Section B. below, and is broken down into the following categories:

Zone	Area
Residential 5000	48.359 Acres
Public	24.575 Acres
Neighborhood Commercial	0.867 Acres
Total Area:	73.801 Acres

B. Zone Change Map Exhibit

A map of the proposed zone change areas is attached showing the dimensions, acreage, and location of each newly proposed zoning district as well as the zoning and land uses of all adjacent tracts.

C. Present and Proposed Zoning Classifications

The present zoning of all the land for which a zone change is requested is Agricultural Open.
The proposed zoning classifications are (see also the map exhibit referenced in Section B above, attached):

Residential 5000	48.359 Acres
Public	24.575 Acres
Neighborhood Commercial	0.867 Acres
Total Area:	73.801 Acres

D. Certified List of Property Owners within 600' of the Zone Change Boundary

A list, certified by the Yellowstone County Clerk and Recorder, of names, addresses, and legal descriptions of the owners of property within a radius of 600 feet of the exterior boundary of the proposed zone change, is attached.

E. Gummed Mailling Labels

Gummed mailing labels with names and mailing addresses of all of the property owners indicated on the certified list referenced in Section D, above, are attached to this application.

F. Name and Address of Land Owner & Agent

The owner of the land for which the zone change is requested is:

Regal Land Development, Inc.
c/o Dan Wells, President
5847 Whisperingwoods Dr
Billings, MT 59106

The owner's Agent is:

In Site Engineering, P.C.
c/o Scott Worthington, PE, President
4118 Woodcreek Dr
Billings MT 59106

G. Payment of all applicable fees

A check covering all applicable fees is submitted herewith.

H. Signed Statement

A signed statement is attached affirming the pre-application neighborhood meeting was conducted in conformance with the requirements of Section 27-1508 (b) 3, and the zone change application is based on material presented at the meeting. A copy of the meeting notice, written materials provided to the surrounding property owners, a brief synopsis of the meeting results, a roster of the persons attending the meeting, and written minutes of the meeting are included with the signed statement.

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: see attached
3. **Subject Property Map**: please attach to this form
4. **Legal Description of Property**: N2NWSW, E S2NWSW (less COS 3053), E N2SWSW, E S2SWSW (less COS 2221) S03, T01S, R25E, P.M.M., Yellowstone Co, MT (See exact description on zone change Map)
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 17th, day of May, 2019.
   2) The zone change application is based on materials presented at the meeting.

Owner (s): [signature] Telephone: (406) 672-3390
Address: 5847 Whispering Woods 59106 Email: dane@wellsbuilthomes.com

Agent (s): Scott A. Walker Telephone: 591-4355
Address: 4118 Woodcreek Dr Email: siteproscott@gmail.com
Billings, MT 59106

In Site Engineering, P.C.

4118 Woodcreek Dr
Billings, MT 59106

ph. 406.591.4355
siteproscott@gmail.com

May 9, 2019

Dear Neighbor,

In Site Engineering, P.C. is writing to inform you, in behalf of Regal Land Development, Inc., of a zoning pre-application neighborhood meeting being held Friday, May 17, at 5:30 PM in the Ben Steele Middle School Commons, located at 5640 Grand Avenue in Billings. The purpose of the meeting is to discuss modifications to the zoning of neighboring property. You are receiving this notification because your property is located within 600 feet of the boundary of the area for which the modifications are proposed. The owner is requesting re-zoning of the property on the attached exhibit, which is legally described as follows:

Beginning at a Point that is N 00°25'34" W 526.96 feet along the Section Line from the Southwest Corner of Section 3, Township 1 South, Range 25 East, Principal Meridian of Montana, running thence N 00°25'34" W 914.01', thence N 89°34'26" E 298.54 feet, thence N 00°25'34" W 146.43 feet, thence S 89°34'26" W 298.54 feet, thence N 00°25'34" W 1052.30 feet, thence S 89°37'27" E 1336.67 feet, thence S 00°18'00" E 2310.50 feet, thence N 89°35'10" W 132.01 feet, thence S 00°18'00" E 330.00 feet, thence N 89°35'10" W 790.34, thence N 00°24'50" E 533.00 feet, thence S 89°34'26" W 416.00 feet to the Point of Beginning. Located in the West ½ of the Southwest ¼ of Section 3, Township 1 South, Range 25 East, Principal Meridian of Montana, Yellowstone County, containing 73.801 acres.

The proposed zoning of the land described above is as shown on the attached exhibit, and is broken down into the following categories:

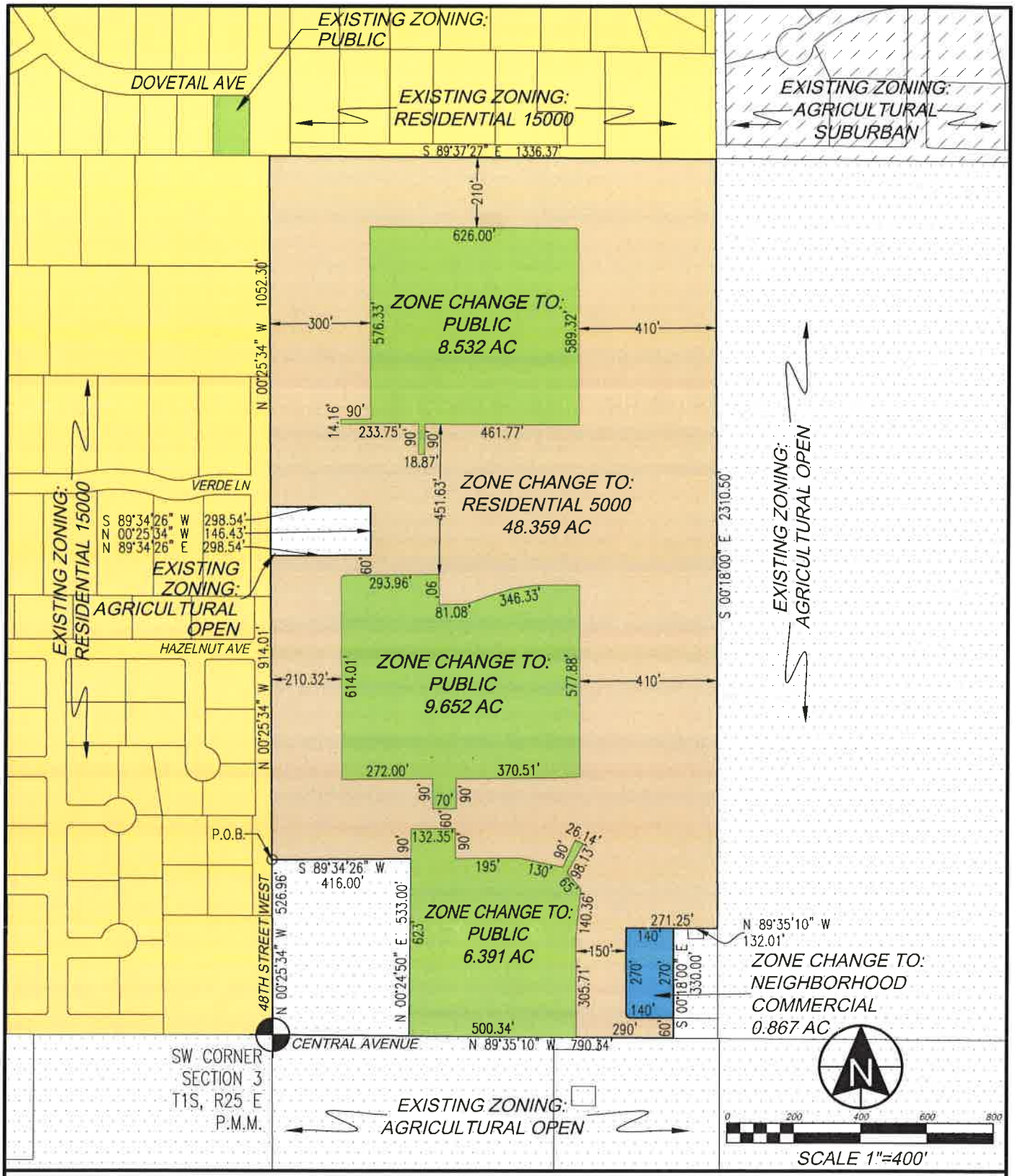
Zone	Area
Residential 5000	48.359 Acres
Public	24.575 Acres
Neighborhood Commercial	0.867 Acres
Total Area:	73.801 Acres

The owner of the subject land is Regal Land Development, Inc., c/o Dan Wells, President, who can be reached at (406) 672-3390 and whose address is P.O. Box 80445, Billings, MT 59108. The owner and engineer will be present at the neighborhood meeting, and we look forward to discussing the proposed zoning with you.

Sincerely,

Scott A. Worthington

Scott Worthington, P.E.
Principal
In Site Engineering



PROPOSED ZONE CHANGE EXHIBIT

LOCATED IN THE W 1/2 OF THE SW 1/4 OF SECTION 3, T.1S, R.25 E, P.M.M., YELLOWSTONE COUNTY, MT

DEVELOPER	CIVIL ENGINEER
Regal Land Development P.O. Box 80445 Billings, MT 59108	In Site Engineering, P.C. 4118 Woodcreek Dr Billings, MT 59106

Neighborhood Meeting for Proposed Zone Change 73.801 Acres at 48th St. West & Central Ave.

Associated with The Meadows Development

Meeting held Friday, May 17, 2019, at 5:30 PM at Ben Steele Middle School

Attendees:

Name	Address
Scott Worthington	4118 Woodcreek Dr. Billings MT 59106
RANDY MIELKE	319 RHUBARB LN. BILLINGS 59106
Rolna Cunningham	4841 Custer Ave Billings MT 59106
David Cunningham	" " " "
Les Love	4825 Custer Ave
Joanne Love	" " "
Darryl Love	393 48th ST W Billings MT 59106
Dana Love	" " " "
Wanda Smith	4720 Wyo. Ave Blgs MT 59106
Jim Smith	" " "
Jan Denny	4640 Wyoming Ave Billings MT 59106
Leona Roberts	4636 Wyoming Ave Billings, MT 59106
Joe Roberts	" " " "
Brad + Tammy Hardt	4620 Central Ave Blgs MT 59106
Tom + Judy Nickel	647 Calypso St Billings MT 59106
Ron + Sindy Kaufman	5031 Hazelnut Blgs 59106
Roger Allen	4610 S. Woodhaven 59106
Sandra Dilley for Mike Dilley	116 48th St W 59106
Barry + Kathie Rhodes	108 48th St W 59106
Mike Phillips	4618 Wyoming Avenue 59106

Zone Change Pre-Application Neighborhood Meeting Minutes
(Associated with The Meadows Proposed Development near the Northeast Corner of Central Ave and 48th Street West)
May 17, 2019
5:30 PM
Ben Steele Middle School Commons

Dan Wells, owner and President of Regal Land Development, Inc. presented the zone change application by discussing the existing zoning and the proposed new zoning of the subject parcel, as well as the existing zoning and uses of the adjacent lands. He presented the purposes and regulations associated with the requested Residential 5000, Public, and Neighborhood Commercial zones, explaining the compatibility of the proposed zoning with the present adjacent zoning. He talked about the 0.867 acre commercial lot requested as a place for a construction office for the neighborhood where home design can be done and customer selections made.

He showed the preliminary development plans for The Meadows Subdivision to provide context and explain the need for the requested zoning. He discussed his intent to develop the property with high quality and affordable single family and twin homes on lot sizes averaging just less than 9000 square feet. He discussed how the smaller lot sizes are balanced by the amount of improved parkland provided, which makes up one third of the gross development. He said that at build out, the development will have approximately 95 single family units and 116 twin home units for a maximum of 211 dwelling units on 73.801 gross acres, which breaks down into 33% parkland , 24% roads, and 43% net lot area. Dan talked about how the smaller lot sizes are efficient and use less water than larger lots. He also discussed maintenance of the infrastructure, citing advantages of providing better reliability and longer service life. He also presented the amenities he is proposing for the parks, which include: irrigated lawn, 1.4 miles of trail, a tot lot, and parking areas.

Scott Worthington, agent and President of In Site Engineering discussed the proposed public water system, public wastewater, roadways, and storm drainage. He talked about how there is a reliable supply of water in terms of both quality and quantity, as well as how the wastewater will be collected, treated, and pressure dosed into drain fields beneath 2 of the 3 parkland parcels. Efficiency of land and natural resource uses were addressed, along with environmental impacts.

All neighbors present at the meeting had an opportunity to voice their comments or concerns. A Roster of those in attendance is provided herewith. Some of the things brought up by the

neighbors were concerns they have about lot size, traffic, effects on property values and groundwater, and safety. Dan and Scott discussed mitigating factors to help resolve concerns.

The schedule of the zone change application was presented and neighbors were made aware that they would be receiving a letter in the mail notifying them of the public hearing before the County Zoning Commission.

The meeting was adjourned.

STATE OF MONTANA
COUNTY OF YELLOWSTONE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THE RECORDS IN MY OFFICE FROM **04/25/2019 TO 05/17/2019** AND THE LISTED PEOPLE ARE THE OWNERS OF RECORD FOR THE ENCLOSED LISTED PROPERTY.

SIGNED AND SEALED THIS **22ND** DAY OF MAY **2019**.

161 NAMES	**$ 80.50**
CERT	**2.00**
TOTAL	**$ 82.50**

JEFF MARTIN
CLERK & RECORDER

BY K. Dokken

RANGES:

TAX YEAR: (R) 2019 - 2019
PARCEL# : (L) A25592, A25593, A25594, A25595, A25596, A25597, A25598, A25599, A25600, A25601, A25602, A25603, A25604, A25605, A25606, A25607, A25633, A25634, A25635, A25636, A27805, A27806, A27807, A27808, A27809, A27810, A27811, A27812, A27813, A27814, A27815, A27816, A27817, A27818, A27819, A27820, A27821, C11880B, C11889, C11890, C12063, C12064, C12065, C12066, C12112, C12113, C12115, C12116, C12117, C12195, C12196, C12197, C12902, C12903, C12904, C12905, C12906, C12937, C12938, C12939, C12940, C12941, C12944, C12945, C12946, C14594, C17138, C17139, C17140, C17149, C17150, C17151, D00347B, D00347C, D00349, D00351, D00351A, D00352, D00353, D00354, D00369, D00369A, D00370, D00370B, D00371A, D00371C, D00371D, D00372A, D00466A, D00467, D00485, D00485C, D00486, D12601
TAX TYPE: (A)
LEVY DISTRICT: (A)
SUB-LEVY DIST: (A)
MISC CODE : (A)
LIST CODE: (A)

RECEIVED
Certified MAY 09 2019
MT DEPT OF REVENUE
YELLOWSTONE CO
RG

OPTIONS: SORT ORDER: N INCL RANGES/OPTIONS?: Y

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
A25636	ALBERTA, CASSIDY RICHARD & AIMEE 4841 HAZELNUT AVE BILLINGS MT 59106-2344	03-0926-04-4-16-13-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 5, Lot 4	02		RE
A27820	ALDINGER, ROGER A & ELEANOR R 4610 S WOODHAVEN WAY BILLINGS MT 59106-2492	03-0926-03-2-09-18-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 9	02		RE
C12196	ANDERSON, BRIAN K & KATHERINE D 4730 WYOMING AVE BILLINGS MT 59106-4519	03-0926-03-2-01-04-0000 CTY CASSITY SUBD CASSITY SUBD, S03, T01 S, R25 E, BLOCK 1, Lot 2	02		RE
A25634	ANDERSON, LARRY G & SHARON F 4821 HAZELNUT AVE BILLINGS MT 59106-2344	03-0926-04-4-16-15-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 5, Lot 2	02		RE

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
C12902	AQUANET, INC WELLS, DAN PO BOX 80445 BILLINGS MT 59108-0445	03-0926-04-1-02-01-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 2, Lot 1, (01)	02		RE

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
C12117	BALTRUSCH, CARL L JR BALTRUSCH, LINDA L 740 BLUEGRASS DR W	03-0926-03-2-08-18-0000 CM3 CLOVERLEAF MEADOWS SUBD 3RD FI CLOVERLEAF MEADOWS SUBD 3RD FILING, S03,	02		RE

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
	BILLINGS MT 59106-4536	T01 S, R25 E, BLOCK 5, Lot 7			
D00349	BARBER, DONNA MARIE & DIANA LYNNE KAREN ELLEN BARBER KIEHLBAUCH, MADELINE TRUSTEE FOR 4511 CENTRAL AVE BILLINGS MT 59106-2452	03-0926-03-3-04-01-0000 S03, T01 S, R25 E, C.O.S. 2007, PARCEL 1A, TR 1-A COS 2007 AMD	02		RE
A27816	BOYER, JAMES H & PATRICIA A 4642 S WOODHAVEN WAY BILLINGS MT 59106-2492	03-0926-03-2-09-10-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 5	02		RE
A27809	BROWNING, JARED W & KRISTI M 4719 S WOODHAVEN WAY BILLINGS MT 59106-2495	03-0926-03-2-10-24-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 2, Lot 12	02		RE
A25606	BUECHLER, ANTHONY J 213 SWEETHEART PL BILLINGS MT 59106-2378	03-0926-04-4-07-15-0000 WG2 WELLS GARDEN ESTATES SUBD 2ND WELLS GARDEN ESTATES SUBD 2ND, S04, T01 S, R25 E, BLOCK 1, Lot 15	02		RE
D00371C	BUNDY, BRENT CURTIS & KARIE ELIZABETH 4857 CUSTER AVE BILLINGS MT 59106-2410	03-0926-04-4-26-21-0000 S04, T01 S, R25 E, C.O.S. 2887, PARCEL 1B, AMD (09)	02		RE
A27811	BUSCH, CRAIG A & SUSAN 4737 S WOODHAVEN WAY BILLINGS MT 59106-2495	03-0926-03-2-10-28-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 2, Lot 14	02		RE
C12945	BUSH, TYLER N & TONYA BARZ 4820 CEDAR RIDGE CIR BILLINGS MT 59106-4416	03-0926-04-1-03-17-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 9, (01)	02		RE
A25605	CHAFFIN, JOHN C & DEBORAH H 207 SWEETHEART PL BILLINGS MT 59106-2378	03-0926-04-4-07-14-0000 WG2 WELLS GARDEN ESTATES SUBD 2ND WELLS GARDEN ESTATES SUBD 2ND, S04, T01 S, R25 E, BLOCK 1, Lot 14	02		RE
D00347C	CHIPANA-SCHULZ, MARTHA TRUSTEE MARTHA CHIPANA-SCHULZ TRUST 4612 WYOMING AVE BILLINGS MT 59106-2468	03-0926-03-2-06-05-0000 S03, T01 S, R25 E, C.O.S. 2533, PARCEL 1D, TR 1D COS 2533 AMND	02		RE
C17138	COMPTON, KELLY J & KIMBERLY A 4805 VERDE LN BILLINGS MT 59106-2708	03-0926-04-4-17-05-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 1	02		RE
C12939	CONVERSE, ANGELA SUE &	03-0926-04-1-03-05-0000	02		RE

Tyler Technologies Tax Web County Taxation Software

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
	RENO, SHELLY ANNETTE 4845 DOVETAIL AVE BILLINGS MT 59106-4401	ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 3, (01)			
A27805	COX, DAVID & KARA 4621 S WOODHAVEN WAY BILLINGS MT 59106-2493	03-0926-03-2-10-16-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 2, Lot 8	02		RE
D00371D	CUNNINGHAM, DAVID S & RALNA D 4841 CUSTER AVE BILLINGS MT 59106-2410	03-0926-04-4-26-26-0000 S04, T01 S, R25 E, C.O.S. 2887, PARCEL 1C, AMD (09)	02		RE
C11889	DENNY, LESLIE L & JAN R 4640 WYOMING AVE BILLINGS MT 59106-2468	03-0926-03-2-04-01-0000 SKE SKALKAHO ESTATES SKALKAHO ESTATES, S03, T01 S, R25 E, BLOCK 1, Lot 1	02		RE
C12063	DILLEY, MICHAEL E 116 48TH ST W BILLINGS MT 59106-4404	03-0926-04-4-09-01-0000 CTS COUNTRY SUBD COUNTRY SUBD, S04, T01 S, R25 E, BLOCK 1, Lot 1, (96)	02		RE
D00369A	DK BAR INC 4820 VERDE LANE BILLINGS MT 59106	03-0926-04-4-17-51-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 2	02		RE
C17139	DK BAR INC 4820 VERDE LANE BILLINGS MT 59106	03-0926-04-4-17-09-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 3	02		RE
C17149	DK BAR INC 4820 VERDE LANE BILLINGS MT 59106	03-0926-04-4-17-49-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 13	02		RE
C12940	DODGE, TIMOTHY P & JODI M 4867 DOVETAIL AVE BILLINGS MT 59106-4401	03-0926-04-1-03-07-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 4, (01)	02		RE
A25592	DUKE, CYNTHIA P 4839 CENTRAL AVE BILLINGS MT 59106-2337	03-0926-04-4-07-01-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 1	02		RE
A27806	EDAM, TROY & COLETTE G 4637 S WOODHAVEN WAY BILLINGS MT 59106-2493	03-0926-03-2-10-18-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 2, Lot 9	02		RE

Tyler Technologies Tax/CAMA County Taxation Software

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
C12064	EGGEBRECHT, WADE & SHELBY 114 48TH ST W BILLINGS MT 59106-4404	03-0926-04-4-09-03-0000 CTS COUNTRY SUBD COUNTRY SUBD, S04, T01 S, R25 E, BLOCK 1, Lot 2, (96)	02		RE
A27818	ERICKSON, ROCKY A & KRISTI K 4624 S WOODHAVEN WAY BILLINGS MT 59106-2492	03-0926-03-2-09-14-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 7A, AMND LT 7-8	02		RE
C12938	FENHAUS, JASON E & CHERYL M 4819 DOVETAIL AVE BILLINGS MT 59106-4401	03-0926-04-1-03-03-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 2, (01)	02		RE
D00372A	FORTY EIGHT (48TH) ST WEST CHURCH OF CHRIST 14 48TH ST W BILLINGS MT 59106-4400	03-0926-04-4-09-15-0000 S04, T01 S, R25 E, C.O.S. 1940, PARCEL 1B, TR 1B COS 1940 AMND	02		RE
C12066	GRIDER, GARY P GRIDER, KATHIE E 108 48TH ST W BILLINGS MT 59106-4404	03-0926-04-4-09-07-0000 CTS COUNTRY SUBD COUNTRY SUBD, S04, T01 S, R25 E, BLOCK 1, Lot 4, (96)	02		RE
C12904	HAIDLE, JERRY DEAN & NICOLE SHERMAN 4840 DOVETAIL AVE BILLINGS MT 59106-4415	03-0926-04-1-02-05-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 2, Lot 3, (01)	02		RE
A25597	HALVORSON, ROSS M & DEBORAH L 4829 CATTAIL LN BILLINGS MT 59106-2342	03-0926-04-4-07-06-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 6	02		RE
A25599	HANSEN, BRIAN W & CYNTHIA L 4843 CATTAIL LN BILLINGS MT 59106-2342	03-0926-04-4-07-08-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 8	02		RE
D00370B	HANSON, WENDY L 4848 CUSTER AVE BILLINGS MT 59106-2491	03-0926-04-4-21-01-0000 S04, T01 S, R25 E, C.O.S. 2068, PARCEL 1F, TR 1F COS 2068 AMND	02		RE
C12941	HARVEY, SHARON L 4883 DOVETAIL AVE BILLINGS MT 59106-4401	03-0926-04-1-03-09-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 5, (01)	02		RE
A27808	HEFFNER, GERARD M & KAREN A 4707 S WOODHAVEN WAY BILLINGS MT 59106-2495	03-0926-03-2-10-22-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03,	02		RE

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
		T01 S, R25 E, BLOCK 2, Lot 11			
A25633	HOWELL, MICHAEL R HOWELL, KAREN M 4803 HAZELNUT AVE BILLINGS MT 59106-2344	03-0926-04-4-16-16-0000 WG2 WELLS GARDEN ESTATES SUBD 2ND WELLS GARDEN ESTATES SUBD 2ND, S04, T01 S, R25 E, BLOCK 5, Lot 1	02		RE
A27819	IVERSON, CURTIS K & AMY 4616 S WOODHAVEN WAY BILLINGS MT 59106-2492	03-0926-03-2-09-16-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 8A, AMND LT 7-8	02		RE
A25601	JENSEN, MICHAEL O & MELANIE 223 HONEYSUCKLE ST BILLINGS MT 59106-2346	03-0926-04-4-07-10-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 10	02		RE
A25607	KEIPPEL, JON F & JOETTE M 225 SWEETHEART PL BILLINGS MT 59106-2378	03-0926-04-4-07-16-0000 WG2 WELLS GARDEN ESTATES SUBD 2ND WELLS GARDEN ESTATES SUBD 2ND, S04, T01 S, R25 E, BLOCK 1, Lot 16	02		RE
A27815	LAMM, FRANK R & JENNIFER JO 4706 S WOODHAVEN WAY BILLINGS MT 59106-2494	03-0926-03-2-09-08-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 4	02		RE
C12113	LONG, JOEL T & ANDREA H 730 BLUEGRASS PL BILLINGS MT 59106-4533	03-0926-03-2-08-06-0000 CM3 CLOVERLEAF MEADOWS SUBD 3RD FI CLOVERLEAF MEADOWS SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 5, Lot 3A	02		RE
D00370	LOVE, BRUCE A & BARBARA J 7810 KING AVE W BILLINGS MT 59106-3024	03-0926-04-4-21-10-0000 S04, T01 S, R25 E, C.O.S. 2068, PARCEL 1A, AMD	02		RE
D12601	LOVE, DARRYL & DANA 393 48TH ST W BILLINGS MT 59106-2347	03-0926-03-3-14-10-0000 S03, T01 S, R25 E, C.O.S. 3053, PARCEL 1, (2001) 1.0 AC	02		RE
D00371A	LOVE, LESLIE S LOVE, JOANNE M 4825 CUSTER AVE BILLINGS MT 59106-2410	03-0926-04-4-26-10-0000 S04, T01 S, R25 E, C.O.S. 2887, PARCEL 2, (97)	02		RE
C12116	LUCE, DAVID P & MICHELLE D 780 BLUEGRASS DR W BILLINGS MT 59106-4536	03-0926-03-2-08-15-0000 CM3 CLOVERLEAF MEADOWS SUBD 3RD FI CLOVERLEAF MEADOWS SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 5, Lot 6	02		RE
A25603	LUND, CHRISTOPHER 222 SWEETHEART PL	03-0926-04-4-07-12-0000 WG2 WELLS GARDEN ESTATES SUBD 2ND	02		RE

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
	BILLINGS MT 59106-2367	WELLS GARDEN ESTATES SUBD 2ND, S04, T01 S, R25 E, BLOCK 1, Lot 12			
A25593	LUX, W DOUGLAS 4830 DANDELION LN BILLINGS MT 59106-2369	03-0926-04-4-07-02-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 2	02		RE
C12905	MAHN, KURT E & SHELLY L 4864 DOVETAIL AVE BILLINGS MT 59106-4415	03-0926-04-1-02-07-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 2, Lot 4, (01)	02		RE
C17151	MARSICH, DANIEL N & MARKAY 5213 ONYX BLVD BILLINGS MT 59106-3214	03-0926-04-4-17-57-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 16	02		RE
C12937	METHERD, CHARLES & JOANN 4801 DOVETAIL AVE BILLINGS MT 59106-4401	03-0926-04-1-03-01-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB 006, S04, T01 S, R25 E, BLOCK 1, Lot 1, LT 1 BLK 1 OAK RIDGE ESTATES SUB (OLD D12494, 12495, 12496) (2001)	02		RE
C12197	MISNER, HARLEY L & LE ANN M 4735 WYOMING AVE BILLINGS MT 59106-4518	03-0926-03-2-01-08-0000 CTY CASSITY SUBD CASSITY SUBD, S03, T01 S, R25 E, BLOCK 1, Lot 3D, 2ND AMD AMD LT 3A & 3B 1.005AC (04)	02		RE
A25604	MOORE, LAURA LEE 208 SWEETHEART PL BILLINGS MT 59106-2367	03-0926-04-4-07-13-0000 WG2 WELLS GARDEN ESTATES SUBD 2ND WELLS GARDEN ESTATES SUBD 2ND, S04, T01 S, R25 E, BLOCK 1, Lot 13	02		RE
D00347B	MURPHY, JOYCE R & PHILLIPS, DEBBIE M & MICHAEL 4618 WYOMING AVE BILLINGS MT 59106-2468	03-0926-03-2-06-01-0000 S03, T01 S, R25 E, C.O.S. 2533, PARCEL 1C, AMND 1.250 AC	02		RE
A27813	PECHTOL, RICHARD & GAIL L 4726 S WOODHAVEN WAY BILLINGS MT 59106-2494	03-0926-03-2-09-04-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 2	02		RE
D00369	PETERSON, KENNETH D & CHERYE L 4820 VERDE LANE BILLINGS MT 59106	03-0926-04-4-17-01-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 14	02		RE
A25598	RASCHKOW, ALVIN J & JOYCE E & LAURIE, SCOTT F & MYRENDA L	03-0926-04-4-07-07-0000 WGE WELLS GARDEN ESTATES SUBD 1ST	02		RE

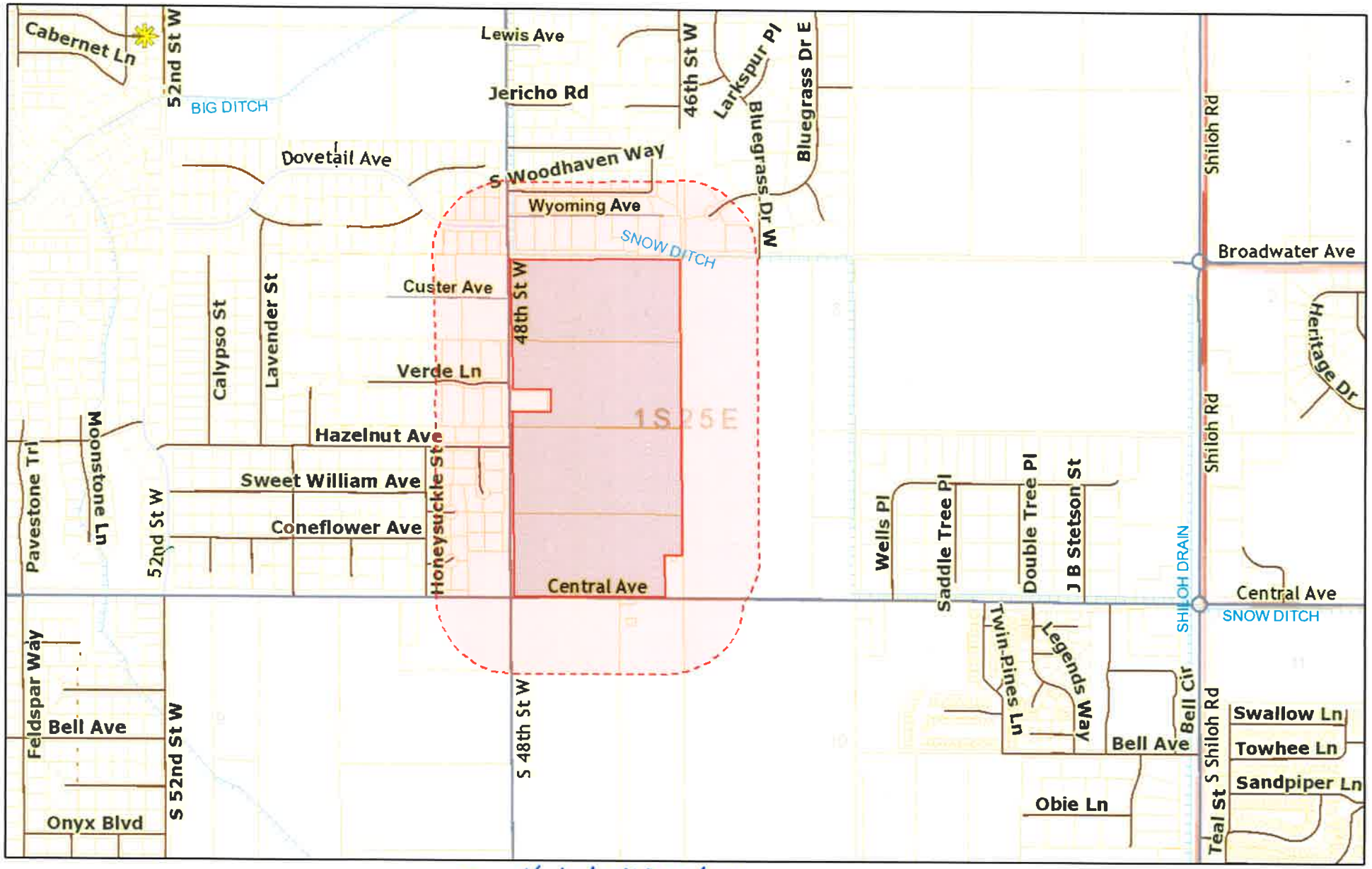
Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
	4831 CATTAIL LN BILLINGS MT 59106-2342	WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 7			
D00353	REGAL LAND DEVELOPMENT PO BOX 80445 BILLINGS MT 59108-0445	03-0926-03-3-14-01-0000 S03, T01 S, R25 E, S2NWSW (LESS COS 3053) 19.000 AC (2001)	02		RE
D00351	REGAL LAND DEVELOPMENT PO BOX 80445 BILLINGS MT 59108-0445	03-0926-03-3-01-01-0000 S03, T01 S, R25 E, S2SWSW (LESS C/S 2221)	02		RE
D00354	REGAL LAND DEVELOPMENT PO BOX 80445 BILLINGS MT 59108-0445	03-0926-03-3-21-01-0000 S03, T01 S, R25 E, N2NWSW	02		RE
D00352	REGAL LAND DEVELOPMENT PO BOX 80445 BILLINGS MT 59108-0445	03-0926-03-3-07-01-0000 S03, T01 S, R25 E, N2SWSW	02		RE
D00351A	RICHARD AND BETTY HARDT LIVING TRUST & HARDT, RICHARD L TRUSTEE HARDT, BRADLEY W 4620 CENTRAL AVE BILLINGS MT 59106-2451	03-0926-03-3-03-01-0000 S03, T01 S, R25 E, C.O.S. 2221, PARCEL 1, 1.00 AC	02		RE
D00486	RICHARD AND BETTY HARDT LIVING TRUST & HARDT, RICHARD L TRUSTEE HARDT, BRADLEY W 4620 CENTRAL AVE BILLINGS MT 59106-2451	03-0926-10-2-06-01-0000 S10, T01 S, R25 E, E2NW S10-T1S-R25E 1 ACRE	02		RE
D00485C	RICHARD AND BETTY HARDT LIVING TRUST (3/ HARDT, BRADLEY W (1/4 INT) RICHARD HARDT TRUSTEE 1807 KAMTON CT BILLINGS MT 59106-1703	03-0926-10-2-15-01-0000 S10, T01 S, R25 E, C.O.S. 2719, PARCEL 1, & TR 1 COS 2715 (I-644 HERE) 30.00 AC (98)	02		RE
C11890	ROBERTS, JOSEPH C & LEONA A 4636 WYOMING AVE BILLINGS MT 59106-2468	03-0926-03-2-04-02-0000 SKE SKALKAHO ESTATES SKALKAHO ESTATES, S03, T01 S, R25 E, BLOCK 1, Lot 2	02		RE
A27807	RODRIGUEZ, EDWIN & EILEEN 4643 S WOODHAVEN WAY BILLINGS MT 59106-2493	03-0926-03-2-10-20-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 2, Lot 10	02		RE
A27821	ROGER N JACOBSON REVOCABLE TRUST JACOBSON, ROGER N TRUSTEE 4604 S WOODHAVEN WAY BILLINGS MT 59106-2492	03-0926-03-2-09-20-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 10	02		RE
A25600	ROMERO, MARGARET	03-0926-04-4-07-09-0000	02		RE

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
	217 HONEYSUCKLE ST BILLINGS MT 59106-2346	WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 9			
A25595	RUSSELL, GREG M 4841 DANDELION LN BILLINGS MT 59106-2343	03-0926-04-4-07-04-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 4	02		RE
A25594	SANDY, JOHNATHON & KAYLA 4829 DANDELION LN BILLINGS MT 59106-2343	03-0926-04-4-07-03-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 3	02		RE
C12944	SIMONSEN, ERIC W 4846 CEDAR RIDGE CIR BILLINGS MT 59106-4416	03-0926-04-1-03-15-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 8, (01)	02		RE
C12946	SINGER, MATTHEW R & REBECCA C 4806 CEDAR RIDGE CIR BILLINGS MT 59106-4416	03-0926-04-1-03-19-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 10, (01)	02		RE
C14594	SMITH, JAMES E & WANDA Jr 4720 WYOMING AVE BILLINGS MT 59106-4519	03-0926-03-2-01-09-0000 CTY CASSITY SUBD CASSITY SUBD, S03, T01 S, R25 E, BLOCK 1, Lot 3C, 2ND AMD AMD LTS 3A & 3B (04) .865 AC	02		RE
D00467	STALEY FAMILY IRREVOCABLE LAND TRUST 4904 CENTRAL AVE BILLINGS MT 59106-2336	03-0926-09-1-16-01-0000 S09, T01 S, R25 E, C.O.S. 1880, PARCEL 1B2, 3RD AMD (10)	02		RE
D00466A	STALEY FAMILY IRREVOCABLE LAND TRUST 4904 CENTRAL AVE BILLINGS MT 59106-2336	03-0926-09-1-20-15-0000 S09, T01 S, R25 E, C.O.S. 1880, PARCEL 2B, 3RD AMD	02		RE
D00485	STALEY FAMILY TRUST 335 S 48TH ST W BILLINGS MT 59106-2957	03-0926-10-2-01-01-0000 S10, T01 S, R25 E, W2NW (LESS SURVEYS) (40 ACRES)	02		RE
A27810	STALEY, SARA L & SALTER, TRAVIS 4725 S WOODHAVEN WAY BILLINGS MT 59106-2495	03-0926-03-2-10-26-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 2, Lot 13	02		RE
C17150	STEPHENSON, STEVE & KERRI 303 SUMMER SKY CIR BILLINGS MT 59106-2551	03-0926-04-4-17-53-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 15	02		RE
A27817	STREIFF, GORDON & SUZANNE	03-0926-03-2-09-12-0000	02		RE

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
	4636 S WOODHAVEN WAY BILLINGS MT 59106-2492	AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 6			
C12112	SUSAN M SULLIVAN REVOCABLE TRUST & STEPHEN A ZABAWA REVOCABLE LIVING TRUST ZABAWA, STEPHEN A TRUSTEE SULLIVAN, SUSAN M TRUSTEE 810 BLUEGRASS PL BILLINGS MT 59106-4503	03-0926-03-2-08-03-0000 CM3 CLOVERLEAF MEADOWS SUBD 3RD FI CLOVERLEAF MEADOWS SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 5, Lot 2	02		RE
A25596	SWARTZ, ANDY L & SUSAN LORI 115 HONEYSUCKLE ST BILLINGS MT 59106-2359	03-0926-04-4-07-05-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 5	02		RE
C17140	TALAFUSE, NATHAN J & ANNA 4829 VERDE LN BILLINGS MT 59106-2708	03-0926-04-4-17-13-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 4	02		RE
C12195	THE ALAN M HOLOM REVOCABLE TRUST 4740 WYOMING AVE BILLINGS MT 59106-4519	03-0926-03-2-01-01-0000 CTY CASSITY SUBD CASSITY SUBD, S03, T01 S, R25 E, BLOCK 1, Lot 1	02		RE
A25602	TIMBERMAN, CLAYTON O & JUDITH C 4824 HAZELNUT AVE BILLINGS MT 59106-2360	03-0926-04-4-07-11-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 11	02		RE
C12906	TREVINO, CHRIS & DESTYNEE A 4880 DOVETAIL AVE BILLINGS MT 59106-4415	03-0926-04-1-02-09-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 2, Lot 5, (01)	02		RE
C12903	WAGENHALS, DANA M & CATHERINE A 4816 DOVETAIL AVE BILLINGS MT 59106-4415	03-0926-04-1-02-03-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 2, Lot 2, (01)	02		RE
C12065	WALEN, REID & JULIE C 110 48TH ST W BILLINGS MT 59106-4404	03-0926-04-4-09-05-0000 CTS COUNTRY SUBD COUNTRY SUBD, S04, T01 S, R25 E, BLOCK 1, Lot 3, (96)	02		RE
A25635	WEISE, WILLIAM D WEISE, BECKY A 4827 HAZELNUT AVE BILLINGS MT 59106-2344	03-0926-04-4-16-14-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 5, Lot 3	02		RE
C12115	WILLIAMS, DALE W & DANIELLE R 700 BLUEGRASS PL	03-0926-03-2-08-12-0000 CM3 CLOVERLEAF MEADOWS SUBD 3RD FI	02		RE

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
	BILLINGS MT 59106-4533	CLOVERLEAF MEADOWS SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 5, Lot 4A			
A27812	WISEMAN, BARBARA L & ROBERT M 4736 S WOODHAVEN WAY BILLINGS MT 59106-2494	03-0926-03-2-09-01-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 1	02		RE
C11880B	YELLOWSTONE COUNTY (PARK) PO BOX 35001 BILLINGS MT 59107-5001	03-0926-03-2-82-03-0000 CM3 CLOVERLEAF MEADOWS SUBD 3RD FI CLOVERLEAF MEADOWS SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 5, Lot PARK, (96)	02		RE
A27814	YORGASON, MICHAEL R 4714 S WOODHAVEN WAY BILLINGS MT 59106-2494	03-0926-03-2-09-06-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 3	02		RE

The Meadows Sub County Zone Change



April 19, 2019

RECEIVED

MAY 16 2019

MT DEPT OF REVENUE
YELLOWSTONE CO

Scott Worthington
(406) 591-4355

1:18,056

0 800 1,600 3,200 ft

0 250 500 1,000 m

Sources: Esri, Garmin, USGS, NPS

Yellowstone County

94

TAX_ID	OWNER NAME	ADDRESS NUM	PRE DIR	STREET	ST SUFFIX	POST DIR	Subdivision	SUB BLOCK	SUB LOT
A25592	DUKE, CYNTHIA P	4839		CENTRAL	AVE		WELLS GARDEN ESTATES SUBD 1ST	1	1
A25593	LUX, W DOUGLAS	4830		DANDELION	LN		WELLS GARDEN ESTATES SUBD 1ST	1	2
A25594	SMITH, RYAN E & ALISSA J	4829		DANDELION	LN		WELLS GARDEN ESTATES SUBD 1ST	1	3
A25595	RUSSELL, GREG M	4841		DANDELION	LN		WELLS GARDEN ESTATES SUBD 1ST	1	4
A25596	SWARTZ, ANDY L & SUSAN LORI	115		HONEYSUCKLE	ST		WELLS GARDEN ESTATES SUBD 1ST	1	5
A25597	HALVORSON, ROSS M & DEBORAH L	4829		CATTAIL	LN		WELLS GARDEN ESTATES SUBD 1ST	1	6
A25598	RASCHKOW, ALVIN J & JOYCE E & LAURIE, SCOTT F & MYRENDA L	4831		CATTAIL	LN		WELLS GARDEN ESTATES SUBD 1ST	1	7
A25599	HANSEN, BRIAN W & CYNTHIA L	4843		CATTAIL	LN		WELLS GARDEN ESTATES SUBD 1ST	1	8
A25600	ROMERO, MARGARET	217		HONEYSUCKLE	ST		WELLS GARDEN ESTATES SUBD 1ST	1	9
A25601	JENSEN, MICHAEL O & MELANIE	223		HONEYSUCKLE	ST		WELLS GARDEN ESTATES SUBD 1ST	1	10
A25602	TIMBERMAN, CLAYTON O & JUDITH C	4824		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 1ST	1	11
A25603	LUND, CHRISTOPHER	222		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND	1	12
A25604	MOORE, LAURA LEE	208		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND	1	13
A25605	CHAFFIN, JOHN C & DEBORAH H	207		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND	1	14
A25606	BUECHLER, ANTHONY J	213		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND	1	15
A25607	KEIPPEL, JON F & JOETTE M	225		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND	1	16
A25633	HOWELL, MICHAEL R	4803		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 2ND	5	1
A25634	ANDERSON, LARRY G & SHARON F	4821		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 1ST	5	2
A25635	WEISE, WILLIAM D	4827		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 1ST	5	3
A25636	ALBERTA, CASSIDY RICHARD & AIMEE	4841		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 1ST	5	4
A27805	COX, DAVID & KARA	4621	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	2	8
A27806	EDAM, TROY & COLETTE G	4637	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	2	9
A27807	RODRIGUEZ, EDWIN & EILEEN	4643	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	2	10
A27808	HEFFNER, GERARD M & KAREN A	4707	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	2	11
A27809	BROWNING, JARED W & KRISTI M	4719	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	2	12
A27810	STALEY, SARA L & SALTER, TRAVIS	4725	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	2	13
A27811	BUSCH, CRAIG A & SUSAN	4737	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	2	14
A27812	WISEMAN, BARBARA L & ROBERT M	4736	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	3	1
A27813	PECHTOL, RICHARD & GAIL L	4726	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	3	2
A27814	YORGASON, MICHAEL R	4714	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	3	3
A27815	LAMM, FRANK R & JENNIFER JO	4706	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	3	4
A27816	BOYER, JAMES H & PATRICIA A	4642	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	3	5
A27817	STREIFF, GORDON & SUZANNE	4636	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	3	6
A27818	ERICKSON, ROCKY A & KRISTI K	4624	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	3	7A
A27819	IVERSON, CURTIS K & AMY	4616	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	3	8A
A27820	ALDINGER, ROGER A & ELEANOR R	4610	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	3	9
A27821	ROGER N JACOBSON REVOCABLE TRUST	4604	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING	3	10
C11880B	YELLOWSTONE COUNTY (PARK)			46TH	ST	W	CLOVERLEAF MEADOWS SUBD 3RD FILING	5	PARK
C11889	DENNY, LESLIE L & JAN R	4640		WYOMING	AVE		SKALKAHO ESTATES	1	1
C11890	ROBERTS, JOSEPH C & LEONA A	4636		WYOMING	AVE		SKALKAHO ESTATES	1	2
C12063	DILLEY, MICHAEL E	116		48TH	ST	W	COUNTRY SUBD	1	1
C12064	EGGEBRECHT, WADE & SHELBY	114		48TH	ST	W	COUNTRY SUBD	1	2
C12065	WALEN, REID & JULIE C	110		48TH	ST	W	COUNTRY SUBD	1	3
C12066	GRIDER, GARY P	108		48TH	ST	W	COUNTRY SUBD	1	4
C12112	SUSAN M SULLIVAN REVOCABLE TRUST & STEPHEN A ZABAWA REVOCABLE LIVING TRUST & SULLIVAN, SUSAN M TRUSTEE & ZABAWA, STEPHEN A TRUSTEE	810		BLUEGRASS	PL		CLOVERLEAF MEADOWS SUBD 3RD FILING	5	2
C12113	LONG, JOEL T & ANDREA H	730		BLUEGRASS	PL		CLOVERLEAF MEADOWS SUBD 3RD FILING	5	3A
C12115	WILLIAMS, DALE W & DANIELLE R	700		BLUEGRASS	PL		CLOVERLEAF MEADOWS SUBD 3RD FILING	5	4A
C12116	LUCE, DAVID P & MICHELLE D	780		BLUEGRASS	DR	W	CLOVERLEAF MEADOWS SUBD 3RD FILING	5	6
C12117	BALTRUSCH, CARL L JR	740		BLUEGRASS	DR	W	CLOVERLEAF MEADOWS SUBD 3RD FILING	5	7
C12195	PRIBYL, ROBERT	4740		WYOMING	AVE		CASSITY SUBD	1	1

C12196	ANDERSON, BRIAN K & KATHERINE D	4730		WYOMING	AVE		CASSITY SUBD	1	2
C12197	MISNER, HARLEY L & LE ANN M	4735		WYOMING	AVE		CASSITY SUBD	1	3D
C12902	AQUANET, INC	4802		DOVETAIL	AVE		OAK RIDGE ESTATES SUB	2	1
C12903	WAGENHALS, DANA M & CATHERINE A	4816		DOVETAIL	AVE		OAK RIDGE ESTATES SUB	2	2
C12904	HAIDLE, JERRY DEAN & NICOLE SHERMAN	4840		DOVETAIL	AVE		OAK RIDGE ESTATES SUB	2	3
C12905	MAHN, KURT E & SHELLY L	4864		DOVETAIL	AVE		OAK RIDGE ESTATES SUB	2	4
C12906	TREVINO, CHRIS & DESTYNEE A	4880		DOVETAIL	AVE		OAK RIDGE ESTATES SUB	2	5
C12937	METHERD, CHARLES & JOANN	4801		DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	1
C12938	FENHAUS, JASON E & CHERYL M	4819		DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	2
C12939	CONVERSE, ANGELA SUE &	4845		DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	3
C12940	DODGE, TIMOTHY P & JODI M	4867		DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	4
C12941	HARVEY, SHARON L	4883		DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	5
C12944	SIMONSEN, ERIC W	4846		CEDAR RIDGE	CIR		OAK RIDGE ESTATES SUB	1	8
C12945	BUSH, TYLER N & TONYA BARZ	4820		CEDAR RIDGE	CIR		OAK RIDGE ESTATES SUB	1	9
C12946	SINGER, MATTHEW R & REBECCA C	4806		CEDAR RIDGE	CIR		OAK RIDGE ESTATES SUB	1	10
C14594	SMITH, JAMES E & WANDA J	4720		WYOMING	AVE		CASSITY SUBD	1	3C
C17138	COMPTON, KELLY J & KIMBERLY A	4805		VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	1
C17139	DK BAR INC	4821		VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	3
C17140	TALAFUSE, NATHAN J & ANNA	4829		VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	4
C17149	DK BAR INC	4828		VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	13
C17150	STEPHENSON, STEVE & KERRI	4812		VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	15
C17151	MARSICH, DANIEL N & MARKAY	4804		VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	16
D00347B	MURPHY, JOYCE R & PHILLIPS, DEBBIE M & MICHAEL	4618		WYOMING	AVE		C.O.S. 2533 Amended		1C
D00347C	CHIPANA-SCHULZ, MARTHA TRUSTEE	4612		WYOMING	AVE		C.O.S. 2533 Amended		1D
D00349	BARBER, DONNA MARIE & DIANA LYNNE	4449		CENTRAL	AVE		C.O.S. 2007 Amended		1A
D00351	REGAL LAND DEVELOPMENT	4743		CENTRAL	AVE		S03, T01 S, R25 E, S2SWSW (LESS C/S 2221)		
D00351A	RICHARD AND BETTY HARDT LIVING TRUST & HARDT, BRADLEY W & HARDT, RICHARD L TRUSTEE	4601		CENTRAL	AVE		C.O.S. 2221		1
D00352	REGAL LAND DEVELOPMENT	211		48TH	ST	W	S03, T01 S, R25 E, N2SWSW		
D00353	REGAL LAND DEVELOPMENT						S03, T01 S, R25 E, S2NWSW (LESS COS 3053)		
D00354	REGAL LAND DEVELOPMENT						S03, T01 S, R25 E, N2NWSW		
D00369	PETERSON, KENNETH D & CHERYE L	4820		VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	14
D00369A	DK BAR INC	4820		VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	2
D00370	LOVE, BRUCE A & BARBARA J	604		48TH	ST	W	C.O.S. 2068 Amended		1A
D00370B	HANSON, WENDY L	4848		CUSTER	AVE		C.O.S. 2068 Amended		1F
D00371A	LOVE, LESLIE S	4825		CUSTER	AVE		C.O.S. 2887		2
D00371C	BUNDY, BRENT CURTIS & KARIE ELIZABETH	4857		CUSTER	AVE		C.O.S. 2887		1B
D00371D	CUNNINGHAM, DAVID S & RALNA D	4841		CUSTER	AVE		C.O.S. 2887 Amended		1C
D00372A	FORTY EIGHT (48TH) ST WEST CHURCH	14		48TH	ST	W	C.O.S. 1940 Amended		1B
D00466A	STALEY FAMILY IRREVOCABLE LAND TRUST	4834		CENTRAL	AVE		C.O.S. 1880 3rd Amended		2B
D00467	STALEY FAMILY IRREVOCABLE LAND TRUST			CENTRAL	AVE		C.O.S. 1880 3rd Amended		1B2
D00485	STALEY FAMILY TRUST	347	S	48TH	ST	W	S10, T01 S, R25 E, W2NW (LESS SURVEYS)		
D00485C	RICHARD AND BETTY HARDT LIVING TRUST (3/4 INT) &	4620		CENTRAL	AVE		C.O.S. 2719 & COS 2715		Parcel 1 & Tract 1
D00486	RICHARD AND BETTY HARDT LIVING TRUST &	4524		CENTRAL	AVE		E2NW S10-T1S-R25E		
D12601	LOVE, DARRYL & DANA	393		48TH	ST	W	C.O.S. 3053		1

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SARA STALEY & TRAVIS SALTER
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Zone Change Application Checklist

If the application is unacceptable, you will be notified as to what changes need to be made. Incomplete and/or unacceptable applications may delay the review process by four weeks or longer. Make sure your application is totally complete or your request will be delayed.

	Item	Staff X	Applicant X
1.	Pre-Application Statement of Owner(s) or Agent(s) affirming pre-application meeting was held, and include the following: ✓ Date, time & location of the meeting. ✓ A copy of the meeting notice, ✓ written materials mailed or provided at the meeting, ✓ the sign-in sheet of attendees, and ✓ a brief synopsis of the meeting results.	✓	
2.	Application completed and signed	✓	
3.	Location/legal description and property information verified (by staff)	✓	
4.	Answer the following questions: A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy? B. Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.	✓	
5.	Photographs may be submitted and are often helpful. They should be of a size adequate to show the nature of the property.	—	
6.	Dimensioned site plan; one full size, and one reduced. 1"= 40' Scale If applicable, site plan must include; Y/N A. North arrow. Y/N B. The locations and dimensions of all vehicular points of ingress and egress, drives, alleys, and off-street parking spaces. Y/N C. Illustrate lot size showing lot line dimensions. Y/N D. The locations and dimensions of all existing and proposed buildings, structures, and improvements including those which will be removed. Please label all information. Y/N E. Show setbacks from all property lines for existing and proposed buildings. Y/N F. Show the centerline of major and minor arterial streets. Y/N G. Illustrate the square footage of existing and proposed buildings and structures. Y/N H. Names and locations of adjacent streets, alleys, properties, etc. Y/N I. Illustrate the height of any proposed structures. Y/N J. Other pertinent features.	✓	
7.	The radius map showing all property which lies within 300 feet (or more) of the exterior boundaries of the subject property	✓	
8.	Along with the above map showing all property which lies within 300 feet (or more) of the exterior boundaries of the subject property; Obtain a certified list of names and addresses of the owners of all property shown within the radius on the map as provided by the Planning & Community Services Department. The certified list and map. This list of names and mailing addresses placed on gummed mailing labels typed or neatly printed.	✓	
9.	Filing fee for application and $50.00 sign deposit.	✓	

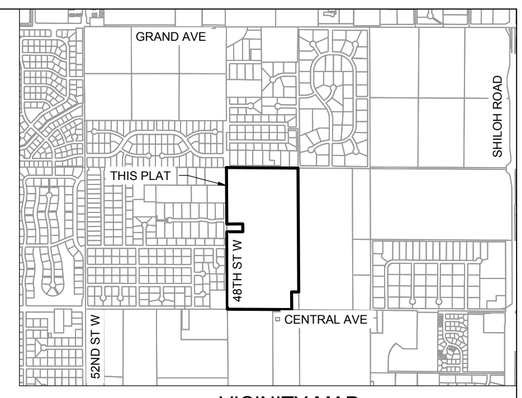
PRELIMINARY PLAT OF

THE MEADOWS SUBDIVISION

BEING LOCATED IN THE W $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : REGAL LAND DEVELOPMENT, INC

PREPARED BY: PERFORMANCE ENGINEERING, LLC



VICINITY MAP

SITE DATA

EXISTING LAND USE: AGRICULTURAL
EXISTING ZONING: A-1
PROPOSED LAND USE: RESIDENTIAL
PROPOSED ZONING: R-5,000

TOTAL LOTS IN SUBDIVISION: 166

GROSS AREA: 78.809 AC
AREA OF ROADS: 18.257 AC
LINEAL FEET OF STREETS: 10,071 LF
NET AREA OF LOTS: 36.670 AC (43%)
PARKLAND: 23.882 AC (33%)
REQ. PARKLAND: 4.034 AC

OAK RIDGE ESTATES
AQUANET, INC.
PO BOX 80445
BILLINGS, MT 59108

CASSITY SUBD
THE ALAN M HOLOM REVOCABLE TRUST
4740 WYOMING AVE
BILLINGS, MT 59106

CASSITY SUBD
BRIAN & KATHERINE ANDERSON
4730 WYOMING AVE
BILLINGS, MT 59106

CASSITY SUBD
JAMES & WANDA SMITH
4720 WYOMING AVE
BILLINGS, MT 59106

CASSITY SUBD
HARLEY & LE ANN MISNER
4735 WYOMING AVE
BILLINGS, MT 59106

SKALKAHO ESTATES
LESLIE & JAN DENNY
4640 WYOMING AVE
BILLINGS, MT 59106

SKALKAHO ESTATES
JOSEPH & LEONA ROBERTS
4636 WYOMING AVE
BILLINGS, MT 59106

COS 2533
JOYCE MURPHY
4618 WYOMING AVE
BILLINGS, MT 59106

COS 2533
MARTHA CHIPANA-SCHULZ
4612 WYOMING AVE
BILLINGS, MT 59106

CLOVERLEAF MEADOWS
DALE & DANIELLE WILLIAMS
700 BLUEGRASS PL
BILLINGS, MT 59106

COS 2887

LESLIE LOVE
4825 CUSTER AVE
BILLINGS, MT 59106

COS 2068

BRUCE & BARBARA LOVE
7810 KING AVE W
BILLINGS, MT 59106

VERDE MEADOW ESTATES

KELLY & KIMBERLY COMPTON
4805 VERDE LN
BILLINGS, MT 59106

VERDE LANE

VERDE MEADOW ESTATES

DANIEL & MARKAY MARSICH
5213 ONYX BLVD
BILLINGS, MT 59106

WELLS GARDEN ESTATES

MICHAEL HOWELL
4803 HAZELNUT AVE
BILLINGS, MT 59106

HAZELNUT AVE

WELLS GARDEN ESTATES

JON & JOETTE KEIPPEL
225 SWEETHEART PL
BILLINGS, MT 59106

WELLS GARDEN ESTATES

ANTHONY BUECHLER
213 SWEETHEART PL
BILLINGS, MT 59106

WELLS GARDEN ESTATES

JOHN & DEBORAH CHAFFIN
207 SWEETHEART PL
BILLINGS, MT 59106

COUNTRY SUBD

WADE & SHELBY EGGEBRECHT
114 48TH ST W
BILLINGS, MT 59106

COUNTRY SUBD

GARY GRIDER
108 48TH ST W
BILLINGS, MT 59106

COS 1940

FORTY EIGHT (48TH) ST WEST CHURCH
14 48TH ST W
BILLINGS, MT 59106

COS 1880

STALEY FAMILY IRREVOCABLE LAND TRUST
4904 CENTRAL AVE
BILLINGS, MT 59106

COS 3053

DARRYL & DANA LOVE
393 48TH ST W
BILLINGS, MT 59106

COS 2007

DONNA MARIE & DIANA LYNNE BARBER
4511 CENTRAL AVE
BILLINGS, MT 59106

COS 2221

RICHARD AND BETTY HARDT LIVING TRUST
4620 CENTRAL AVE
BILLINGS, MT 59106

COS 2719

RICHARD AND BETTY HARDT LIVING TRUST
1807 KAMTON CT
BILLINGS, MT 59106

S10, T01 S, R25 E, W2NW (LESS SURVEYS) (40 ACERS)

STALEY FAMILY TRUST
335 S 48TH ST W
BILLINGS, MT 59106

S10, T01 S, R25 E, E2NW

RICHARD AND BETTY HARDT LIVING TRUS
4620 CENTRAL AVE
BILLINGS, MT 59106

BROADWATER AVE
80' R-O-W
9.00'
20.00' PROPOSED PARKING AREA, TYP.
COMMON MAILBOX LOCATION
PROPOSED SEWER TREATMENT SYSTEM
PROPOSED DRAINFIELD, TYP.
8' PROPOSED TRAIL, TYP.
PROPOSED IRRIGATION WELL
RIVER MEADOW RD
LAKE MEADOWS RD
48TH ST W
FOREST MEADOW AVE
MISTY MEADOWS LN
MOUNTAIN MEADOW RD
PARK MEADOW AVE
TEMPORARY EMERGENCY ACCESS
8' SIDEWALK, TYP.
24' PROPOSED ROAD WIDTH
PHASING BOUNDARY
PHASE 1
PHASE 2
PHASE 3
SUN MEADOW AVE
PROPOSED IRRIGATION WELL
COMMON MAILBOX LOCATION
100-FOOT ISOLATION ZONE, TYP.
PROPOSED WELL
PROPOSED WELL
PROPOSED IRRIGATION WELL
DRY HYDRANT
CENTRAL AVE
60' R-O-W
~BLOCK 1~
~BLOCK 2~
~BLOCK 3~
~BLOCK 4~
~BLOCK 5~
~BLOCK 6~
~BLOCK 7~
~BLOCK 8~
~BLOCK 9~
Lot : 12 PARKLAND 371795 SQ FT 8.535 ACRES
Lot : 16 PARKLAND 420437 SQ FT 9.652 ACRES
Lot : 31 PARKLAND 248075 SQ FT 5.695 ACRES
Lot : 32 218401 SQ FT 5.014 ACRES

0 100 200
1" = 100'

SHEET 1 OF 1

PE STANDARD.CTB

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EXECUTIVE SUMMARY

The West End Multi-Model Planning Study is the result of a collaborative effort between the Billings-Yellowstone County Metropolitan Planning Organization (MPO), the City of Billings, Yellowstone County and the consultant Project Team (Sanderson Stewart and Fehr & Peers). The purpose statement for the study is as follows:

To evaluate the cumulative effect of ongoing and projected future land development and population growth on the multi-modal transportation system for the area of Billings west of Shiloh Road

This document provides guidance in terms of cost and prioritization for multi-modal transportation system projects in the study area based on a pair of land development projection scenarios for the 20-year period leading up to the study Horizon Year of 2035.

Study Area

The study area for the West End Multi-Modal Planning Study is depicted at right in **Figure ES1**. The areas shown in light blue are in the City of Billings, while all other areas have not yet been annexed. The areas shaded in red have been identified for potential annexation by 2018, while the areas in yellow-orange have been identified for potential longer-term annexation. The orange dotted line represents the MPO planning jurisdictional boundary.

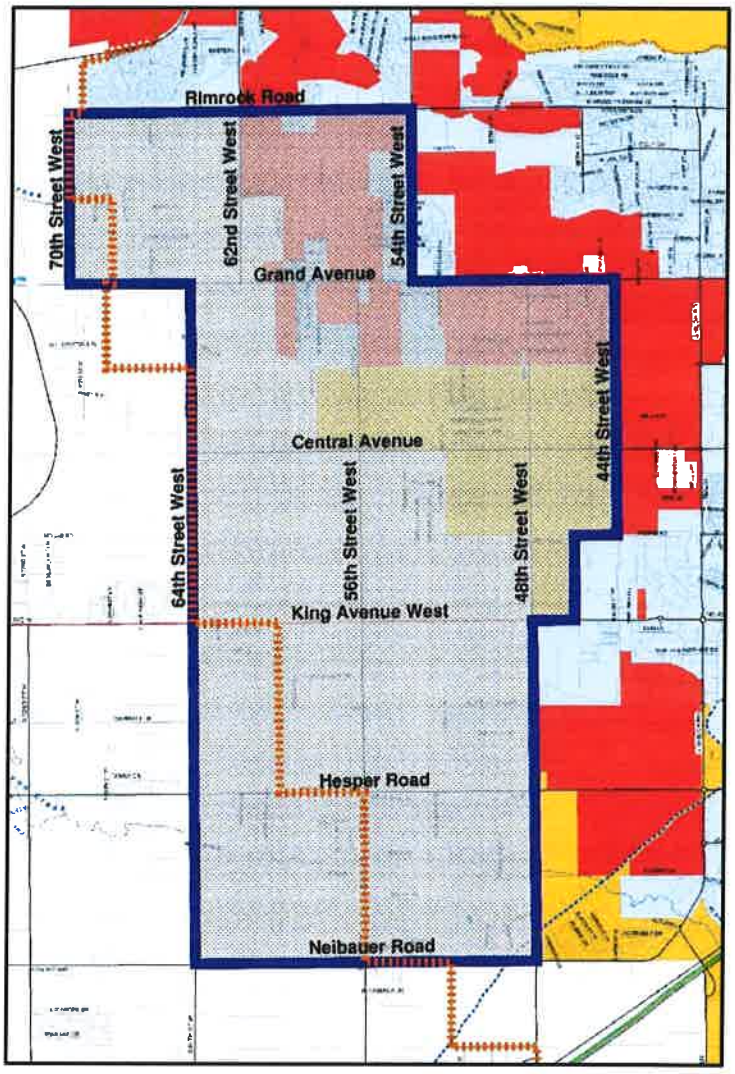

FIGURE ES1. STUDY AREA

Methodology

The Project Team inventoried existing multi-modal transportation system features within the study area, collected traffic counts and crash history data and performed a comprehensive analysis of existing conditions to utilize as a baseline for the study. In addition to evaluating operations and safety for vehicular travel, the team evaluated conditions for the bicycle and pedestrian environment using latent demand and level of traffic stress (LTS) metrics.

Two (2) Horizon Year (2035) land development projection scenarios were calculated; one that approximated a continuation of recent historical development in the area, including a mixture of City and County subdivisions; and a second scenario that projected more aggressive annexation of study area property, thereby resulting in denser development and growth.

The parameters for the two growth scenarios were provided to the Montana Department of Transportation (MDT) for analysis in the Transcad transportation model for Yellowstone County. MDT returned link-specific average daily traffic (ADT) volume projections for both scenarios to be utilized for the Horizon Year (2035) analyses.

The Project Team analyzed future multi-modal operations for both of the growth scenarios. Based on the results of those efforts and the crash history analysis for the study area, the team developed a series of prioritized short-term and long-term project recommendations with high-level approximate construction cost ranges estimates.

Analysis Results

Existing Conditions

For the Existing Conditions (2015) scenario, all of the study area intersections and street corridor segments were found to operate at acceptable levels of service (LOS) during all periods of a typical day. However, an evaluation of crash history for study area intersections for the 5-year period from 2010-2014 revealed that there are seven (7) intersections with crash rates higher than 1.0 crashes/million vehicles entering (MVE), which is a threshold number that MDT uses to determine when an intersection may be of concern. The following three (3) of those intersections exhibited crash rates greater than 1.50 crashes/MVE:

- Rimrock Road & 62nd Street West
- Neibauer Road & 48th Street West
- Neibauer Road & 56th Street West

There were no fatalities reported as a result of any of the crashes during the 5-year analysis period. However, crash severity, which takes into account how many injuries and/or fatalities have occurred as a result of a sample of crashes, was found to be elevated for six (6) intersections. The two Neibauer Road intersections listed above had the highest crash severity rates.

From an active transportation (bicycle/pedestrian) standpoint, the availability of sidewalks, side paths, trails, or bike lanes in the study area is very limited with the exception of sidewalks internal to masterplanned communities. In general, the study area lacks connectivity to low stress bike/pedestrian facilities. A level of traffic stress (LTS) analysis showed that all of the major streets in the study area exhibit the highest LTS scores, thereby making them uninviting to typical bicyclists and pedestrians. This is generally due to the high speeds and narrow or non-existent shoulders in the study area.

Future Conditions (2035)

Under land use growth Scenario 1 (typical growth), most roadways in the study area continue to experience a LOS D or better. However, three of the primary east-west arterials (Rimrock Road, Grand Avenue, King Avenue West) are not projected to meet that standard. Of the north-south arterials, only 62nd Street West, north of Rimrock Road, is projected to operate below LOS D. **Figure ES2** on the following page provides a graphical illustration of the corridor LOS conditions for Scenario 1. Figure ES2 also shows the intersections that are projected to operate below an acceptable LOS C during one or both peak hour periods for Scenario 1.

Under the higher-growth Scenario 2 (aggressive growth), Central Avenue joins Rimrock Road, Grand Avenue and King Avenue West in having one or more segments exhibiting LOS E or worse conditions. For the north-south corridors, 62nd Street West, north of Rimrock Road degrades to LOS F, while 54th Street West is projected at LOS D north of Rimrock Road and LOS E south of Rimrock Road. **Figure ES3**, also on the following page, illustrates the corridor LOS analysis results for Scenario 2 and also shows graphically which intersections are projected to fail under that scenario.

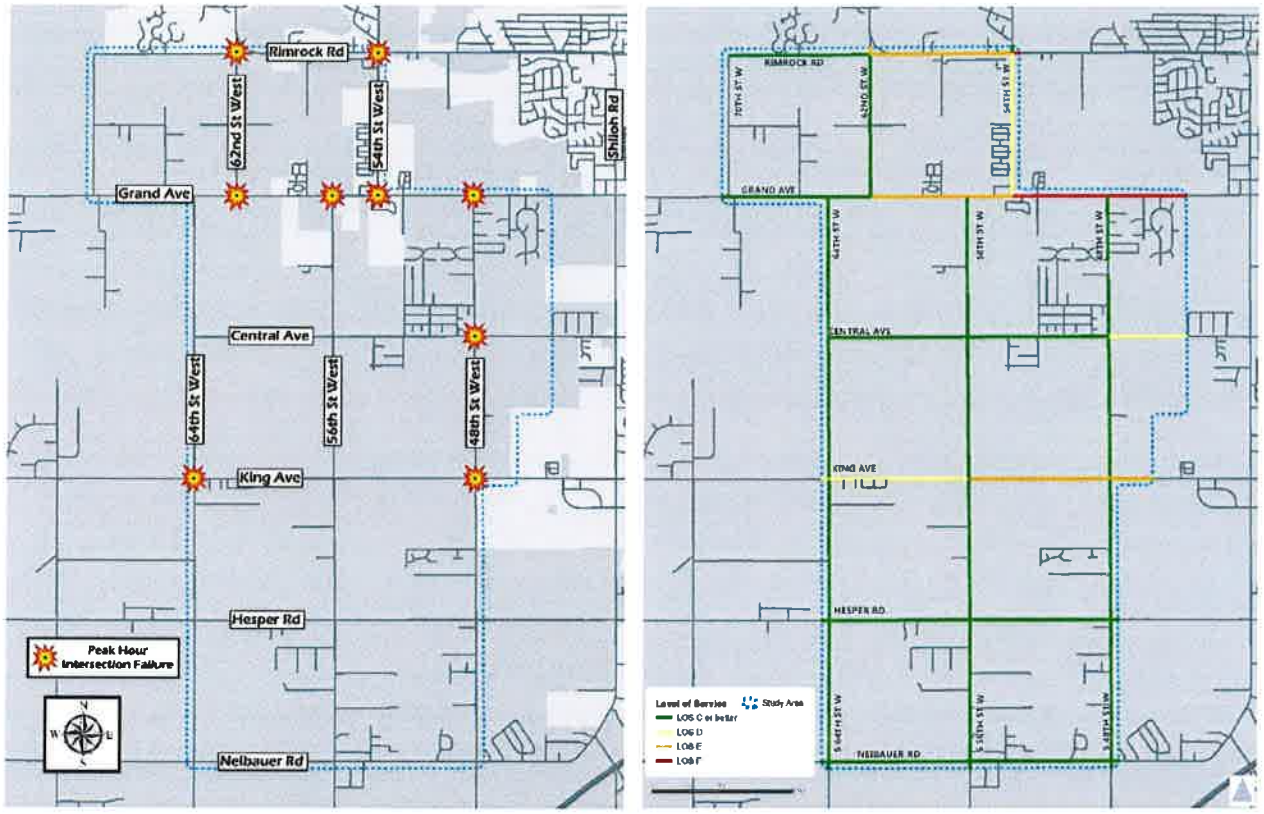

FIGURE ES2. SCENARIO 1 (2035) INTERSECTION AND CORRIDOR LOS ANALYSIS RESULTS

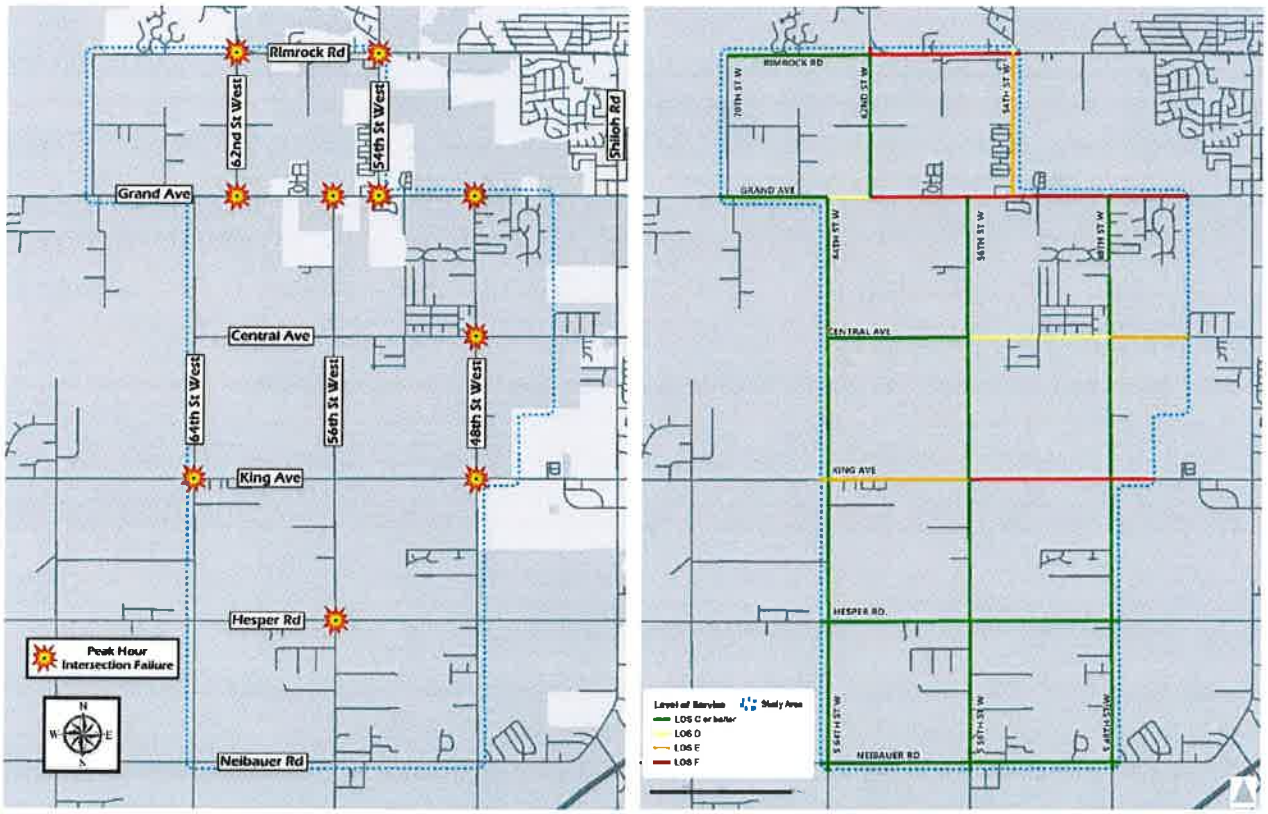

FIGURE ES3. SCENARIO 2 (2035) INTERSECTION AND CORRIDOR LOS ANALYSIS RESULTS

A Latent Demand Model was used to provide a logical analysis framework to prioritize attention and investment for active transportation. Based on the growth projections, demand for active transportation is expected to increase significantly. Most of the study area north of King Avenue and east of 56th Street will generate demand, with the highest concentrations along 54th Street and Grand Avenue. **Figure ES4** below illustrates the projected change in active transportation demand from Existing Conditions (2015) to Scenario 2 (2035)

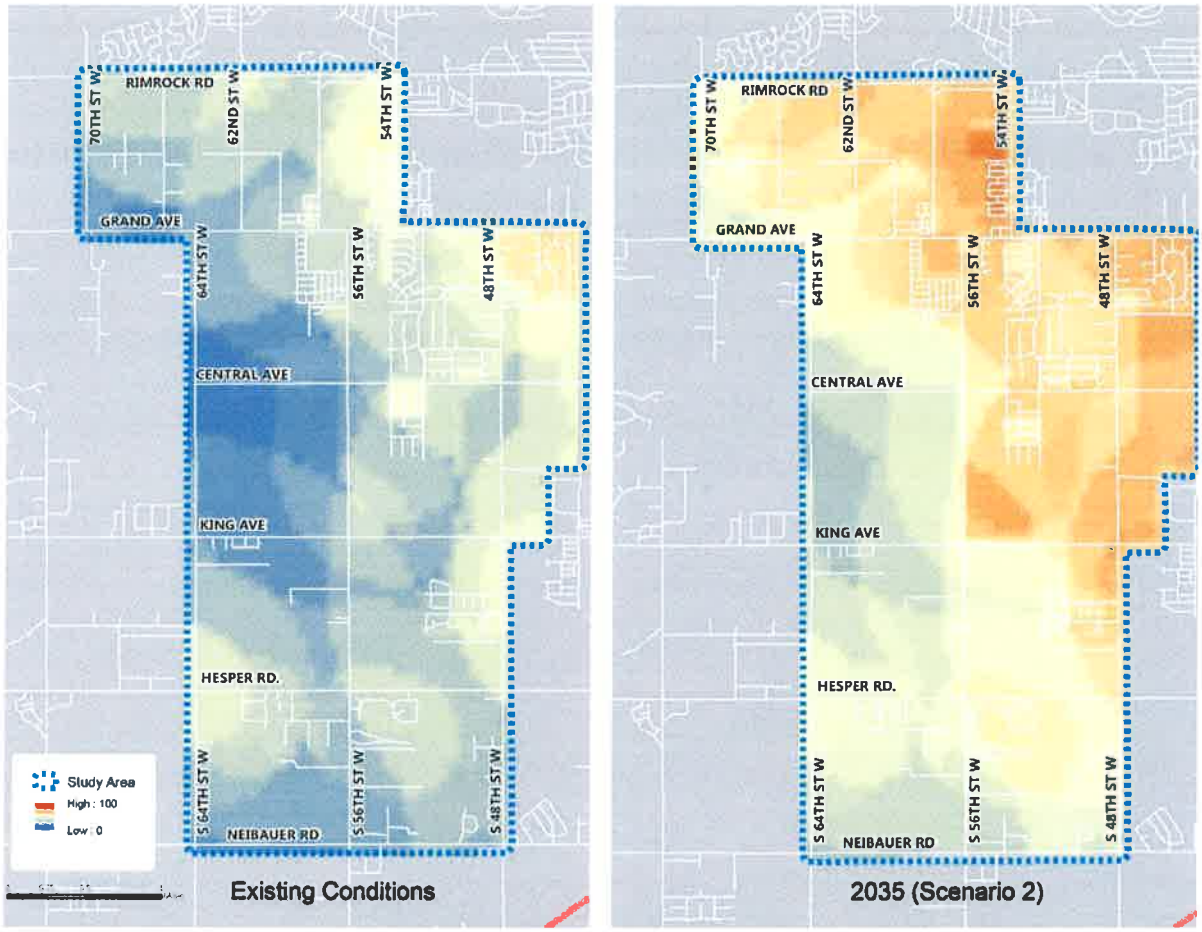

FIGURE ES4. LATENT DEMAND MODEL ANALYSIS RESULTS

Study Recommendations

Streets & Intersections

The priority project recommendations for this study were broken down into short-term and long-term categories. Short-term priority projects are those that could be necessary in order to maintain safe and efficient operations during the first half of the 20-year study period. Long-term priority projects are more likely to be needed during the second half of that period. However, it should be noted that there are many factors related to land development that could change the priority, location and cost considerations that are summarized in these recommendations. As such, the recommendations are to be utilized as a guideline for planning and not as a hard and fast committed projects list.

Tables ES1-ES4 and **Figure ES5-ES6** on the following pages list and illustrate the short term and long-term priority project recommendations for street and intersection improvements. In addition to details about each recommended project, the tables provide estimated construction cost ranges. The estimated costs do not consider right-of-way, irrigation systems modifications or street lighting other than as associated directly with traffic signals or roundabouts.

TABLE ES1. SHORT-TERM INTERSECTION PROJECT RECOMMENDATIONS

Priority Ranking	Project Location	Project Type	Estimated Cost
1	Neibauer Rd. & 56th St. West	All-Way Stop Control/OH Flashing Beacons/Transverse Rumble Strips	$120,000-$200,000
2	Neibauer Rd. & 48th St. West	OH Flashing Beacons/Transverse Rumble Strips	$120,000-$200,000
3	Rimrock Rd. & 54th St. West	Traffic Signal or Roundabout	$400,000-$1,500,000
4	King Ave. West & 64th St. West	Auxiliary Turn Lanes	$400,000-$600,000
5	Grand Ave. & 48th St. West	Traffic Signal or Roundabout	$400,000-$1,500,000
6	Molt Rd./Rimrock Rd./62nd St. West	Design Study	$20,000-$30,000
7	Grand Ave. & 56th St. West	Traffic Signal or Roundabout	$400,000-$1,500,000

TABLE ES2. SHORT-TERM CORRIDOR PROJECT RECOMMENDATIONS

Priority Ranking	Project Location	Project Type	Estimated Cost
1	Grand Ave. - Shiloh Rd. to 52nd St. West	Widening/Reconstruction (3-lane section)	$2,800,000-$4,500,000
2	Rimrock Rd. - 50th St. West to 54th St. West	Widening/Reconstruction (3-lane section)	$1,000,000-$1,600,000
3	King Ave. West - MT Sapphire Dr. to 48th St. West	Widening/Reconstruction (3-lane section)	$1,300,000-$2,000,000
4	Grand Ave. - Wilderness Dr. to 62nd St. West	Widening/Reconstruction (3-lane section)	$900,000-$1,400,000

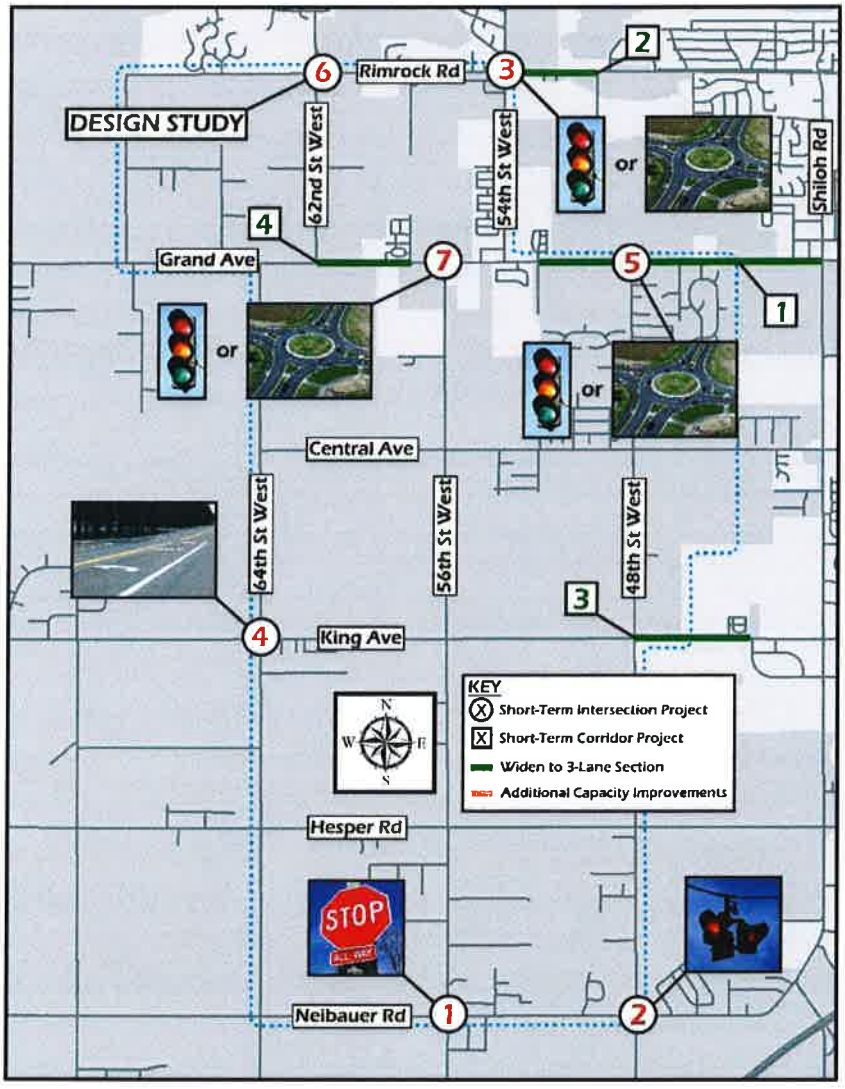

FIGURE ES5. SHORT-TERM INTERSECTION & CORRIDOR PROJECT RECOMMENDATIONS

TABLE ES3. LONG-TERM INTERSECTION PROJECT RECOMMENDATIONS

Priority Ranking	Project Location	Project Type	Estimated Cost
1	Molt Rd./Rimrock Rd./62nd St. West	Traffic Signal or Roundabout	$400,000-$1,500,000
2	King Ave. West & 48th St. West	Traffic Signal or Roundabout	$400,000-$1,500,000
3	Central Ave. & 48th St. West	Traffic Signal or Roundabout	$400,000-$1,500,000
4	King Ave. West & 64th St. West	Traffic Signal or Roundabout	$400,000-$1,500,000
5	Grand Ave. & 62nd St. West	Traffic Signal or Roundabout	$400,000-$1,500,000
6	Hesper Rd. & 56th St. West	All-Way Stop	$4,000-$200,000

TABLE ES4. LONG-TERM CORRIDOR PROJECT RECOMMENDATIONS

Priority Ranking	Project Location	Project Type	Estimated Cost
1	Grand Ave. - Shiloh Rd. to 62nd St. West	Widening/Reconstruction (5-lane section)	$7,500,000-$11,000,000
2	Rimrock Rd. - Shiloh Rd. to 62nd St. West	Widening/Reconstruction (5-lane section/3-lane section)	$6,900,000-$10,300,000
3	King Ave. West - MT Sapphire Dr. to 64th St. West	Widening/Reconstruction (5-lane section/3-lane section)	$6,100,000-$9,300,000
4	54th St. West - Grand Ave. to Rimrock Rd.	Widening/Reconstruction (3-lane section)	$2,100,000-$3,300,000
5	Central Ave. - Shiloh Rd. to 48th St. West	Widening/Reconstruction (3-lane section)	$2,000,000-$3,100,000
6	62nd St. West - Rimrock Rd. to Western Bluffs Dr.	Widening/Reconstruction (3-lane section)	$700,000-$1,100,000

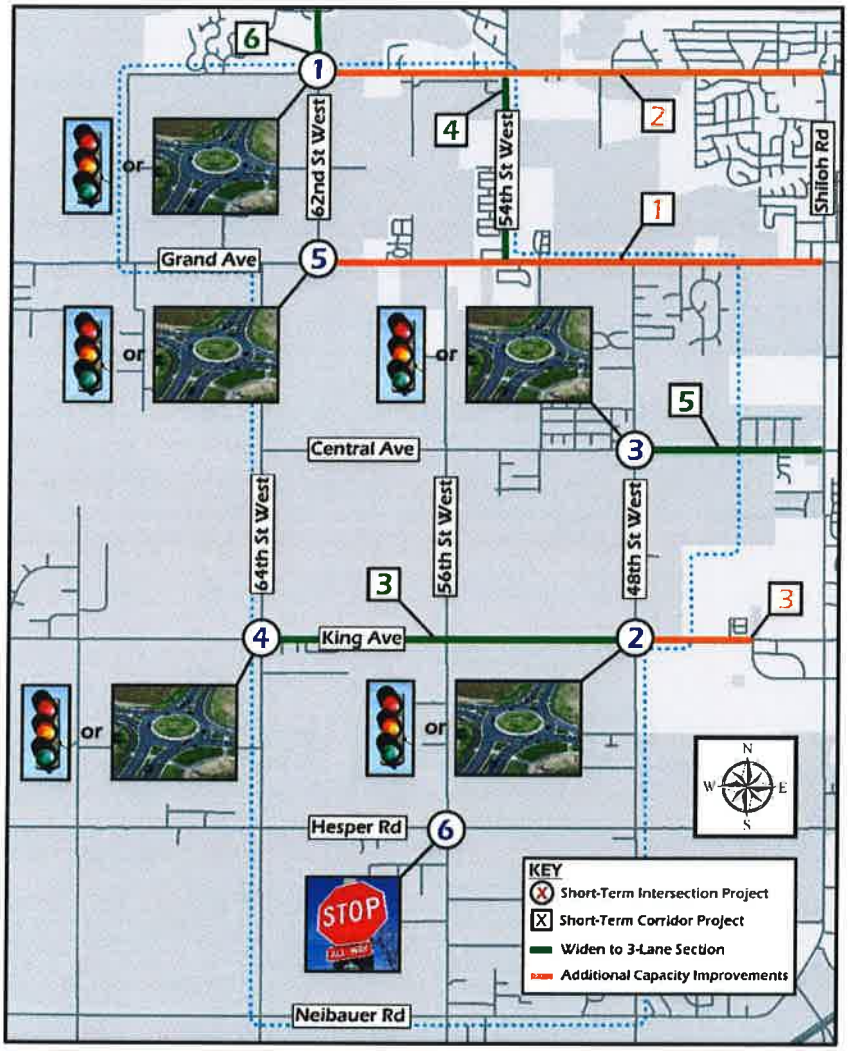

FIGURE ES6. LONG-TERM INTERSECTION & CORRIDOR PROJECT RECOMMENDATIONS

The City and County should also strongly consider the implementation of access control as a tool for extending the life (in terms of capacity) for roadway corridors in this area. Closely spaced driveways with no restrictions on turning movements can greatly degrade the throughput capacity for an arterial. A well-conceived access control plan can improve arterial capacity and also provide safety benefits by reducing conflict points in high-mobility corridors.

Active Transportation Systems

The Project Team recommends the implantation of short-term bicycle facility improvements in the following locations:

- 54th Street from Rimrock Road to Grand Avenue
- 48th Street from Central Avenue to Grand Avenue
- Grand Avenue from 58th Street to Shiloh Road
- Central Avenue from 56th Street to Shiloh Road

Specific improvements could include shoulder widening to provide ridable space (5-8 ft of pavement outside of the shoulder stripe), protected bike lanes ("cycletrack"), and sidewalks or sidepaths. The provision of parallel multi-use pathways designed to serve both pedestrians and bicycles should also be a focus to better accommodate the needs of multiple user groups.

Near-term improvements for pedestrian facilities should focus on improving sidewalk connectivity with neighborhoods and providing crosswalks and related signage to make drivers aware of crossing locations. The following locations should be considered in the short-term for crossing improvements:

- Grand Ave/54th St: crosswalk enhancements, possibly a traffic signal, to improve pedestrian safety near school zone
- Grand Avenue midway between 56th Street West and 58th Street West: pedestrian actuated mid-block beacon, possibly a pedestrian hybrid beacon ("HAWK signal") or rectangular rapid flashing beacon (RRFB)
- 54th Street West at terminus of multi-use path (north end of Cottonwood Park): pedestrian actuated mid-block beacon, possibly a pedestrian hybrid beacon ("HAWK signal") or rectangular rapid flashing beacon (RRFB)
- Rimrock Road/54th St: crosswalk enhancements, possibly a traffic signal, to connect multi-use paths

The following corridors should be considered in the short-term for sidewalk or multi-use path improvements:

- Multi-use path on Grand Ave from 52nd Street West to west boundary of Trails West Subdivision
- Sidewalk on Grand Ave from west boundary of Foxtail Subdivision to HAWK signal
- Multi-use path from Grand Avenue to north boundary of Cottonwood Park along west side of 54th Street West
- Sidewalk along east side of 54th Street West from Grand Avenue to north boundary of Grand Peaks Subdivision

Figure ES7 on the following page illustrates the recommended locations for short-term active transportation system improvements.

Longer-term, it is recommended that a "layered network" principle be implemented as a way as to provide comfortable and efficient bike and pedestrian connectivity via lower-stress streets instead of force-fitting all modes onto the arterial corridors. Since many of these future collector corridors are platted but not built, it is an ideal time to establish the roadway standards that incorporate bike lanes, sidewalks and modest speed limits. A key consideration regarding this concept is cooperation between the City of Billings and Yellowstone County in terms of developing and implanting development requirements that will require construction of well-planned and consistent facilities as property develops in the study area. In the event that some of the major arterials become more urbanized over time, with speed limit reductions and bike facilities they could also become useful low-stress bikeways.

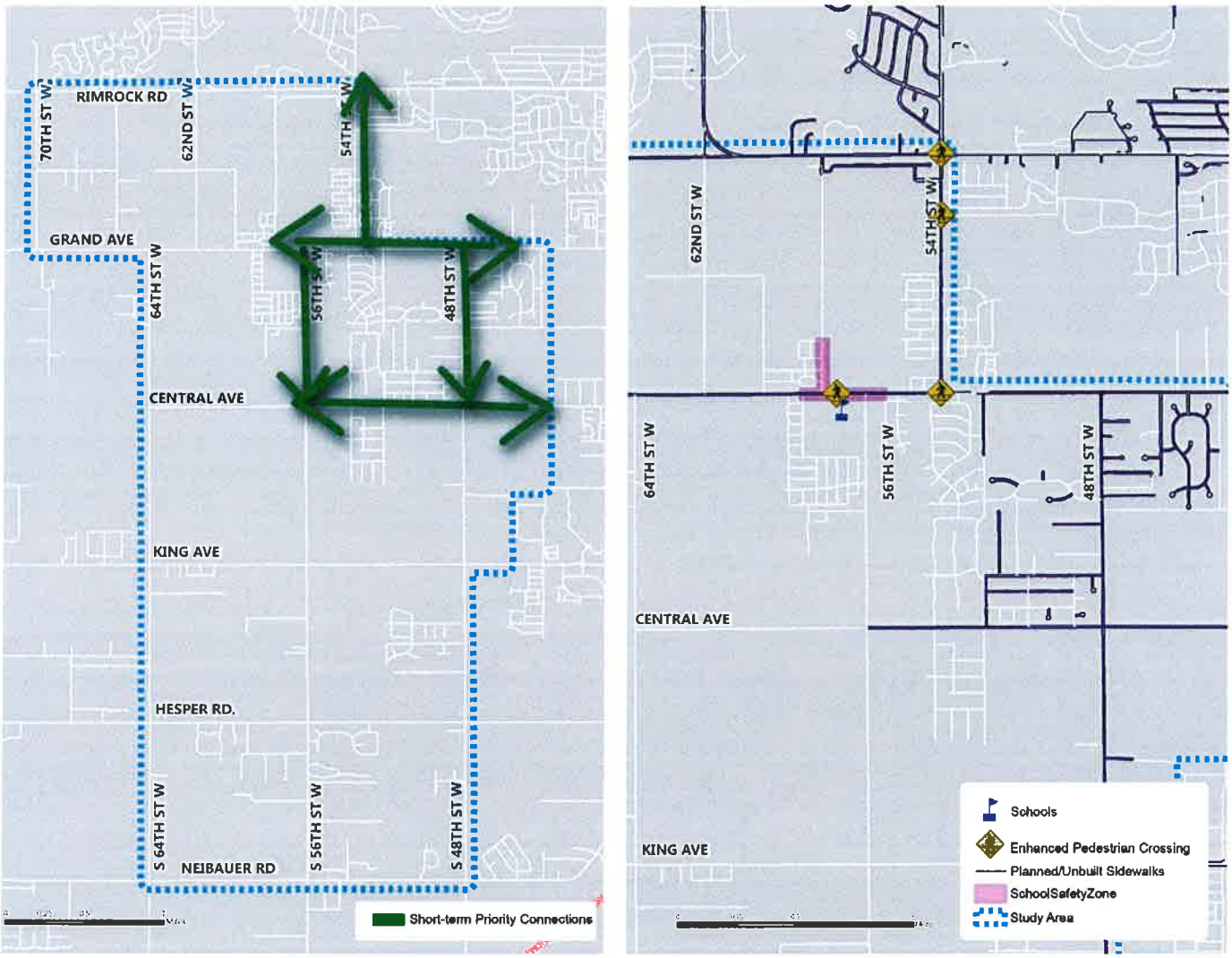

FIGURE ES7. SHORT-TERM IMPROVEMENTS FOR ON-STREET BICYCLE AND PEDESTRIAN FACILITIES

Recommended long-term low-stress corridors include:

- 58th Street West - Rimrock Road to Grand Avenue
- 66th Street West - Rimrock Road to Grand Avenue
- 60th Street West
- 52nd Street West
- Monad Road
- Broadwater Avenue
- Colton Boulevard

Future pathway segments should be prioritized based on the proximity to high demand areas and the ability of the segment to provide connectivity through barriers and gaps in the street system. **Figure ES8** on the following page illustrates the locations for recommended long-term active transportation projects. For more detail on all of the project conclusions and recommendations, please see the report body.

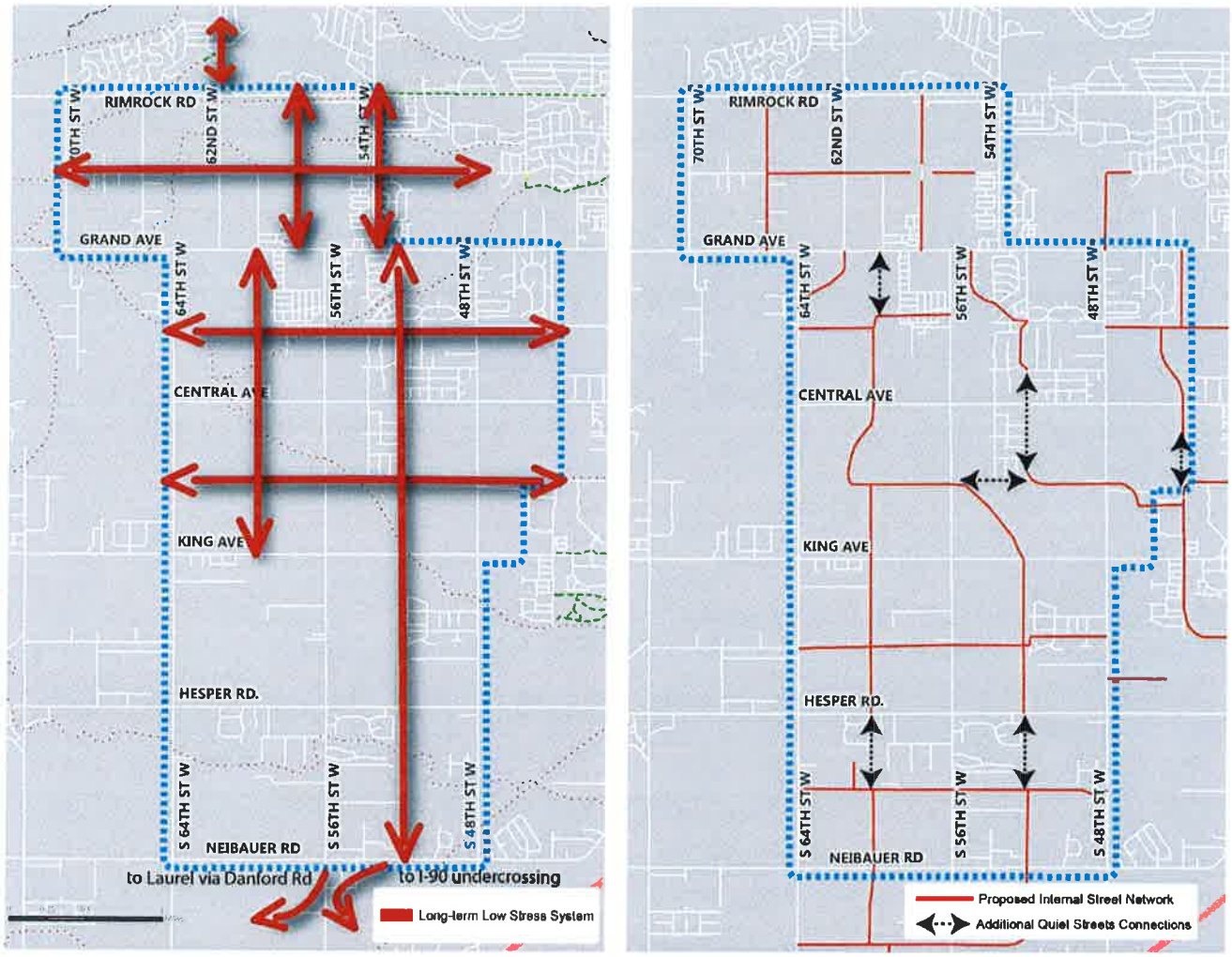

FIGURE ES8. LONG-TERM ACTIVE TRANSPORTATION STRATEGIES