



## COUNTY OF YELLOWSTONE ZONING COMMISSION

**AGENDA-Monday, September 9, 2019 4:00 PM**

**Miller Building, 1<sup>st</sup> Floor Conference Room  
2825 3<sup>rd</sup> 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:**

Motion. The minutes of the Board meeting of July 8, 2019. The August 12, 2019 meeting was canceled due to a lack of agenda items.

**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. Motion/Recommendation. County Zone Change 696 - 4601 Central Ave - A zone change request from Agricultural Open Space (A-1) to Residential-15,000 (R-150), 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 78.81 acre parcel of land. A pre-application neighborhood meeting was held on July 25, 2019, at the Pavilion at 3595 Monad Road. Presented by Nicole Cromwell, Zoning Coordinator.

## **Other Business/Announcements**

## **Adjournment**

The **Board of County Commissioners** public hearing will be held on **FRIDAY, Sept 27, 2019, at 9:30 a.m., 3<sup>rd</sup> Floor of the Stillwater Building at 316 N 26<sup>th</sup> St, Commissioner's Hearing Room**. The County Commissioners may, by majority vote, accept or reject the Zoning Commission's recommendation. The Board of County Commissioners will hear all persons wishing to speak relative to the zone change.

Information on the preceding item may be obtained at the Yellowstone County Planning Department, on the 4<sup>th</sup> Floor of the Miller Building at 2825 3<sup>rd</sup> Avenue North, 247-8676. 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](mailto:deinest@ci.billings.mt.us)

**County Zoning Commission**

**Meeting Date:** 09/09/2019

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### **Information**

#### **Subject**

Motion. The minutes of the Board meeting of July 8, 2019. The August 12, 2019 meeting was canceled due to a lack of agenda items.

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### **Attachments**

YZC\_2019\_07\_08\_DRAFT

YZC\_2019\_06\_10\_DRAFT

YZC\_2019\_04\_08\_DRAFT

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## Yellowstone County Zoning Commission Minutes for the Meeting of Monday, July 8, 2019

The County Zoning Commission met on Monday, July 8, 2019 in the Miller Building 1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> Ave North, Billings, MT at 4:00 p.m. Following the public hearing, the County Zoning Commission will make a recommendation to the Yellowstone County Commissioners.

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

Pro Tem Chairman Todd Hewett opened the meeting and introduced the County Zoning Commission members and staff in attendance: Nicole Cromwell, Zoning Coordinator; Karen Husman, Planner I; and Tamara Deines, Planning Clerk.

\*\*Commissioner Boucher is participating via conference call.

Commissioners and Staff		01/14/2019	02/11/2019	03/11/2019	04/08/2019	05/10/2019	06/25/2019						
Jerry T. Ray	Commissioner	1	1	-	1	1	1						
Troy Boucher	Commissioner Chairman	1	E	-	1	1	1						
Ryan Wittman	Commissioner	1	1	-	1	1	E						
Tyler Bush	Commissioner Chairman	E	1	-	1	E	E						
Todd Hewett	Commissioner	1	1	-	1	E	1						

**Attending:** Dana Wagenhals, Peg Parker, Tom Parker, Wando Smith, Alan Holom, Les & Joanne Love, Darryl & Dane Love, Gary & Patty Bradshald, Ken Pietz, Scott Worthington, Dan Wells, Steve Zeir, Steve Wells Bruce Lackman, David Cunningham, Kirksey Cunningham

**Public Comment**

Chairman Boucher asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public can be heard on any subject is not on the agenda; the Yellowstone County Zoning Commission will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion. There was none.



## Yellowstone County Zoning Commission Minutes for the Meeting of Monday, July 8, 2019

**Disclosure of Ex Parte Communication: County Zone Change #693:** There was none. The Commissioners reported no Ex Parte Communications. Staff received the following outside communications: None

**Motion. Approval of Minutes: April 8, 2019, June 10, 2019.** (The May 13, 2019, 4:00 p.m. meeting was cancelled). Approval of the April 8, 2019 and June 10, 2019 meeting minutes is delayed.

### **Item 1:**

Zoning Coordinator Nicole Cromwell read the legal notice for County Zone Change #694 into the record.

**County Zone Change 695 – 4601 Central Ave - from A-1 to R-50, P & NC - A zone change request from Agricultural Open Space (A-1) to Residential-5000 (R-50), Public (P) and Neighborhood Commercial (NC), on , S2SW-S3, T1S, R25E (less C/S 2221), N2SW-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. Tax ID: D00351, D00352, D00353 & D00354.**

### **REQUEST**

County Zone Change 694 – 2821 US Hwy 87 N. - A zone change from Residential 9,600 (R-96) to Community Commercial (CC), on C.O.S. 603, PARCEL 2A, AMND, S11, T01 N, R26 E, a 1.896 acre parcel of land. A pre-application neighborhood meeting was held on April 24, 2019, at 2811 Highway 87 N. Presented by Karen Husman, Planner I

### **RECOMMENDATION**

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

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 Homeowners' 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.



## Yellowstone County Zoning Commission Minutes for the Meeting of Monday, July 8, 2019

### **Discussion**

Pro Tem Chairman Hewitt called for questions from the Board. There were no questions from the Commission members.

Pro Tem Chairman Hewitt called for presentation by the applicant.

### **Dan Wells, 5847 Whispering Woods, Billings, Montana**

Mr. Wells introduced Craig Dalton, Performance Engineering; and Scott Worthington, In Site Engineering. Mr. Wells stated that up until a month ago the City was not interested in annexation of this parcel. They have worked to design a community water and sewer system that is compatible with DEQ and will provide services to approximately 500 people. Mr. Wells does not plan to move forward with the permitting process until after this zone change review is resulted. Mr. Wells said he has developed several west end subdivisions with community water and sewer systems. He said the proposed community water system has been proven and DEQ vetts the water aquifer prior to approval. He commented the new sewer systems are designed to better handle sewage. Mr. Wells referred to the eleven criterion in the staff report. He feels the proposed zoning is very compatible as the nearby Day Break Subdivision, Granite Peaks Subdivision, Trails West Subdivision, and the "Happy Homes" development have higher densities. He said the market is demanding nice homes with less yard space similar to the Legacy Homes Subdivision. There are number of twin home and single-family homes proposed for this development. This property is protected for fire through BUFSA and installation of a dry hydrant will be required. Mr. Wells pointed out this property will include parkland. He noted that should this parcel be developed as a City parcel, there would be less parkland with the same density. His feeling is the community will like the open space and trails proposed in this County subdivision. The traffic study has been conducted and they will meet the requirements from the study. Mr. Wells pointed out the homes in Aldinger Acres are in valued in the \$300,000 - \$400,000 range. The new construction duplexes in Twin Pines Subdivision starts at \$275,000 and this proposal will be similar. Single Family homes will be in \$300,000-\$425,000 range. Mr. Wells feels they can work with DEQ and provide a public system at a smaller cost and a development with more parkland if developed in the County. He asked for the Commission's approval for this zone change.

Pro Tem Chairman Hewitt called for questions and discussion.

### **Discussion**

Commissioner Hewitt asked about the potential impacts of the community system on neighboring wells during peak times. Dan Wells said a well was drilled in January and pumped at full capacity for 72 hours for a drawdown cone, and this information is compiled and submitted to DNRC. Based on this information, the aquifers are strong and there will not be a significant drawdown or negative impacts.

Commissioner Hewitt asked about widening Central Avenue with a third lane. He voiced concern with this subdivision impacting the traffic levels in the morning hours. Dan Wells said



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based on the traffic study modeling, a determination will be made for the road and intersection requirements. He commented this system is designed for future connection.

### **Scott Worthington, 4118 Woodcreek Drive, InSite Engineering, Billings, Montana**

Mr. Worthington is representing Mr. Wells as his agent and engineer. He stated the proposed water and wastewater systems are complete and considered viable by the State of Montana. The test well information will be considered along with the water rights by DNRC. The technical report has been published and the physical water exceeds the legal demands. In terms of compatibility, this development creates high quality affordable homes with less burden on homeowners for yard care. One third of the parcel will be parkland and provide 1.4 miles of trails with sidewalks on both sides of the street. He continued and commented that statistically a typical parcel with R-9600 zoning has two dwelling units per acre and the average lot size is 8,625 square feet. This development has potential for 2.86 dwelling units per acre. He concluded and stated they have reviewed the entire criterion extensively and feel these areas have been more than adequately addressed. There is a reliable source of water in terms of quantity and quality. He asked for the Commission's consideration of approval for this zone change request.

### **Craig Dalton, 608 N 29th Street, Performance Engineering, Billings, Montana**

Mr. Dalton said they have undergone rigorous testing and made a significant investment to ensure the water rights; and there will be no impacts. He stated to this point, DEQ is onboard and considers this proposal as a public system. Mr. Dalton said in cases where the County has not approved this type of development without coming into the City, this is generally due to lack of the aquifer being able to support the density.

### **Public Hearing: 5:00 PM**

Pro Tem Hewitt opened the public hearing and called for anyone wishing to speak in favor or against County Zone Change #695.

### **James Smith, 4720 Wyoming Ave, Billings, Montana**

Mr. Smith's concern is with the proposed density of the homes. He said his has invested his time and money in his property, as he wants to be in the County. He would like to request development of larger lots to maintain the feel of the neighborhood.

### **Susan Sullivan, 810 Bluegrass Place, Billings Montana**

Ms. Sullivan stated her major concern is traffic and she asked what the City's plan is for Broadwater Avenue. She said she is representing their Home Owners' Association. She said left hand turn movements from their development are unable to due to due to high volume traffic conditions.



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### **David Cunningham, 4841 Custer Ave, Billings, Montana**

Mr. Cunningham stated the roadways in this area are narrow and unsafe for pedestrian traffic, and the traffic volume has tripled since the junior high has been built. He asked the County to be proactive with traffic planning in this area. He feels an R-5000 development should be in the City instead of the County, and the County should require fire hydrants for this development instead of a dry hydrant. Mr. Cunningham stressed the need for curb, gutter, and services, as this parcel is located almost in the City. He is worried with the potential for a high-density development in Yellowstone County and feels this should be brought into the City to promote healthy growth.

### **Dana Love, 393 48th Street West, Billings, Montana**

Ms. Love expressed safety concerns for her family and her property due to a proposed road that will be built in the near vicinity of her property. She noted issues with high traffic, noise, and an unsafe living environment due to accidents. She said there is not enough road space with the 2-lane roadways. Her expectation when she purchased her home was for a country living feel.

### **Wanda Smith, 4720 Wyoming Ave, Billings**

Ms. Smith disagrees with this request for a higher density development as the surrounding developments are zoned R-15000 for single-family homes. The proposed duplexes will back up to her property. She pointed out that there are developments located to the north and west of her property with lots ranging from .5-acres to 5 acres. Ms. Smith said there are currently 67 dwellings on approximately 63 acres. She said this development would bring 400 plus cars. She said she was disappointed to hear at the neighborhood meeting this development is not consistent with the surrounding area and will degrade the value of the surrounding properties.

### **Tom Parker, 4728 North Woodhaven Way, Billings, Montana**

Mr. Parker is opposed to this request. He submitted a document to the Commissioners with density calculations and statistic pointing to the net buildable area of 31.7 acres and an average of 6.66 dwellings per buildable acres. He pointed out the lots in the R-1500 area are larger than .5 acres.

### **Ken Pietz, 4645 North Woodhaven Way, Billings, Montana**

Mr. Pietz is concerned with the provision for water and sewer. He asked if this development will have to hook up to City Services should it become available. He is also concerned with traffic as currently there is congestion on 48th Street West.

### **Les Love, 4825 Custer Ave, Billings, Montana**

Mr. Love asked what would happen to the irrigation ditches as they exist today. He stated the proposed R-5000 zoning belongs in the City and not in the County.



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**Kirksey Cunningham, 4841 Custer Avenue, Billings, Montana**

Ms. Cunningham does not feel the proposed R-5000 density will be appropriate until 48th Street West and Central Avenue can handle the existing traffic. She related her experience as a student waiting for the school bus and feels it will be unsafe for children to wait at the proposed entrance to this subdivision.

**Dana Wagenhals, 4816 Dovetail Avenue, Billings, MT**

Mr. Wagenhals stated a similar community water system in Oakridge Subdivision works well. He pointed out that as shown on the map, the City will bring services up to 48th Street West and could provide water to the Oakridge subdivision. He said citizens should weigh the differences between this application and what potentially could come if the parcel is developed in the City. Mr. Wagenhals feels this development could be a plus if it is moved forward as a County development.

**Gary Bradshaw, 4717 Woodhaven Way, Billings, Montana**

Mr. Bradshaw said he has enjoyed living in this area and wishes this subdivision would be developed with the same concept as the Oakridge Subdivision. He asked if the nitrates would have an impact on the treatment system for the sewage system. He asked about a proposal for a Neighborhood Commercial zoned parcel on the corner of Central Avenue and what will be placed there. Mr. Bradshaw stated he is pleased with Staff's recommendation of denial of this application.

**Steve Wells, 4832 Audubon Way, Billings, Montana**

Mr. Wells stated it is interesting to hear citizens' concerns: primarily the fear of the unknown, and fear of change. He feels Wells Development has been prudent in addressing these fears. He commented they have tried to propose an affordable housing with public spaces. He stated he feels this proposal would be a better development for everybody if the emotions were removed.

**Joanne Love, 4825 Custer Avenue, Billings, Montana**

Ms. Love said they would be impacted by the traffic coming off 48th Street West. She said Mr. Wells did not develop the parks as promised in the adjacent subdivision.

Pro Tem Chairman Hewitt called for rebuttal by the applicant.

**Rebuttal**

**Dan Wells, 5847 Whispering Woods, Billings, Montana**

Mr. Wells said he appreciates the comments and the emotions expressed by the citizens this evening. He said change is coming with growth. He stated he owns this property and intends to develop it. Regarding storm drainage, the proposed swales will retain and convey the water. The Urban Standards Committee identified needs for development in the County. There is a demographic change with persons that do not wish to care for large lots. He explained that the County parkland referred to during the public testimony was dedicated to the County and the



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residents in Wells Garden Estates did not wish to have it changed. He said the parkland would be developed and paid for by a parkland RSID. This proposal is for 74 acres and 211 homes with a density of 2.86 homes per acre. His findings point out that another Oakridge Subdivision could be done but it would not meet the market demands. He said there would be no further development until the adjoining property on Broadwater is developed. He pointed out the homes along Wyoming would be separated from the proposed twin home development by 80-feet of Snow Ditch right-of-way and open space. He said there will be collection points within the neighborhood for mail and school drop offs.

Pro Tem Chairman Hewitt asked if there is anyone else wishing to speak in favor or against County Zone Change #695. There was none. At 5:45 pm, Pro Tem Chairman Hewitt closed the public hearing and called for a motion.

Jerry Ray this is a well-planned out situation and he feels Mr. Wells is a fine developer. He commented he is experiencing similar proposals in his neighborhood.

**Motion**

**Motion was made by Commissioner Ray to forward a recommendation of approval of County Zone Change #695, as the City will not receive the request for services.**

**The motion dies for a lack of a second.**

**Motion**

**Commissioner Boucher made a motion to forward recommendation of denial of County Zone Change #695 as presented by staff and based on the eleven criterion and the Findings of Fact for this zone change.**

**Discussion:** There was no discussion on the motion.

<b>Name</b>	<b>Favor</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Boucher	1			
Commissioner Wittman				1
Commissioner Ray		1		
Commissioner Bush				1
Commissioner Hewett	1			

**The motion carries, 2-1, with Commissioner Ray voting against the motion.**



**Yellowstone County Zoning Commission  
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Monday, July 8, 2019**

**OTHER BUSINESS**

a. **Cancellation notice:** Due to a lack of agenda items, The Yellowstone County Zoning Commission meeting scheduled for Monday, August 12, 2019, 4:00 p.m. in the Miller Building 1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> Avenue North is canceled. The September 9, 2019 County Zoning Commission meeting will be held as legally announced and advertised.

**Adjournment:** The meeting adjourned **5:49** p.m.

**Draft. To be approved by a motion at the next scheduled meeting.**  
*Tamara L. Deines, Planning Clerk*

DRAFT



**Yellowstone County Zoning Commission  
Minutes for the Meeting of  
Monday, June 10, 2019**

The County Zoning Commission met on Monday, June 10, 2019 in the Miller Building 1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> Ave North, Billings, MT at 4:00 p.m. Following the public hearing, the County Zoning Commission will make a recommendation to the Yellowstone County Commissioners.

The Board of County Commissioners public hearing for County Zone Change #694 will be held on Tuesday, June 25, 2019, at 9:30 a.m., 3<sup>rd</sup> Floor of the Stillwater Building at 316 N 26<sup>th</sup> St, Commissioner’s Hearing Room. The Board of County Commissioners will hear all persons wishing to speak relative to the proposed zone change.

Chairman Boucher opened the meeting and introduced the County Zoning Commission members and staff in attendance: Nicole Cromwell, Zoning Coordinator; Planning Division Manager Monica Plecker, Planner I; Tamara Deines, Planning Clerk

Commissioners and Staff		01/14/2019	02/11/2019	03/11/2019	04/08/2019	05/10/2019	06/25/2019						
Jerry T. Ray	Commissioner	1	1	-	1	1							
Troy Boucher	Commissioner Chairman	1	E	-	1	1							
Ryan Wittman	Commissioner	1	1	-	1	1							
Tyler Bush	Commissioner Chairman	E	1	-	1	E							
Todd Hewett	Commissioner	1	1	-	1	E							

**Attending:** Chuck Platt, Diamond Real Estate; Donald Hurley applicant

**Public Comment**

Chairman Boucher asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public can be heard on any subject is not on the agenda; the Yellowstone County Zoning Commission will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion. There was none.

**Disclosure of Ex Parte Communication: County Zone Change #693:** There was none. The Commissioners reported no Ex Parte Communications. Staff received the following outside communications: None



## Yellowstone County Zoning Commission Minutes for the Meeting of Monday, June 10, 2019

**Disclosure of Ex Parte Communication: Zone Change 693:** The Commissioners reported no Ex Parte Communications. Staff received the following outside communications: none.

**Motion. Approval of Minutes: April 8, 2019.** (The May 13, 2019, 4:00 p.m. meeting was cancelled). Approval of the April 8, 2019 meeting minutes is delayed.

### **Item 1:**

Zoning Coordinator Nicole Cromwell read the legal notice for County Zone Change #694 into the record. In the absence of Planner Karen Miller, Planning Division Manager Monica Plecker will present the staff report.

**County Zone Change #694 – 2891 U.S. Highway 87 N - Change from R-96 to CC -** A zone change request from Residential-9600 (R-96) to Community Commercial (CC), on C.O.S. 603, PARCEL 2A, AMND, S11, T01 N, R26 E, a 1.896 acre parcel of land. A pre-application neighborhood meeting was held on April 24, 2019, at 2811 Highway 87 N. Tax ID: D05032

### **REQUEST**

County Zone Change 694 – 2821 US Hwy 87 N. - A zone change from Residential 9,600 (R-96) to Community Commercial (CC), on C.O.S. 603, PARCEL 2A, AMND, S11, T01 N, R26 E, a 1.896 acre parcel of land. A pre-application neighborhood meeting was held on April 24, 2019, at 2811 Highway 87 N. Presented by Karen Husman, Planner I

### **RECOMMENDATION**

Planning staff recommends approval of Zone Change #694 and adoption of the findings of the 11 criteria for this zone change.

### **Discussion**

Chairman Boucher called for questions from the Board. Board member Ray asked about the services for this parcel. Ms. Plecker stated Heights Water and a septic system serve this parcel. She said Staff received no formal written comments in advance of this meeting.

### **Public Hearing**

Chairman Boucher opened the public hearing and asked for those in favor or in opposition of this application.



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**Chuck Platt, Diamond Real Estate, 145 Grand Avenue, Billings, Montana  
Applicant, Donald Hurley, 2811 US Highway 87 N, Billings, Montana**

Mr. Platt said he has had the parcel for sale several times in the last ten years. Commissioner Ray commented he is surprised there is no further public comment on this application. Mr. Hurley commented on his previous applications for this parcel. He said the school does not have interest in this parcel. Mr. Platt stated they have had a number of calls on the parcel but no interest in residential uses. He said it was marketed last year as a Residential-9,600 parcel, and they worked with WWC Engineering to explore a patio home development. He said they feel that the zone change will allow more potential development for this parcel. In response to question by Commissioner Wittman, Mr. Platt stated if approved, the commercial zone change would make it more marketable and allow more flexibility for a buyer. He pointed out there are limitations for uses due to its proximity to the school.

Chairman Boucher asked if there is anyone else wishing to speak in favor or against County Zone Change #694. There was none. Chairman Boucher closed the hearing and called for a motion.

**Motion**

**Commissioner Boucher made a motion and Commissioner Ray seconded the motion to forward a recommendation to the BOCC to approve YC Zone Change #694 and adoption of the findings of the 11 criteria for this zone change.**

**Discussion.**

Chairman Boucher called for discussion. There was no further discussion on the motion.

<b>Name</b>	<b>Favor</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Boucher	1			
Commissioner Wittman	1			
Commissioner Ray	1			
Commissioner Bush				1
Commissioner Hewett				1

**The motion carried 3-0.**



**Yellowstone County Zoning Commission  
Minutes for the Meeting of  
Monday, June 10, 2019**

**OTHER BUSINESS**

a. The next Yellowstone County Zoning Commission meeting is scheduled for Monday, June 8, 2019, 4:00 p.m. in the Miller Building 1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> Avenue North.

**Adjournment:** The meeting adjourned **4:18** p.m.

**Draft. To be approved by a motion at the next meeting.**  
*Tamara L. Deines, Planning Clerk*

DRAFT



## Yellowstone County Zoning Commission Minutes for the Meeting of Monday, April 8, 2019

The County Zoning Commission met on Monday, April 8, 2019 in the Miller Building 1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> Ave North, Billings, MT at 4:00 p.m. Following the public hearing, the County Zoning Commission will make a recommendation to the Yellowstone County Commissioners.

The Board of County Commissioners public hearing for **Special Review 331**, will be held on Tuesday, April 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 special review.

The Board of County Commissioners public hearing for **Zone Change 693**, will be held on Tuesday, April 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.

Chairman Boucher opened the meeting and introduced the County Zoning Commission members and staff in attendance: Nicole Cromwell, Zoning Coordinator; Monica Plecker, Planning Division Manager, Planning Karen Husman, Planner I; Robbin Bartley, Administrative Assist.

Commissioners and Staff		0 1 / 1 4 / 2 0 1 9	0 2 / 1 1 / 2 0 1 9	0 3 / 1 1 / 2 0 1 9	0 4 / 0 8 / 2 0 1 9								
Jerry T. Ray	Commissioner	1	1	-	1								
Troy Boucher	Commissioner Chairman	1	E	-	1								
Ryan Wittman	Commissioner	1	1	-	1								
Tyler Bush	Commissioner Chairman	E	1	-	1								
Todd Hewett	Commissioner	1	1	-	1								

**Attending:** Aura Lindstrand, Dale Broveak, Brandon Wittman, Woody Woods, Tisha Hague.



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**Public Comment**

Chairman Boucher asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public can be heard on any subject is not on the agenda; the Yellowstone County Zoning Commission will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion. There was none.

**Disclosure of Ex Parte Communication: Special Review 331:** There was none.

The Commissioners reported no Ex Parte Communications.

Staff received the following outside communications: None

**Disclosure of Ex Parte Communication: Zone Change 693:** There was none.

The Commissioners reported no Ex Parte Communications.

Staff received the following outside communications: NONE

**Motion. Approval of Minutes: February 11, 2019.** (The March 11, 2019, 4:00 p.m. meeting was cancelled).

**Commissioner Bush made a motion, seconded by Commissioner Wittman, to approve the February 11, 2019 meeting minutes as submitted. The motion carried with a unanimous voice vote. Robbin Bartley noted the minutes are dated incorrectly, February 12, 2019. She will correct them to February 11, 2019.**

**Item 1:**

Zoning Coordinator Nicole Cromwell read the legal notice for County Special Review 331 into the record.

**County Special Review 331 – SW Corner of the Shiloh Rd. & Central Ave. - To allow a new Electrical Substation** – A special review request to allow an electrical substation on a property located in a Residential Multi-Family (RMF) Zone, on Certificate of Survey 862, Parcel 1 & Amended Parcel 4, a 2-acre parcel of land. Tax ID: D00506A.

**REQUEST**

A special review request to allow an electrical substation on a property located in a Residential Multi-Family (RMF) Zone, on Certificate of Survey 862, Parcel 1 & Amended Parcel 4, a 2-acre parcel of land generally located on the SW Corner of Shiloh Rd. & Central Ave. Tax ID: D00506A. Presented by Karen Husman, Planner I.

**RECOMMENDATION**

The Planning Division recommends conditional approval.

Planning Division is recommending the following conditions:

1. The approval shall be limited to Certificate of Survey 862, Parcel 1 & Amended Parcel 4, and generally located SW Corner of Shiloh Rd. & Central Ave, tax ID Doo506A.



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2. This special review approval is for an electrical substation as requested. No other special review use is intended or implied by this approval.
3. The site will be developed in substantial conformance to the site plan submitted; the onsite landscaping shall comply with the proposed Yellowstone County landscape ordinance.
4. The site will be developed per Section 27-1105(d) (2) of the Yellowstone County Zoning Regulations with a landscaping buffer on the South West corner and along the south border to buffer the residential neighborhood.
5. The chain link fence will be powder coated in either green or black, and filled with the wooden privacy slats for visual buffer. The barbed wire top must be above an 8-foot high fence.
6. A Zoning Compliance Permit must be submitted and obtained within one year of Special Review approval, and construction must be completed within three years of approval.
7. There will be no construction activities, including site preparation such as grading or digging prior to 7 a.m. or after 8 p.m. daily.
8. Failure to comply with these conditions of approval of the special review use shall be deemed a violation of the zoning regulations. Enforcement of the regulations and conditions shall be as set forth in Section 27-1600 et seq. of the Yellowstone County Zoning Regulations.
9. These conditions of special review approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

**\*\*NOTE\*\*** Approval of this Special Review does not constitute approval of a building permit, zoning compliance permit, sign permit, or fence permit. Compliance with all applicable local codes will be reviewed at the zoning compliance permit level.

### **Discussion**

Chairman Boucher called for questions from the Board.

Jerry Ray asked if the substation would take the entire lot or just the L-shaped piece. Staff stated it would just be on the L-shaped parcel.

Tyler Bush asked staff to describe the surrounding trees. Staff indicated there would be trees along the west and south property lines since these border R zones. There are existing trees along the west property and these will not be disturbed. There are no trees on south property line, so the stumps must be removed and trees planted.

Jerry Ray asked what the square footage of the lot. Staff deferred to the applicant.

Todd Hewitt asked what the solid wall made is made of. Staff replied it is a stone wall.

Nicole stated the wall might be many different materials, however it must be solid.

### **Applicant**

Chairman Boucher called for the petitioners.

### **Aura Lindstrand, Yellowstone Valley Electric Coop, 150 Cooperative Way, Huntley, MT**

Ms. Lindstrand represents the applicant, Yellowstone Valley Electric Coop, (YVEC). She said they would be able to meet the conditions recommended. She explained the wall/fence would be set to the required setbacks and would have the anti-graffiti treatment. She explained how the station would



## **Yellowstone County Zoning Commission Minutes for the Meeting of Monday, April 8, 2019**

increase the reliability of service and would tie into the existing line to serve the city and county. She reviewed their proposal and said, although the property is currently not in the City limits, they would be working with the City Engineering division to ensure the access as well as storm water retention are up to the minimum City standard requirements. She explained the proposed substation is being constructed on a property adjacent to an existing transmission line corridor located on the west side of Shiloh Road. The substation will tie into the existing transmission line and provide power reliability to customers in the YVEC Service Area. There were no other members of the public present to comment on the application.

### **Discussion**

Chairman Boucher called for questions from the Commission.

Jerry Ray asked what an anti-graffiti wall is. Staff advised it is a clear coat type paint that when applied makes the surface non-stick to any type of paint or marker.

Jerry Ray asked the applicant if they bought the whole lot and what the square footage of the substation will be.

Ryan Wittman asked what the height of the transmission lines nearby. Approximately 70 feet high.

### **Dale Broveak, Electrical Consultants, Inc**

Jerry Ray asked if there would be another approach. The intent is to create a new access off of Central Ave.

Where the substation would be put if this were denied? The substation would be located at 72nd and King Ave existing and 69<sup>th</sup> and Grand Avenue as this is the ideal location, and it would be acceptable to go as much as 1 mile west.

### **Brandon Wittman**

CEO of YVEC

Jerry Ray asked if YVEC is controlled by Public Utilities and who YVEC reports to. YVEC reports to The Board of Directors.

### **Public Hearing**

At 4:21 p.m., Chairman Boucher opened the public hearing and asked for those in favor or in opposition of this application.

### **Rebuttal**

Chairman Boucher called for rebuttal from the applicant.

Chairman Boucher asked if there is anyone else wishing to speak in favor or against County Special Review 331. There was none. Chairman Boucher closed the hearing at 4:21 p.m. and called for a motion.

### **Motion**

**Commissioner Ray made a motion to forward a recommendation to the BOCC to conditionally approve YC Special Review 331 with the conditions presented by staff and adoption of the findings of the review criteria. Todd Hewitt seconded.**



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**Discussion.**

Chairman Boucher called for discussion. There was no further discussion on the motion.

<b>Name</b>	<b>Favor</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Boucher	1			
Commissioner Wittman	1			
Commissioner Ray	1			
Commissioner Bush	1			
Commissioner Hewett	1			

**The motion carried 5-0.**

\* The Board of County Commissioners public hearing for **Special Review 331**, will be held on Tuesday, April 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 special review.

**Item 2:**

Zoning Coordinator Nicole Cromwell read the legal notice for **County Zone Change 693 - Text Amendment - Landscaping Regulations** into the record.

**County Zone Change 693 - Text Amendment – Landscaping Regulations** - An amendment initiated by the Yellowstone County Board of Planning on February 26, 2019, to update, revise and amend Sections 27-200, 27-604, 27-1006 and 27-1100 of the Yellowstone County Zoning regulations to update all requirements for landscaping in the Yellowstone County jurisdictional zoning area.

**REQUEST**

This is a zone change to amend several sections of the Yellowstone County Zoning Regulations regarding provision for landscaping with new development or redevelopment of land within the 4.5-mile zoning jurisdiction. These amendments have been developed through the Project Re: Code planning process, have been vetted by the Landscaping Working Group, and the amendment was initiated by the Yellowstone County Board of Planning on February 26, 2019. These amendments are preceding the larger amendments to the overall zoning code, so new or pending County developments can proceed under new and more effective landscape regulations.

**RECOMMENDATION**

The Planning Division is recommending approval.



## Yellowstone County Zoning Commission Minutes for the Meeting of Monday, April 8, 2019

Jerry Ray asked if there would be repercussions for dead, not maintained landscaping

Tyler Bush asked if the working group unanimously approved these changes. Yes.

### **Discussion**

Chairman Boucher called for questions from the Board.

### **Public Hearing**

At 4:56 p.m., Chairman Boucher opened the public hearing and asked for those in favor or in opposition of this application.

### **Woody Woods, Landscaping Working Group member, 129 Rolling Meadow Drive, Billings, Montana**

Mr. Woods sits on the Landscape Working Committee. He thanked Nicole for the presentation. He discussed the point system being adopted. Water conservation was considered during the process and he would recommend approval.

### **Steve Lehenbauer, River Ridge Landscaping, 3223 River Rd, Laurel, MT**

Mr. Lehenbauer stated he had just learned about the County amendments and was not clear on how the new code is different from the current code. He stated he was in favor of allowing all types of landscape professionals work on sites of more than 1 acre. He stated he has the knowledge and experience, but not the registration from the state, to design landscaping for sites larger than 1 acre. He stated it was his understanding the code was proposing to eliminate the use of turf grass and he was not in favor of this approach. He stated turf grass is a perfect choice in some areas. Planning staff, clarified turf grass is still allowed in the proposed code but in the required buffer yards, it would not get as many points as other types of plant materials. He stated he wants to see the plant list referenced in the code. Staff clarified the plant list is still being finalized and is not a part of the code per se. The Planning staff will have the plant list available by the time the code goes into effect at the end of May 2019.

He has too many questions and does not recommend approval.

### **Tisha Hague, Tvetene Turf**

Tisha Hague of Tvetene Turf, testified against the proposed amendments. She stated the benefits of turf grass outweigh any of the alleged detriments. She stated the code should not limit where someone can use turf grass. She spoke of a study from California that indicated the alleged drinking water use on turf grass is exaggerated.

### **Woody Woods**

The new code does not say you cannot use turf, the point system allows different uses.

### **Rebuttal**

Chairman Boucher called for rebuttal.



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**Nicole Cromwell, Zoning Coordinator, 2825 3<sup>rd</sup> Ave. North 4<sup>th</sup> Floor, Billings, MT**

Some of the reasons discussed by staff and the Landscape Working Group to have a licensed professional involved include the idea of saving the developer expense and time in the end when the landscaping is installed properly and the plants live for a long time. Professionals also can save developers money and time when the submittal for review to the City-County Planning Division is correct the first time and does not have to go through many rounds of corrections to be approved.

Chairman Boucher asked if there is anyone else wishing to speak in favor or against County Zone Change 693. There was none. Chairman Boucher closed the hearing at 5:14 p.m. and called for a motion.

**Motion**

**Tyler Bush made the motion to recommend approval with 1 change to the draft at Section 27-1103.B.2 by eliminating subsection (a) and changing the wording of (b) to be subsection (a) and to read as follows: “(a) All applicants are encouraged to work with a nurseryman or landscape design professional to meet the requirements of this article.”**

**Seconded by Todd Hewett and unanimously approved.**

**Discussion.**

Chairman Boucher called for discussion. There was no further discussion on the motion.

<b>Name</b>	<b>Favor</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Boucher	1			
Commissioner Wittman	1			
Commissioner Ray	1			
Commissioner Bush	1			
Commissioner Hewett	1			

**The motion carried 5-0**



**Yellowstone County Zoning Commission  
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**OTHER BUSINESS**

**a.** The next Yellowstone County Zoning Commission meeting is scheduled for Monday, May 13, 2019, 4:00 p.m. in the Miller Building 1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> Avenue North.

**Adjournment:** The meeting adjourned **5:23** p.m.

**Draft. To be approved by a motion at the next meeting.**  
*Robbin Bartley, Administrative Assistant.*

DRAFT



**County Zoning Commission**

**Meeting Date:** 09/09/2019

**SUBJECT:** Zone Change 696 - 4601 Central Avenue - The Meadows Subdivision

**THROUGH:** Monica Plecker

**PRESENTED BY:** Nicole Cromwell

**Information**

**REQUEST**

Motion/Recommendation. County Zone Change 696 - 4601 Central Ave - A zone change request from Agricultural Open Space (A-1) to Residential-15,000 (R-150), 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 78.81 acre parcel of land. A pre-application neighborhood meeting was held on July 25, 2019, at the Pavilion at 3595 Monad Road. Presented by Nicole Cromwell, Zoning Coordinator.

**RECOMMENDATION**

Planning staff is recommending approval based on the findings of the 11 review criteria for Zone Change 696.

**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: 78.81 acres

**CONCURRENT APPLICATIONS**

A preliminary County subdivision plat was submitted on July 1, 2019, along with a previous County zone change. The first zone change and subdivision were withdrawn. A new subdivision based on the proposed R-150 zone was submitted on August 1, 2019. The plat shows 126 lots for residential dwellings, one lot for the proposed sales office (proposed zoning is NC), a larger lot (3.8 acres) at the corner of 48th St West and Central Avenue (proposed zoning is R-150) and one 3.25 acre lot for "park land" that will include a dry hydrant for fire suppression and 2 wells (proposed zoning is R-150).

**APPLICABLE ZONING HISTORY**

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
4601 Central	County ZC 695	June 2019	A-1 to R-50, P and NC	Withdrawn	
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 to R-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-150, and NC zoning for 78.81 acres of agricultural land on the northeast corner of Central Avenue and 48th St West. A previous zone change - Zone Change 695 - was submitted in June 2019. This application was withdrawn after the July 8, 2019 County Zoning Commission hearing. The County Commissioners accepted the request to withdraw on July 23, 2019. The prior zone change was proposed for Residential 5,000 (R-50), Public (P) and NC zoning on a 73.8 portion of this property. The prior application did not include the five acre parcel at the intersection of 48th St West and Central Avenue. This parcel is included in the new application and is proposed to be zoned R-150.

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 controlled stop. The 4-way stop was implemented as a safety measure to reduce the number of accidents. There 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. If the applicant was interested in annexation, the City Engineering Division has agreed at least in concept to install - at no expense to the property owner - an extension of water and sewer mains in Central Avenue from the current terminus at Twin Pines Townhomes approximately 1/2 mile east of the subject 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 subdivision will require the preparation of a Traffic Impact Study to ensure any potential impacts are mitigated or at the least known prior to construction of the new subdivision.

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. The proposed zone change will not include any commercial or neighborhood services zoning at this intersection at this time. It is not clear that this proposed project (zone change and subdivision) includes a plan that allows for efficient and effective conversion to city utilities and services in the future.

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 approval is forwarded to the Zoning Commission. The proposed zoning of R-150 is 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-150 zone is compatible with the surrounding county neighborhood zoning and developments. The applicant has proposed a community drinking water system with individual drainfields on each proposed lot. 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. Oak Ridge Subdivision to the northwest has a similar drinking water system as does Wells Garden Estates to the west of the subject property.

## 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 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 consistent with the surrounding County subdivisions and neighborhoods. The primary zoning, Residential 15,000 (R-150), is a zone for County Subdivisions where on-site water and wastewater can be handled on a lot-by-lot or subdivision basis. The zone district description is as follows: 'A zone intended to provide for low density, single-family residential developments in areas which may or may not be serviced by a public water and/or sewer system.' The R-150 zone allows single family dwellings on lots of at least 15,000 square feet. The surrounding subdivisions are zoned R-150 so the development pattern and neighborhood character will be compatible. 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. 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. The County subdivision regulations have not been amended to require this future plan and only a few recent County subdivisions within the limits of annexation can transition to an urban level of infrastructure. The plans for this development do not appear to have a plan that allows for efficient and effective conversion to city utilities and services.

- 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 48<sup>th</sup> St West is proposed to be zoned R-150 but may change in the future. The West Billings Plan (2001) indicated this intersection should have some neighborhood level services. 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.*

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 78.81 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 54<sup>th</sup> St West, Fire Station #7, about two road-miles north and west of the subject property. A dry hydrant is proposed along Central Avenue to allow fire engines to have water for fighting structure fires.

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 126 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 – 48<sup>th</sup> St West and Grand Avenue - will need a traffic signal or round-a-bout and Grand Avenue from Shiloh Rd to 52<sup>nd</sup> Street West is the corridor in need of immediate improvement. Long-term improvements are required on Central Avenue from Shiloh Road to 48<sup>th</sup> 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 no 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. Better coordination between jurisdictions to address the safety and access for the traveling public is needed in this and other areas of the community.

*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 129 lots with three of these lots for park land, water wells, or non-residential uses. The remaining 126 lots would be served by a private water system consisting of two groundwater drinking water wells. Each lot would have an individual drain field for waste water. (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 residential neighborhood develops. Capacity of elementary schools and middle schools is a concern as current class sizes are increasing.

*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.

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 proposed zoning and development pattern will promote the health and general welfare of the area.

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

The proposed zoning would require 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 a new County neighborhood should include a well-designed internal road network, 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 48<sup>th</sup> St West, only one connecting street along the ¼-mile of Central Avenue. A Traffic Analysis will be required for this subdivision. The “trigger” for any new development is 300 or more new trips per day. The study will 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 suitable for the particular uses allowed within the proposed R-150 zoning district and NC zoning district.

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

There are no existing buildings on the property. Adjacent homes at 393 48<sup>th</sup> St West (one acre) and 4620 Central (one acre) will be directly adjacent to the new development. The marketability of these rural residences will likely be maintained based on the new subdivision.

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 R-150 and NC zones. The property is suitable for low density residential development allowed in the R-150 zone. This level of residential development is 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 approval based on the findings of the 11 review criteria for Zone Change 696.

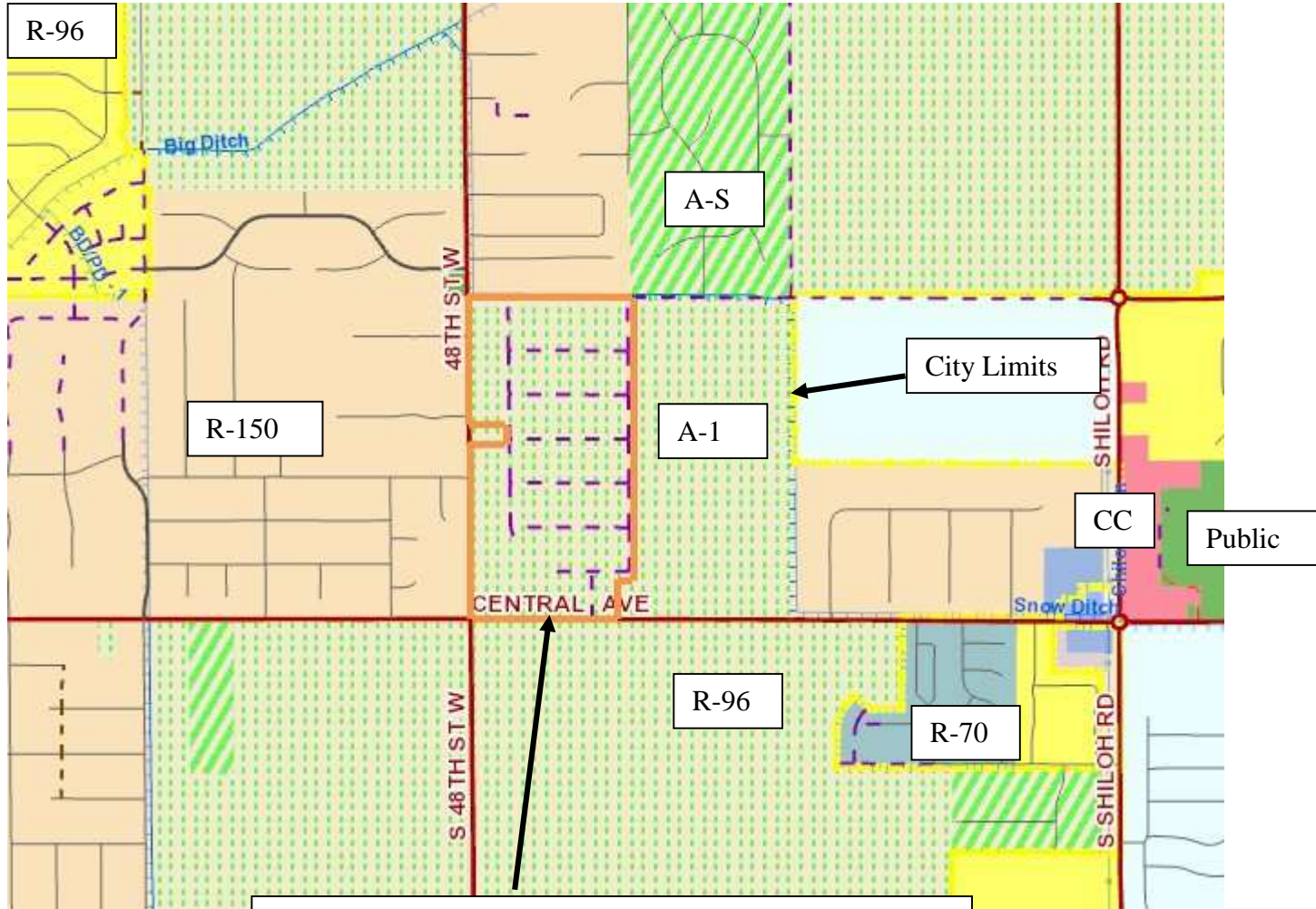
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## Attachments

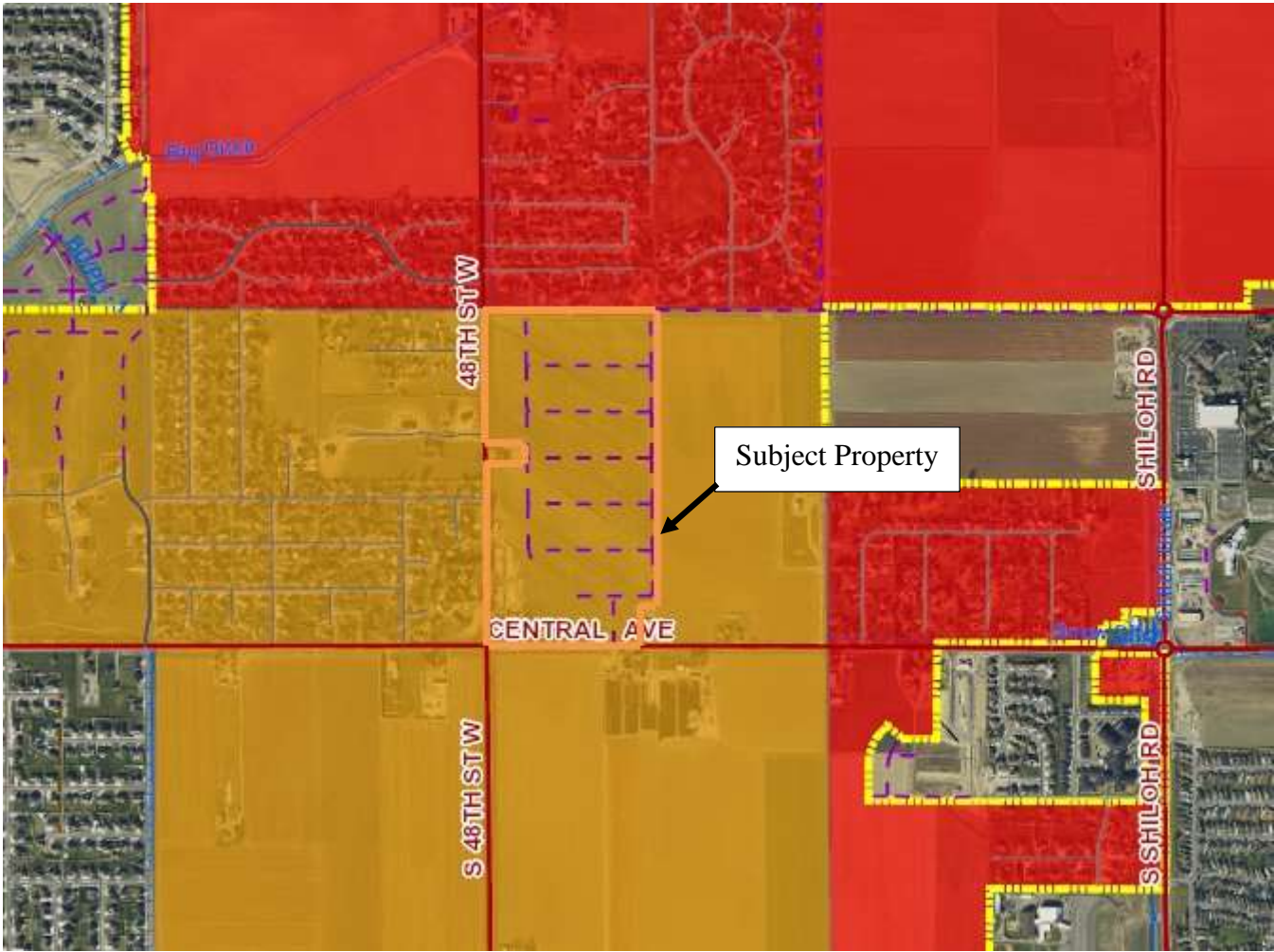
Zoning Map and Site Photos  
Application  
Revised Subdivision  
West End Multi Modal Study Executive Summary

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Zoning Map and Site Photos – Zone Change 696



Subject Property  
Existing Zoning = A-1  
Proposed Zoning = NC (1.33 acres), R-150 (78.81 acres)



Limits of Annexation Map  
Red = 5 years or less; Orange = greater than 5 years





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 48<sup>th</sup> St West



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



Subject Property

View south along 48<sup>th</sup> St West



Subject Property

View north along 48<sup>th</sup> St W from SW corner of subject property

# APPLICATION FORM

## COUNTY ZONE CHANGE

County Zone Change # 696 - Project # PZ-19-00133

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 15000, Neighborhood Commercial

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

Legal Description of Property: N2NWSW, E2SNWSW (Less COS 3053), E2NSWSW, E2SZWSW (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): 78.809 Acres (See zone change map & description)

Present Land-Use: Agricultural

Proposed Land-Use: Residential (77.477 Ac), Commercial (1.332 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. % Dan Wells, President

(Recorded Owner)

5847 Whisperingwoods Dr., Billings, MT 59106

(Address)

672-3390 Dan@wellsbuilt homes.com

(Phone Number)

(email)

Agent(s): In Site Engineering, P.C. % 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: [Signature] Date: 7/26/2019

(Recorded Owner)



### 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; 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. A neighborhood meeting was also held July 25, 2019. In that meeting, the owner presented the zone change request with those neighbors who chose to attend out of the surrounding property owners within 600 feet of the subject property boundary that were notified.

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 1.332 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 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 will promote walkability and non-motorized transportation. They will provide a means of separating motorized and non-motorized traffic. Access 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 system that is proposed. This land overlies a conductive aquifer that will provide clean drinking

water for residents by means of a public community water system. 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 individual subsurface wastewater treatment drain fields. 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 individual 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 15000 zoning is requested for those areas of the development project where single family residences are proposed to be built. This residential land use is consistent with the residential land uses of the adjacent properties to the north and west and is not detrimental to the adjacent agricultural land uses.

This zone change application is also requesting 1.332 acre in the southeast 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 (48<sup>th</sup> Street West).

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

**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 the Southwest Corner of Section 3, Township 1 South, Range 25 East, Principal Meridian of Montana, running thence N 00°25'34" W 1440.97', 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 1198.57' 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 78.809 acres.

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

<u>Zone</u>	<u>Area</u>
Residential 15000	77.477 Acres
<u>Neighborhood Commercial</u>	<u>1.332 Acres</u>
Total Area:	78.809 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 15000	77.477 Acres
<u>Neighborhood Commercial</u>	<u>1.332 Acres</u>
Total Area:	78.809 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 Mailing 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.

**E. Gummed Mailing 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  
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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 S2 SWSW (less COS 2221) S03, T01S, R25E, P.M.M., Yellowstone Co, MT (see exact description on on
- 5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this zone change map) 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 25<sup>th</sup> day of July, 2019.
  - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Dan Wells Telephone: 672-3390  
Address: 5847 Whispering Woods Dr. Email: Dan@wellsbuilthomes.com  
Billings, MT 59106

Agent (s): Scott A. Worthington 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

July 18, 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 Thursday, July 25, 2019, at 5:00 PM at the outdoor pavilion located at 3595 Monad Road 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 the Southwest Corner of Section 3, Township 1 South, Range 25 East, Principal Meridian of Montana, running thence N 00°25'34" W 1440.97', 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 1198.57' 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 78.809 acres.

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

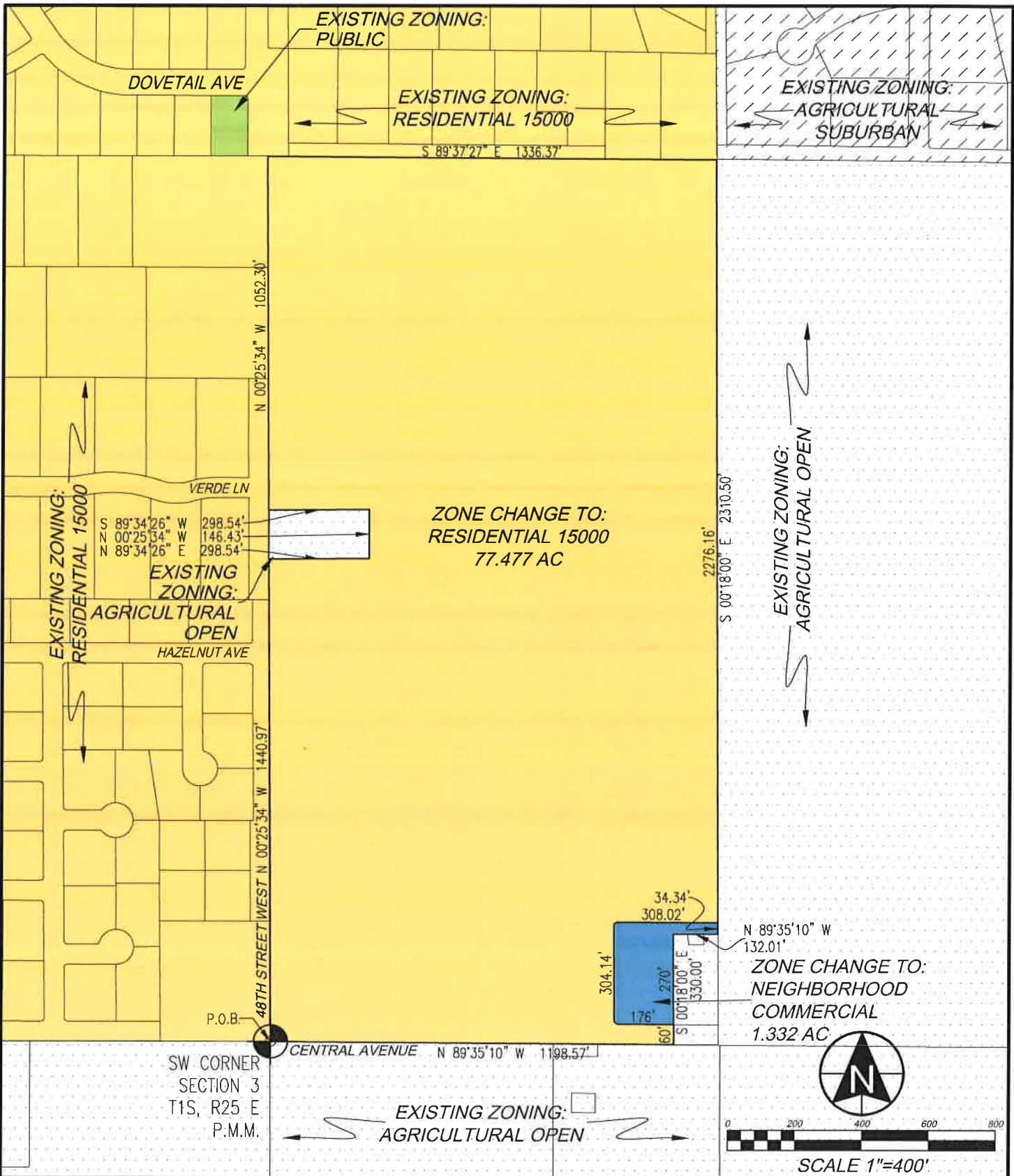
<u>Zone</u>	<u>Area</u>
Residential 15000	77.477 Acres
<u>Neighborhood Commercial</u>	<u>1.332 Acres</u>
Total Area:	78.809 Acres

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 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

Regal Land Development  
P.O. Box 80445  
Billings, MT 59108

CIVIL ENGINEER

In Site Engineering, P.C.  
4118 Woodcreek Dr  
Billings, MT 59106

# Neighborhood Meeting for Proposed Zone Change 78.809 Acres at 48th St. West & Central Ave. Associated with The Meadows Development

Meeting held Thursday, July 25, 2019, at Pavilion located at 3595 Monad Rd

Attendees:

Name	Address
Darryl & Dana Love	393 48th ST W. Billings, MT 59106
Les & Joanne Love	4825 48th St W. Billings, MT 59106
Dan & MarKay Marsich	5213 Onyx Blvd. Billings, MT. 59106
Jammy & Brad Hardt	4620 Central Billings, MT 59106
Wanda & Jim Smith	4720 Wyo. BkP MT 59106
KEN PIETZ	4645 N. WOODHAVEN WAY 59106
Gary Grider	108 48th St. W. Billings 59106
GARY BRADSHAW	4717 N. WOODHAVEN 59106
Wendy Mason	4848 Custer Ave 59106

**Zone Change Pre-Application Neighborhood Meeting Minutes**

**(Associated with The Meadows Proposed Development near the Northeast Corner of Central Ave and 48<sup>th</sup> Street West)**

**July 25, 2019**

**5:00 PM**

**Pavilion located at 3595 Monad Rd**

Dan Wells, owner and President of Regal Land Development, Inc. discussed how the prior zone change application for this property was withdrawn. Scott Worthington, consulting engineer and President of In Site Engineering was also present to answer questions. The neighbors in attendance are listed on the sign in sheet with these minutes.

Mr. Wells presented the new zone change application which is requesting Residential 15000 zoning for 77.477 acres and Neighborhood Commercial zoning for 1.332 acres. He pointed out that the Residential 15000 zoning being requested is consistent with and identical to the existing zoning on the adjacent land to the north and west of this property. He presented the purposes and regulations associated with the requested Residential 15000 and Neighborhood Commercial zones and discussed that the neighborhood commercial area would have a sales office for the neighborhood.

He opened the meeting to questions from the 14 neighbors in attendance. One question was whether twin homes would be proposed, to which the response was no, twin homes are not an allowed use in this zone. Neighbors asked about the character of the development that could be expected, and Dan replied that it would be consistent with other neighborhoods he has developed in areas of the same zoning, such as Oak Ridge and Granite Park. One question was asked about where accesses to the subdivision would be, to which the response was that two accesses would be required and would likely be one on 48<sup>th</sup> Street West and one on Central Avenue. Other questions relating to the layout were deferred and the specifics of such will be addressed during the preliminary plat application review process.

Neighbors stated that they were not opposed to the proposed zoning because of its consistency with the neighboring zoning.

It was discussed that the application would go to the Zoning Commission who would hold a public hearing and make a recommendation to the Board of County Commissioners.

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**.

<b>161 NAMES</b>	<b>\$ 80.50</b>
<b>CERT</b>	<b><u>2.00</u></b>
<b>TOTAL</b>	<b>\$ 82.50</b>

JEFF MARTIN  
CLERK & RECORDER

BY

K. Dopken

Date: 05/17/2019  
Time: 10:21:01  
Oper: rgarza

Yellowstone County  
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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)

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

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

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 3RD 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

Date: 05/17/2019  
Time: 10:21:23  
Oper: rgarza

Yellowstone County  
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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

Date: 05/17/2019  
Time: 10:21:31  
Oper: rgarza

Yellowstone County  
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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

Date: 05/17/2019  
Time: 10:21:36  
Oper: rgarza

Yellowstone County  
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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 AMD	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

Date: 05/17/2019  
Time: 10:22:52  
Oper: rgarza

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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

Date: 05/17/2019  
Time: 10:23:30  
Oper: rgarza

Yellowstone County  
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Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Tax Dist	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	HADLE, 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

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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 3RD 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 3RD 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

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	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 3RD 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

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Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Tax 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 (3/4) 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 ✓ 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 3RD 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 3RD 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

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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 K & 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 J ✓ 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

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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 3RD 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 LORIC 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 AL 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

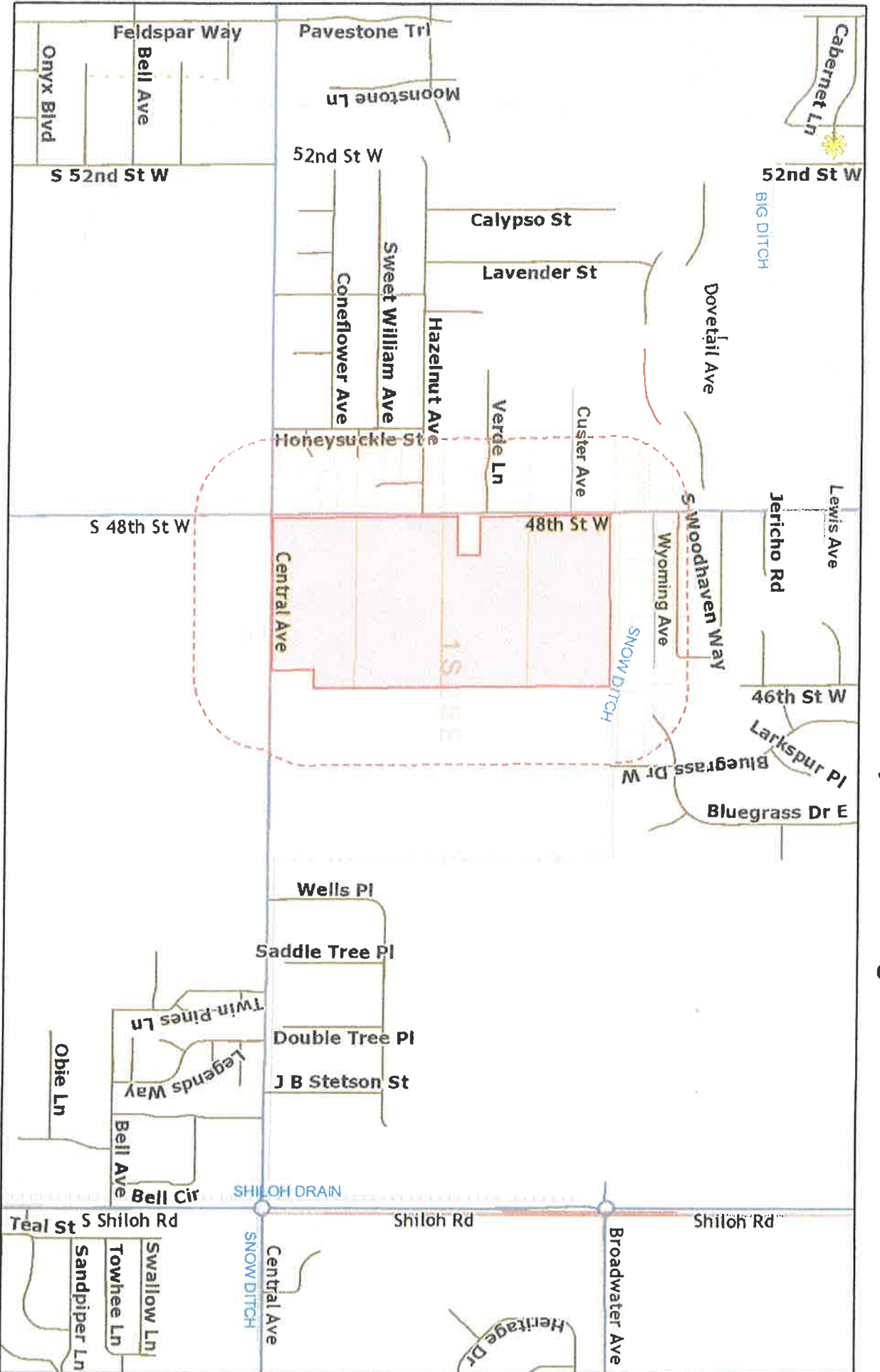
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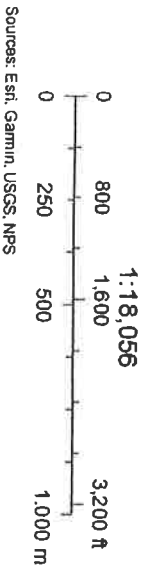
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Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Tax Dist Type
	BILLINGS MT 59106-4533	CLOVERLEAF MEADOWS SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 5, Lot 4A		
A27812	WISEMAN, BARBARA L & ROBERT M ✓ 4736 S WOODHAVEN WAY BILLINGS MT 59106-2494	03-0926-03-2-09-01-0000 AA3 ALDINGER ACRES SUBD 3RD 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 3RD 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



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
A25593	LUX, W DOUGLAS	4830		DANDELION	LN		WELLS GARDEN ESTATES SUBD 1ST		12
A25594	SMITH, RYAN E & ALISSA J	4829		DANDELION	LN		WELLS GARDEN ESTATES SUBD 1ST		13
A25595	RUSSELL, GREG M	4841		DANDELION	LN		WELLS GARDEN ESTATES SUBD 1ST		14
A25596	SWARTZ, ANDY L & SUSAN LORI	115		HONEYSUCKLE	ST		WELLS GARDEN ESTATES SUBD 1ST		15
A25597	HALVORSON, ROSS M & DEBORAH L	4829		CATTAIL	LN		WELLS GARDEN ESTATES SUBD 1ST		16
A25598	RASCHKOW, ALVIN J & JOYCE E & LAURIE, SCOTT F & MYRENDA L	4831		CATTAIL	LN		WELLS GARDEN ESTATES SUBD 1ST		17
A25599	HANSEN, BRIAN W & CYNTHIA L	4843		CATTAIL	LN		WELLS GARDEN ESTATES SUBD 1ST		18
A25600	ROMERO, MARGARET	217		HONEYSUCKLE	ST		WELLS GARDEN ESTATES SUBD 1ST		19
A25601	JENSEN, MICHAEL O & MELANIE	223		HONEYSUCKLE	ST		WELLS GARDEN ESTATES SUBD 1ST		110
A25602	TIMBERMAN, CLAYTON O & JUDITH C	4824		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 1ST		111
A25603	LUND, CHRISTOPHER	222		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND		112
A25604	MOORE, LAURALEE	208		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND		113
A25605	CHAFFIN, JOHN C & DEBORAH H	207		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND		114
A25606	BUECHLER, ANTHONY J	213		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND		115
A25607	KEIPEL, JON F & JOETTE M	225		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND		116
A25633	HOWELL, MICHAEL R	4803		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 2ND		51
A25634	ANDERSON, LARRY G & SHARON F	4821		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 1ST		52
A25635	WEISE, WILLIAM D	4827		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 1ST		53
A25636	ALBERTA, CASSIDY RICHARD & AMEE	4841		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 1ST		54
A27805	COX, DAVID & KARA	4621	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		28
A27806	EDAM, TROY & COLETTE G	4637	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		29
A27807	RODRIGUEZ, EDWIN & EILEEN	4643	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		210
A27808	HEFNER, GERARD M & KAREN A	4707	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		211
A27809	BROWNING, JARED W & KRISTIN	4799	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		212
A27810	STALEY, SARA L & SALTER, TRAVIS	4725	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		213
A27811	BUSCH, CRAIG A & SUSAN	4737	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		14
A27812	WISEMAN, BARBARA L & ROBERT M	4736	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		1
A27813	PECHTOL, RICHARD & GAIL L	4728	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		2
A27814	YORGASON, MICHAEL R	4714	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		3
A27815	LAMM, FRANK R & JENNIFER JO	4706	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		4
A27816	BOYER, JAMES H & PATRICIA A	4642	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		5
A27817	STREIF, GORDON & SUZANNE	4636	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		6
A27818	ERICKSON, ROCKY A & KRISTI K	4624	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		7A
A27819	IVERSON, CURTIS K & AMY	4618	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		8A
A27820	ALDINGER, ROGER A & ELEANOR R	4610	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		9
A27821	ROGER N JACOBSON REVOCABLE TRUST	4604	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		10
C11880B	YELL OWSTONE COUNTY (PARK)			48TH	ST	W	CLOVERLEAF MEADOWS SUBD 3RD FILING		5
C11889	DENNY, LESLIE L & JAN R	4640		WYOMING	AVE		SKALKAHO ESTATES		1
C11890	ROBERTS, JOSEPH C & LEONAA A	4636		WYOMING	AVE		SKALKAHO ESTATES		1
C12063	DILLEY, MICHAEL E	116		48TH	ST	W	COUNTRY SUBD		2
C12064	EGGEBRECHT, WADE & SHELBY	114		48TH	ST	W	COUNTRY SUBD		1
C12065	WALEN, REID & JULIE C	110		48TH	ST	W	COUNTRY SUBD		2
C12066	GRIDER, GARY P	108		48TH	ST	W	COUNTRY SUBD		3
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		2
C12113	LONG, JOEL T & ANDREA H	730		BLUEGRASS	PL		CLOVERLEAF MEADOWS SUBD 3RD FILING		3A
C12115	WILLIAMS, DALE W & DANIEL R	700		BLUEGRASS	PL		CLOVERLEAF MEADOWS SUBD 3RD FILING		4A
C12116	LUCE, DAVID P & MICHELLE D	780		BLUEGRASS	DR	W	CLOVERLEAF MEADOWS SUBD 3RD FILING		5
C12117	BALTRUSCH, CARL L JR	740		BLUEGRASS	DR	W	CLOVERLEAF MEADOWS SUBD 3RD FILING		6
C12195	PRIBYL, ROBERT	4740		WYOMING	AVE		CASSITY SUBD		7

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 & JODIM	4867	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	4
C12941	HARVEY, SHARON L	4883	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	5
C12942	SIMONSEN, ERIC W	4846	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	6
C12945	BUSH, TYLER N & TONYA BARZ	4820	CEDAR RIDGE	CIR		OAK RIDGE ESTATES SUB	1	8
C12946	SINGER, MATTHEW R & REBECCA C	4806	CEDAR RIDGE	CIR		OAK RIDGE ESTATES SUB	1	9
C14594	SMITH, JAMES E & WANDA J	4720	CEDAR RIDGE	CIR		OAK RIDGE ESTATES SUB	1	10
C17138	COMPTON, KELLY J & KIMBERLY A	4805	WYOMING	AVE		CASSITY SUBD	1	3C
C17139	DK BAR INC	4821	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	1
C17140	TALAFUSE, NATHAN J & ANNA	4829	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	3
C17149	DK BAR INC	4828	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	4
C17150	STEPHENSON, STEVE & KERRI	4812	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	13
C17151	MARSICH, DANIEL N & MARKAY	4804	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	15
D00347B	MURPHY, JOYCE R & PHILLIPS, DEBBIE M & MICHAEL	4618	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	16
D00347C	CHIPANA-SCHULZ, MARTHA TRUSTEE	4612	WYOMING	AVE		C.O.S. 2533 Amended		1C
D00349	BARBER, DONNA MARIE & DIANA LYNNIE	4449	WYOMING	AVE		C.O.S. 2533 Amended		1D
D00351	REGAL LAND DEVELOPMENT	4743	CENTRAL	AVE		C.O.S. 2007 Amended		1A
D00351A	RICHARD AND BETTY HARDT LIVING TRUST & HARDT, BRADLEY W & HARDT, RICHARD L TRUSTEE	4601	CENTRAL	AVE		S03, T01 S, R25 E, S2SWSW (LESS C/S 2221)		
D00352	REGAL LAND DEVELOPMENT	211	CENTRAL	ST	W	C.O.S. 2221		1
D00353	REGAL LAND DEVELOPMENT					S03, T01 S, R25 E, N2SWSW		
D00354	REGAL LAND DEVELOPMENT					S03, T01 S, R25 E, S2NWSW (LESS COS 3053)		
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	ST		W	VERDE MEADOW ESTATES SUBD (17)	1	1A
D00370B	HANSON, WENDY L	4848	CUSTER	AVE		C.O.S. 2068 Amended		1A
D00371A	LOVE, LESLIE S	4825	CUSTER	AVE		C.O.S. 2897		1F
D00371C	BUNDY, BRENT CURTIS & KARIE ELIZABETH	4857	CUSTER	AVE		C.O.S. 2897		2
D00371D	CUNNINGHAM, DAVID S & RALNA D	4841	CUSTER	AVE		C.O.S. 2887 Amended		1B
D00372A	FORTY EIGHT (48TH) ST WEST CHURCH	14	CUSTER	AVE		C.O.S. 1940 Amended		1C
D00466A	STALEY FAMILY IRREVOCABLE LAND TRUST	4834	CENTRAL	AVE	W	C.O.S. 1880 3rd Amended		1B
D00467	STALEY FAMILY IRREVOCABLE LAND TRUST		CENTRAL	AVE		C.O.S. 1880 3rd Amended		2B
D00485	STALEY FAMILY TRUST	347 S	CENTRAL	AVE	W	S10, T01 S, R25 E, W2NW (LESS SURVEYS)		1B2
D00485C	RICHARD AND BETTY HARDT LIVING TRUST (3/4 INT) &	4620	CENTRAL	AVE		C.O.S. 2719 & COS 2715		
D00486	RICHARD AND BETTY HARDT LIVING TRUST &	4524	CENTRAL	AVE		E2NW S10-T1S-R25E		Parcel 1 & Tract 1
D12601	LOVE, DARRYL & DAMA	393	CENTRAL	ST	W	C.O.S. 3053		1

CASSIDY & AIMEE ALBERTA  
4841 HAZELNUT AVE  
BILLINGS MT 59106-2344

ROGER & ELEANOR ALDINGER  
4610 S WOODHAVEN WAY  
BILLINGS MT 59106-2492

BRIAN & KATHERINE  
ANDERSON  
4730 WYOMING AVE  
BILLINGS MT 59106-4519

LARRY & SHARON ANDERSON  
4821 HAZELNUT AVE  
BILLINGS, MT 59106-2344

AQUANET, INC  
DAN WELLS  
PO BOX 80445  
BILLINGS MT 59108-0445

CARL & LINDA BALTRUSCH  
740 BLUEGRASS DR W  
BILLINGS MT 59106-4536

DONNA MARIE & DIANA LYNNE, KAREN  
BARBER, KIEHLBAUCH, MADELINE TRUSTEE  
4511 CENTRAL AVE  
BILLINGS MT 59106-2452

JAMES & PATRICIA BOYER  
4642 S WOODHAVEN WAY  
BILLINGS MT 59106-2492

JARED & KRISTI BROWNING  
4719 S WOODHAVEN WAY  
BILLINGS MT 59106-2495

ANTHONY BUECHLER  
213 SWEETHEART PL  
BILLINGS MT 59106-2378

BRENT & KARIE BUNDY  
4857 CUSTER AVE  
BILLINGS MT 59106-2410

CRAIG & SUSAN BUSCH  
4737 S WOODHAVEN WAY  
BILLINGS MT 59106-2495

TYLER & TONYA BUSH  
4820 CEDAR RIDGE CIR  
BILLINGS MT 59106-4416

JOHN & DEBORAH CHAFFIN  
207 SWEETHEART PL  
BILLINGS MT 59106-2378

MARTHA CHIPANA-SCHULZ  
TRUST  
4612 WYOMING AVE  
BILLINGS MT 59106-2468

KELLY & KIMBERLY COMPTON  
4805 VERDE LN  
BILLINGS MT 59106-2708

ANGELA CONVERSE & SHELLY RENO  
4845 DOVETAIL AVE  
BILLINGS MT 59106-4401

DAVID & KARA COX  
4621 S WOODHAVEN WAY  
BILLINGS MT 59106-2493

DAVID & RALNA CUNNINGHAM  
4841 CUSTER AVE  
BILLINGS MT 59106-2410

LESLIE & JAN DENNY  
4640 WYOMING AVE  
BILLINGS MT 59106-2468

MICHAEL E DILLEY  
116 48<sup>TH</sup> ST W  
BILLINGS MT 59106-4404

DK BAR INC  
4820 VERDE LANE  
BILLINGS MT 59106

TIMOTHY & JODI DODGE  
4867 DOVETAIL AVE  
BILLINGS MT 59106-4401

CYNTHIA DUKE  
4839 CENTRAL AVE  
BILLINGS MT 59106-2337

TROY & COLETTE EDAM  
4637 S WOODHAVEN WAY  
BILLINGS MT 59106-2493

WADE & SHELBY EGGBRECHT  
114 48<sup>TH</sup> ST W  
BILLINGS MT 59106-4404

ROCKY & KRISTI ERICKSON  
4624 S WOODHAVEN WAY  
BILLINGS MT 59106-2492

JASON & CHERYL FENHAUS  
4819 DOVETAIL AVE  
BILLINGS MT 59106-4401

48<sup>TH</sup> ST WEST CHURCH OF  
CHRIST  
14 48<sup>TH</sup> ST W  
BILLINGS MT 59106-4400

GARY & KATHIE GRIDER  
108 48<sup>TH</sup> ST W  
BILLINGS MT 59106-4404

JERRY & NICOLE HAIDLE  
4840 DOVETAIL AVE  
BILLINGS MT 59106-4415

WENDY HANSON  
4848 CUSTER AVE  
BILLINGS MT 59106-2491

MICHAEL & KAREN HOWELL  
4803 HAZELNUT AVE  
BILLINGS MT 59106-2344

JON & JOETTE KEIPPEL  
225 SWEETHEART PL  
BILLINGS MT 59106-2378

BRUCE & BARBARA LOVE  
7810 KING AVE W  
BILLINGS MT 59106-3024

DAVID & MICHELLE LUCE  
780 BLUEGRASS DR W  
BILLINGS MT 59106-4536

KURT & SHELLY MAHN  
4864 DOVETAIL AVE  
BILLINGS MT 59106-4415

HARLEY & LEANN MISNER  
4735 WYOMING AVE  
BILLINGS MT 59106-4518

RICHARD & GAIL PECHTOL  
4726 S WOODHAVEN WAY  
BILLINGS MT 59106

REGAL LAND DEVELOPMENT  
PO BOX 80445  
BILLINGS MT 59108-0445

ROSS & DEBORAH HALVORSON  
4829 CATTAIL LN  
BILLINGS MT 59106-2342

SHARON HARVEY  
4883 DOVETAIL AVE  
BILLINGS MT 59106-4401

CURTIS & AMY IVERSON  
4616 S WOODHAVEN WAY  
BILLINGS MT 59106-2492

FRANK & JENNIFER LAMM  
4706 S WOODHAVEN WAY  
BILLINGS MT 59106-2494

DARRYL & DANA LOVE  
393 48<sup>TH</sup> ST W  
BILLINGS MT 59106-2347

CHRISTOPHER LUND  
222 SWEETHEART PL  
BILLINGS MT 59106-2367

DANIEL & MARKAY MARSICH  
5213 ONYX BLVD  
BILLINGS MT 59106-3214

LAURA MOORE  
208 SWEETHEART PL  
BILLINGS MT 59106-2367

KENNETH & CHERYE  
PETERSON  
4820 VERDE LN  
BILLINGS MT 59106

RICHARD & BETTY HARDT LIVING TRUST  
4620 CENTRAL AVE  
BILLINGS MT 59106-2451

BRIAN & CYNTHIA HANSEN  
4843 CATTAIL LN  
BILLINGS MT 59106-2342

GERARD & KAREN HEFFNER  
4707 S WOODHAVEN WAY  
BILLINGS MT 59106-2495

MICHAEL & MELANIE JENSEN  
223 HONEYSUCKLE ST  
BILLINGS MT 59106-2346

JOEL & ANDREA LONG  
730 BLUEGRASS PL  
BILLINGS MT 59106-4533

LESLIE LOVE, JOANNE LOVE  
4825 CUSTER AVE  
BILLINGS MT 59106-2410

W DOUGLAS LUX  
4830 DANDELION LN  
BILLINGS MT 59106-2369

CHARLES & JOANN METHERD  
4801 DOVETAIL AVE  
BILLINGS MT 59106-4401

JOYCE MURPHY  
DEBBIE & MICHAEL PHILLIPS  
4618 WYOMING AVE  
BILLINGS MT 59106-2468

ALVIN & JOYCE RASCHKOW  
SCOTT & MYRENDA LAURIE  
4831 CATTAIL LN  
BILLINGS MT 59106-2342

JOSEPH & LEONA ROBERTS  
4636 WYOMING AVE  
BILLINGS MT 59106-2468

EDWIN & EILEEN RODRIGUEZ  
4643 S WOODHAVEN WAY  
BILLINGS MT 59106-2493

ROGER N JACOBSON REVOCABLE TRUST  
4604 S WOODHAVEN WAY  
BILLINGS MT 59106-2492

MARGARET ROMERO  
217 HONEYSUCKLE ST  
BILLINGS MT 59106-2346

GREG M RUSSELL  
4841 DANDELION LN  
BILLINGS MT 59106-2343

JONATHON & KAYLA SANDY  
4829 DANDELION LN  
BILLINGS MT 59106-2343

ERIC W SIMONSEN  
4846 CEDAR RIDGE CIR  
BILLINGS MT 59106-4416

MATTHEW & REBECCA SINGER  
4806 CEDAR RIDGE CIR  
BILLINGS MT 59106-4416

JAMES & WANDA SMITH  
4720 WYOMING AVE  
BILLINGS MT 59106-4519

STALEY FAMILY IRREVOCABLE  
LAND TRUST  
4904 CENTRAL AVE  
BILLINGS MT 59106-2336

STALEY FAMILY TRUST  
335 S 48<sup>TH</sup> ST W  
BILLINGS MT 59106-2957

SARA STALEY & TRAVIS SALTER  
4725 S WOODHAVEN WAY  
BILLINGS MT 59106-2495

STEVE & KERRI STEPHENSON  
303 SUMMER SKY CIR  
BILLINGS, MT 59106-2551

GORDON & SUZANNE STREIFF  
4636 S WOODHAVEN WAY  
BILLINGS MT 59106-2492

SUSAN M SULLIVAN REVOCABLE TRUST  
STEPHEN A ZABAWA REV. LIVING TRUST  
810 BLUEGRASS PL  
BILLINGS MT 59106-4503

ANDY & SUSAN SWARTZ  
115 HONEYSUCKLE ST  
BILLINGS MT 59106-2359

NATHAN & ANNA TALAFUSE  
4829 VERDE LN  
BILLINGS MT 59106-2708

THE ALAN M HOLOM REVOCABLE TRUST  
4740 WYOMING AVE  
BILLINGS MT 59106-4519

CLAYTON & JUDITH TIMBERMAN  
4824 HAZELNUT AVE  
BILLINGS MT 59106-2360

CHRIS & DESTYNEE TREVINO  
4880 DOVETAIL AVE  
BILLINGS MT 59106-4415

DANA & CATHERINE  
WAGENHALS  
4816 DOVETAIL AVE  
BILLINGS MT 59106-4415

REID & JULIE WALEN  
110 48<sup>TH</sup> ST W  
BILLINGS MT 59106-4404

WILLIAM & BECKY WEISE  
4827 HAZELNUT AVE  
BILLINGS MT 59106-2344

DALE & DANIELLE WILLIAMS  
700 BLUEGRASS PL  
BILLINGS MT 59106-4533

BARBARA & ROBERT WISEMAN  
4736 S WOODHAVEN WAY  
BILLINGS MT 59106-2494

YELLOWSTONE COUNTY (PARK)  
PO BOX 35001  
BILLINGS MT 59106-5001

MICHAEL YORGASON  
4714 S WOODHAVEN WAY  
BILLINGS MT 59106-2494

**County Zone Change Application  
73.801 Acres at 48<sup>th</sup> 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**

**July 31, 2019**



# EXECUTIVE SUMMARY

The West End Multi-Modal 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.

## 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.

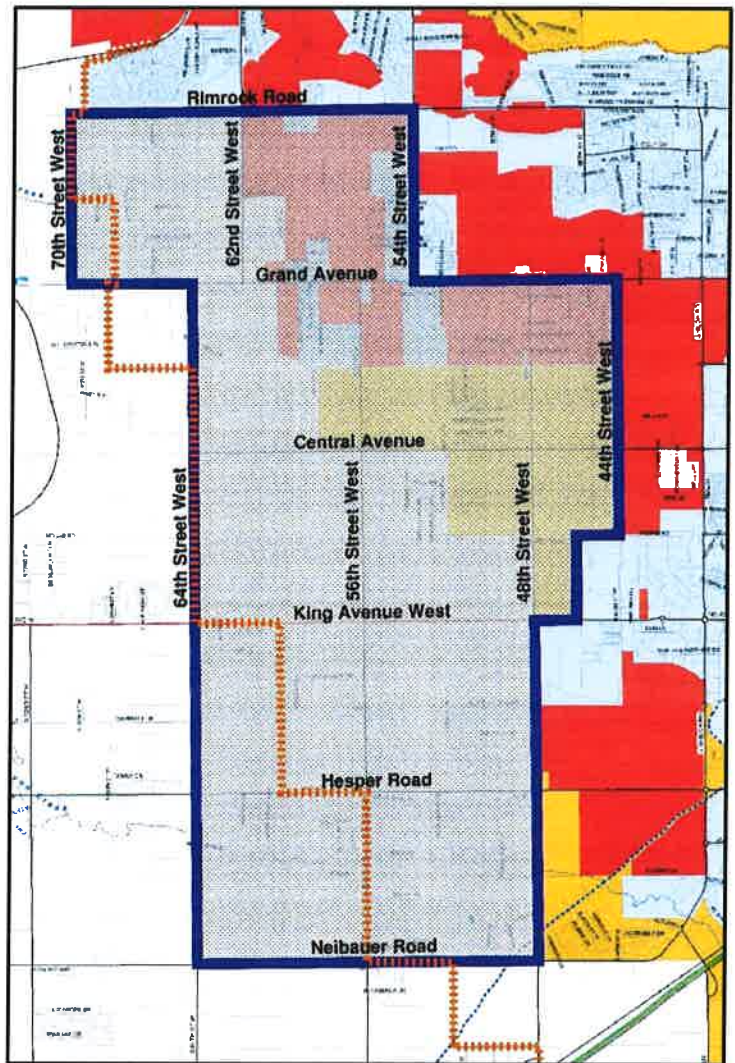


FIGURE ES1. STUDY AREA

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.

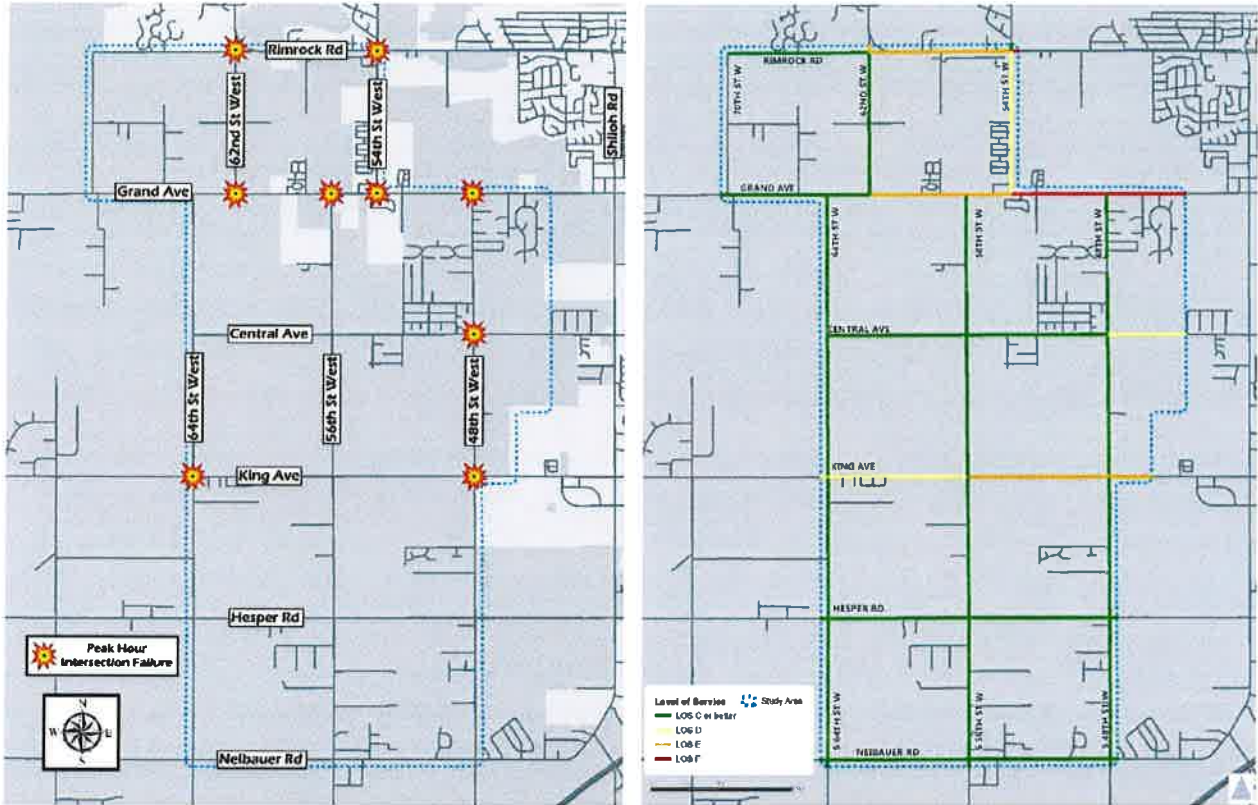


FIGURE ES2. SCENARIO 1 (2035) INTERSECTION AND CORRIDOR LOS ANALYSIS RESULTS

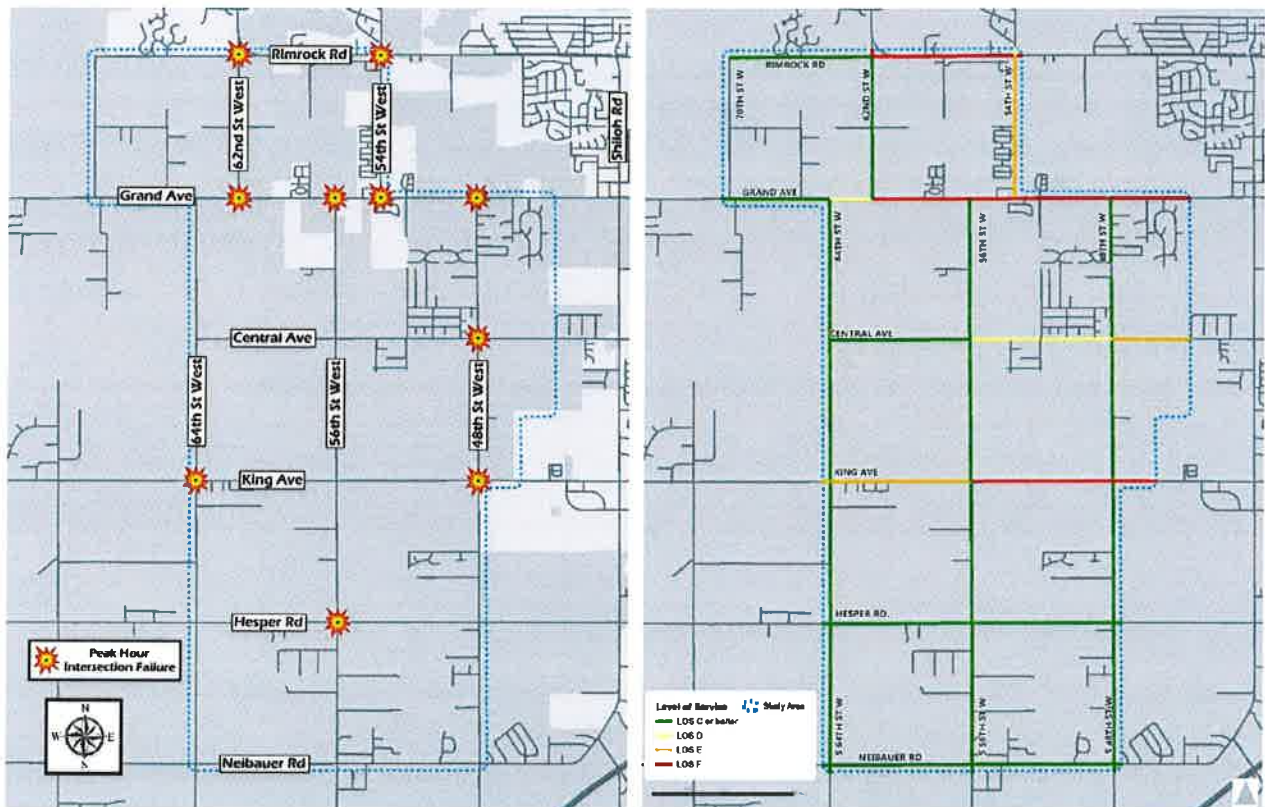
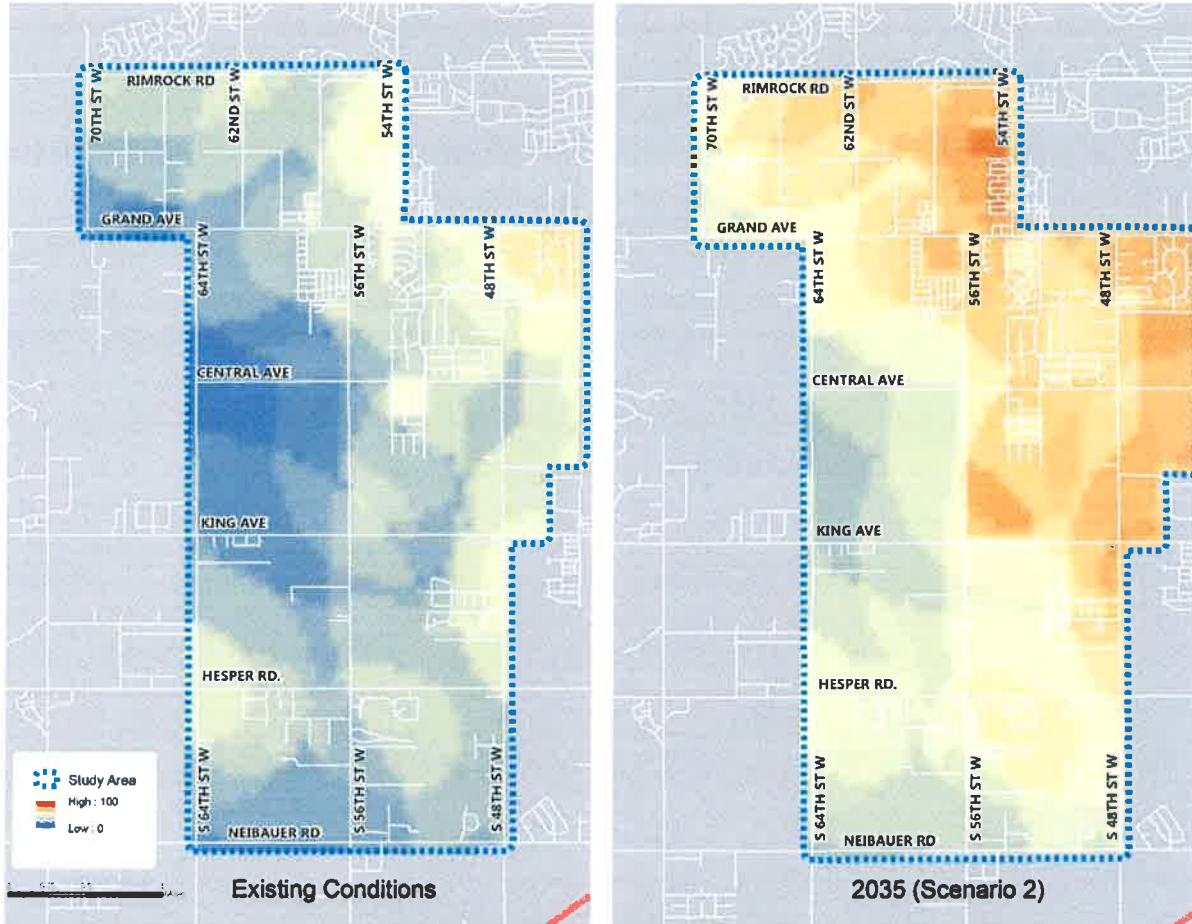


FIGURE ES3. SCENARIO 2 (2035) INTERSECTION AND CORRIDOR LOS ANALYSIS RESULTS

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.

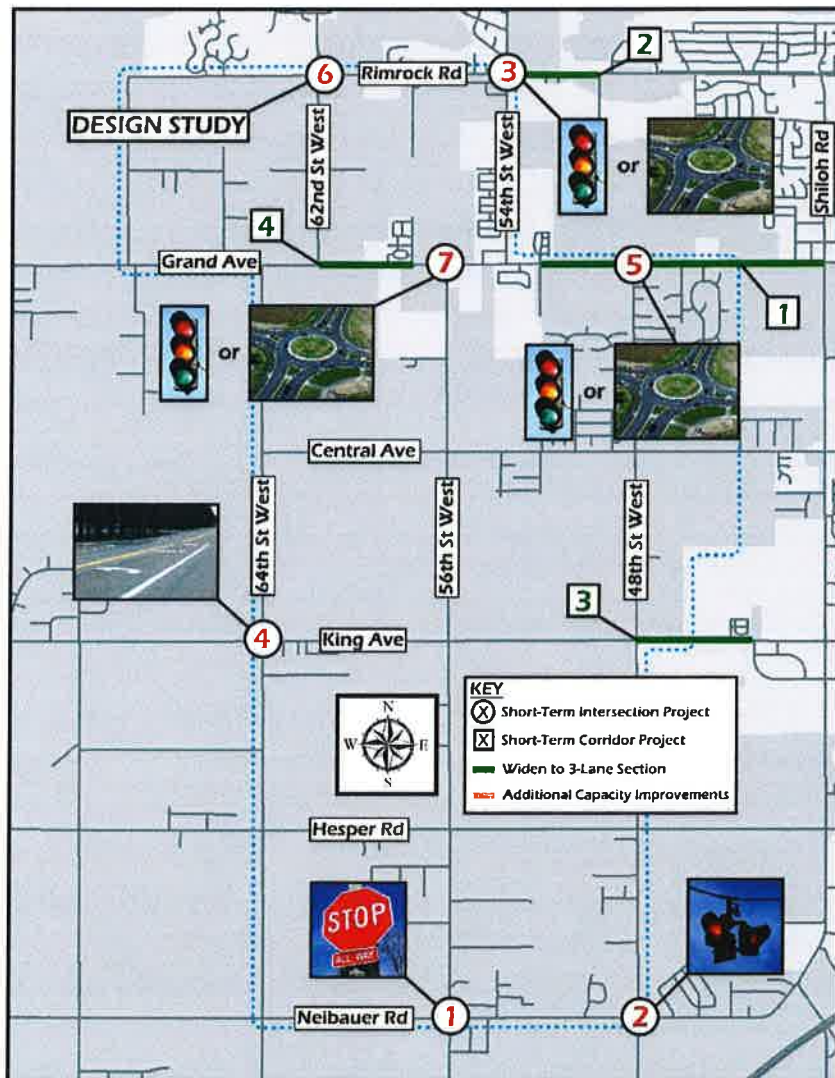
**Tables ES1-ES4** and **Figure ES5-ES6** on the following pages list and illustrate the short term and long-term priority project recommendations for street and intersection improvements. In addition to details about each recommended project, the tables provide estimated construction cost ranges. The 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



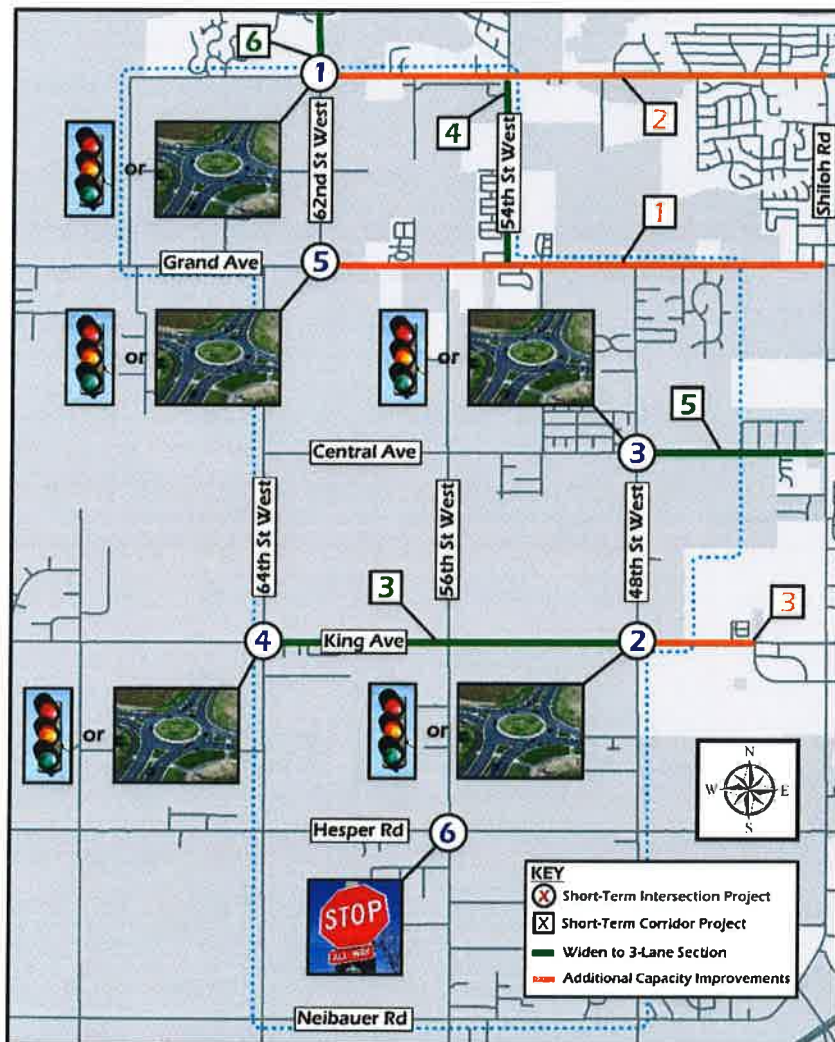
**FIGURE ES5. SHORT-TERM INTERSECTION & CORRIDOR PROJECT RECOMMENDATIONS**

**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 rideable 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:

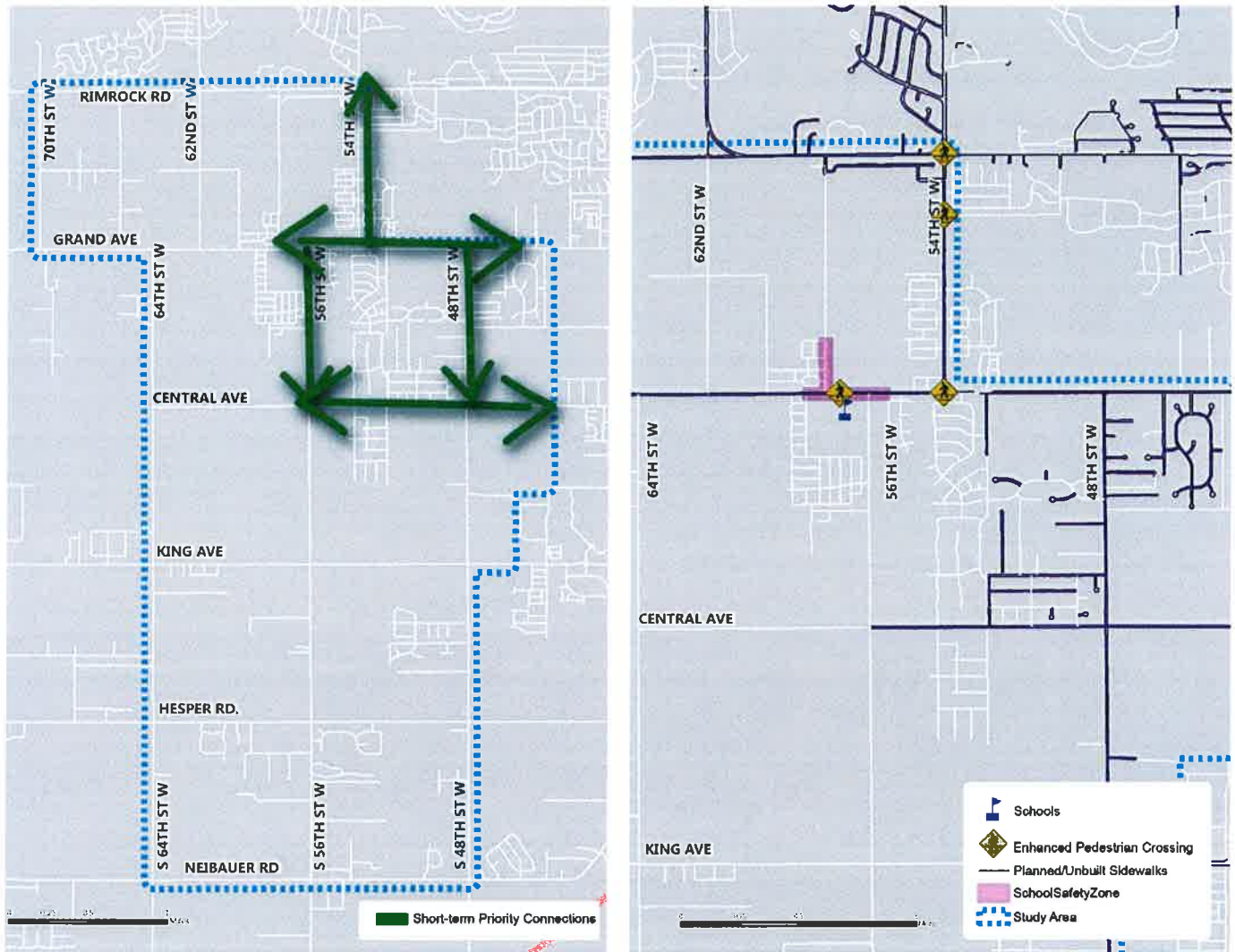
- Grand Ave/54th St: crosswalk enhancements, possibly a traffic signal, to improve pedestrian safety near school zone
- Grand Avenue midway between 56th Street West and 58th Street West: pedestrian actuated mid-block beacon, possibly a pedestrian hybrid beacon (“HAWK signal”) or rectangular rapid flashing 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.

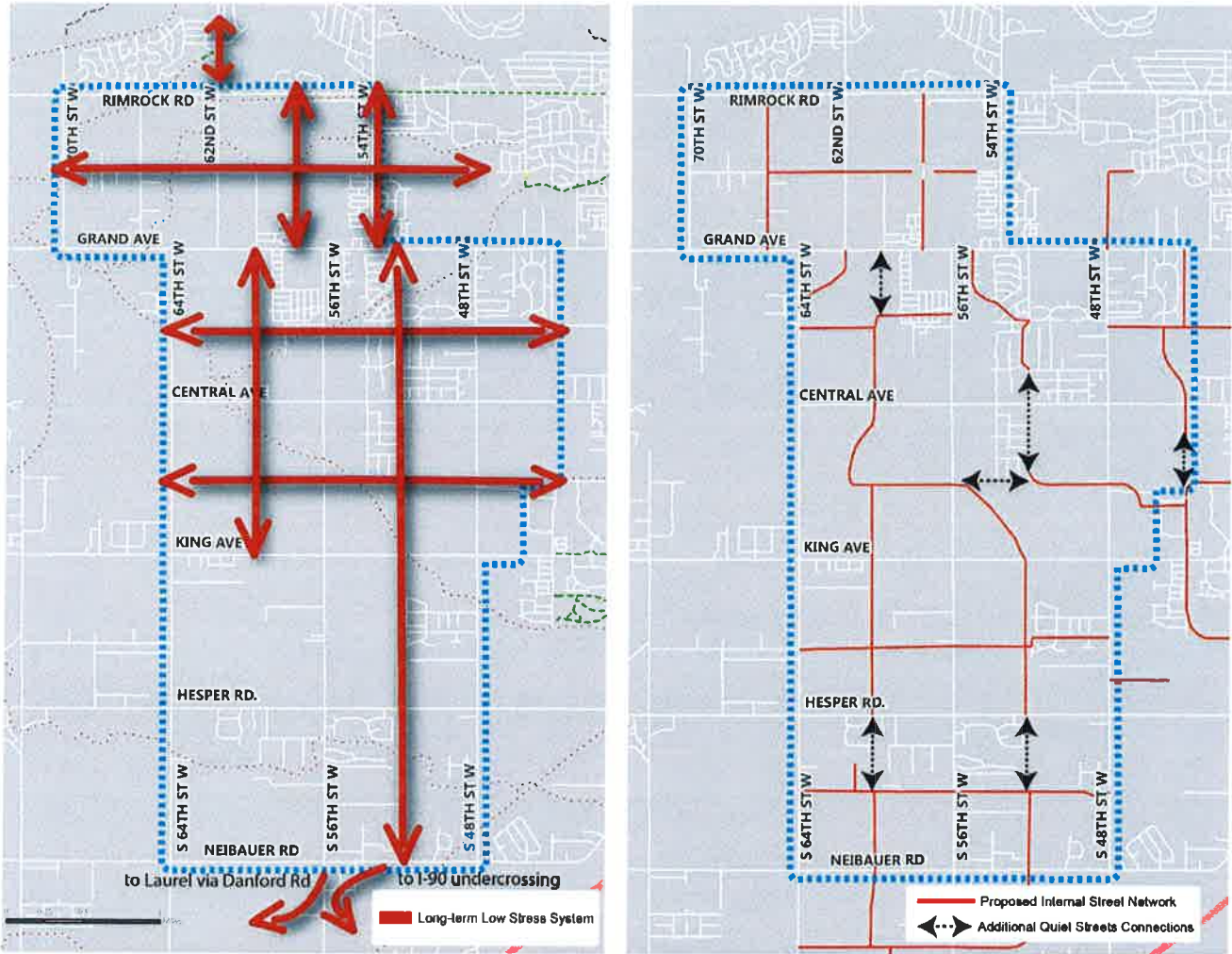


FIGURE ES8. LONG-TERM ACTIVE TRANSPORTATION STRATEGIES