

Application and pre-app meeting – Zone Change 697

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 697 - Project # 22-19-00168

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: Ag-Open

Proposed Zoning: Ag-Suburban

Tax ID # D046730 COUNTY COMMISSIONER DISTRICT # \_\_\_\_\_

Legal Description of Property: SunnyCove Fruit Farms, S31, T01 N, R25 E, Lot 70

Address or General Location (If unknown, contact County Public Works): \_\_\_\_\_

SE corner of 60<sup>th</sup> st & Colton

Size of Parcel (Area & Dimensions): 9.43 acres

Present Land-Use: Agriculture

Proposed Land-Use: Ag-Suburban

Covenants or Deed Restrictions on Property: Yes  No \_\_\_\_\_

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): David & Sarah Nigh

(Recorded Owner)

2035 Chambers Dr. Bezenan, MT 59715

(Address)

406 850 9920 DNIGH6@GMAIL.COM

(Phone Number)

(email)

Agent(s): \_\_\_\_\_

(Name)

(Address)

(Phone Number)

(Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] [Signature] Date: 8/11/19

(Recorded Owner)



ZONE CHANGE APPLICATION  
SUNNY COVE FRUIT FARMS, LOT 70 Tax ID # D046730  
Answers to Application Questions

1. Questions

A. Our proposed zoning change from Ag-Open to Ag-Suburban is consistent with the goals and objectives of the 2008 Growth Policy in the following ways.

- The neighbors in the Sunny Cove Fruit Farm understand their covenants allow for a one time split of a parcel as long as one of the remaining parcels is greater than or equal to 5 acres. The discussion at our neighborhood meeting re-affirmed this as part of the long term planning for the area. This zoning change is consistent with the neighborhood character and preferred land use pattern identified in the neighborhood plans (covenants).

- The covenants prescribes no further dividing of the newly established parcels which will maintain the open space aesthetic of the development.

- Similar parcels in SCFF have completed the same zoning change.

B. The zoning change is necessary to divide the nearly 10 acre (9.43 after road easements) Ag-Open designation into 2 parcels (5.43 acres and 4 acres) in order to improve market value of the property. The new parcels' size require the zoning change to Ag-Suburban. This proposed change is in keeping with the long term neighborhood plan.

2. Photographs available on line at [realtor.com](http://realtor.com) on property listing 60th and Colton

3. The Pre-application Neighborhood meeting was held on August 1st at 6:30 on the property. Five of the adjoining property owners were in attendance, one passed on a verbal and one passed on a written agreement with the proposed change and one did not reply or attend. After opening the meeting by reviewing the proposed split of the 9.43 acres and the zoning change and subdivision process, the meeting conversation mainly focussed on current market values and other neighbor's plans for their parcels. Everyone understood the proposed changes and none had objections. (Neighborhood meeting invite letter with map included in this application.)

4. Radius map included.

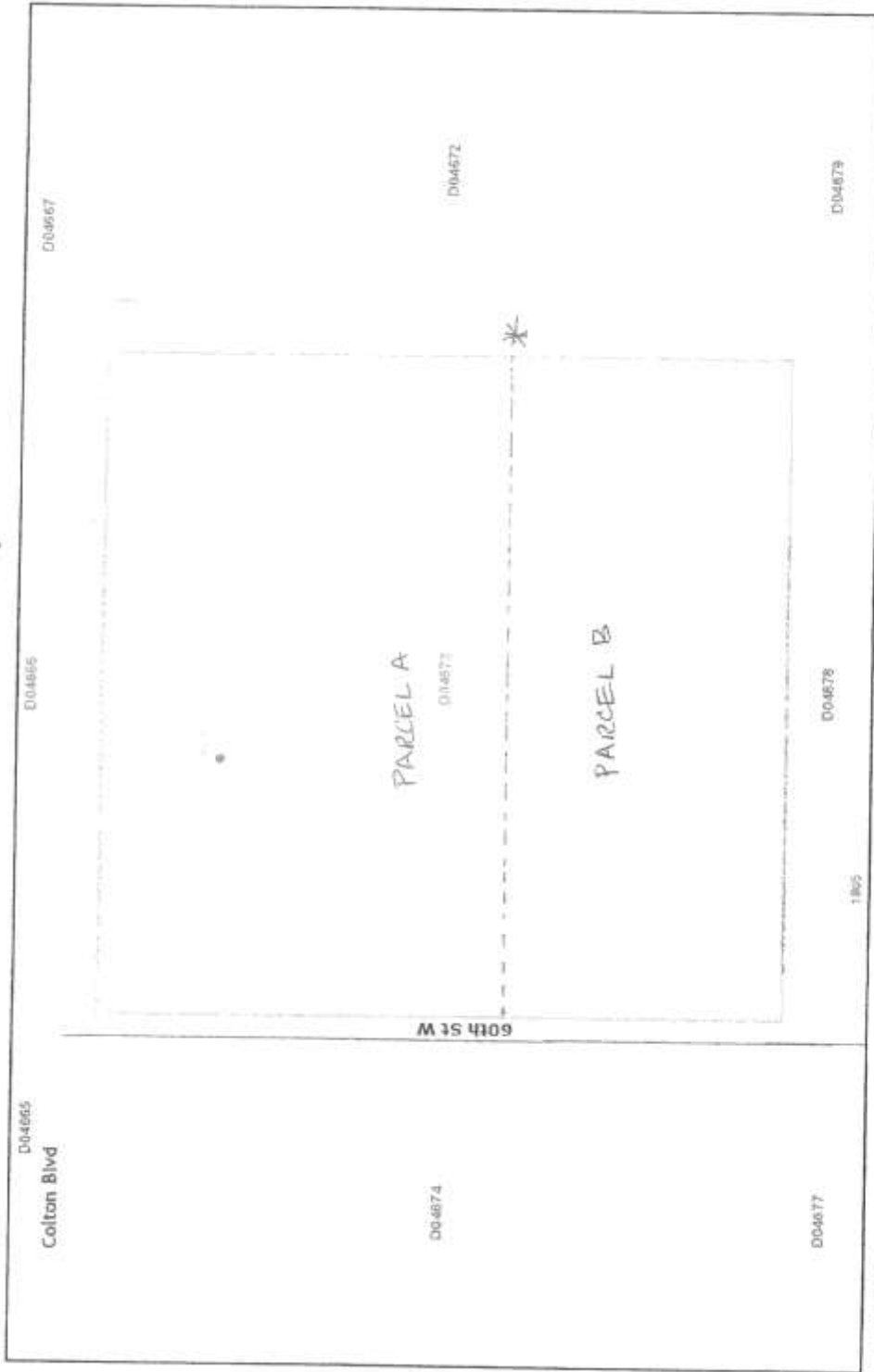
5. Certified list of names included.

6. Filing fee \$912 included, \$50 deposit check for signs included.

Respectfully Submitted,

Dave and Sarah Nigh

# Yellowstone County



\* Seller proposed subdivisions:  
5.43 acre lot - Parcel A  
4.00 acre lot - Parcel B

April 16, 2019  
polygonLayer  
Override 1  
Boundary

Sunny Cove Fruit Farm lot 70  
Zoning Change  
Neighborhood Meeting Aug 1, 2013

SIGN IN

Julia  
Sue Anderson  
Steve Powell  
Dawn Hall  
Ann Soc