

### APPLICATION FORM

**COUNTY ZONE CHANGE** County Zone Change # \_\_\_\_\_ - Project # PZX-22-00119

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: A - Agriculture

Proposed Zoning: R1 - Rural Residential

Property Tax ID # D04428 COUNTY COMMISSIONER DISTRICT # 3

Legal Description of Property: S36, T01N, R24E, NWNW (LESS SUNNY COVER FRUIT FARMS AMD LT 47A)(22)

Address or General Location (If unknown, contact County Public Works): SE corner of Rimrock Rd. and 7th St. W.

Size of Parcel (Area & Dimensions): 28.953 acres

Present Land-Use: Agriculture

Proposed Land-Use: Agriculture with Residential family living

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): Hageman Farms

(Recorded Owner) 7 Goodwill Ct

(Address) Newport Beach, CA 92663-2346 farus@qafinvestments.com

(Phone Number) \_\_\_\_\_ (email)

Agent(s): IMEG Corp. - Shawn Thorson, P.E.

(Name) 175 N. 27th St., Ste 1312, Billings, MT 59101

(Address) (406) 414-7768 shawn.m.thorson@imegcorp.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: Patrick E Farley Date: 5/3/2022 | 2:46 PM MDT

D15C3EBD6FF1422...  
(Recorded Owner)



Date Stamp



RIMROCK RD

UNPLATTED PARCEL  
S36, T01N, R24E NWNW (LESS  
SUNNY COVER FRUIT FARMS AMD LT  
47A)(22)

28.953 ACRES

PROPOSED RR1 ZONING  
APPROXIMATELY 5.501 ACRES

70TH ST



1817 SOUTH AVE. W. STE. A PH: 406.721.0142  
MISSOULA, MT FAX: 406.721.5224  
59801 www.imegcorp.com

PROPOSED ZONE CHANGE  
RIMROCK REZONE  
SECTION 36 OF T 01N, R24 E, NWNW  
LESS SUNNY COVE FRUIT FARMS AMD LT 47A  
YELLOWSTONE COUNTY

PROJECT#: 22001997  
TAB: ZONE CHANGE  
DRAFTER: DF  
DATE: APRIL 2022  
SHEET 1 OF 1



May 4, 2022

Planning & Community Services  
2825 3<sup>rd</sup> Avenue North, 4<sup>th</sup> Floor  
Billings, MT 59101

RE: County Zone Change Application – PZX-22-00119 Yellowstone County, Montana.

To Whom it May Concern:

Enclosed are the required documents to request a zone change on the property located in Yellowstone County. The property is currently zoned with Agricultural (A) zoning and 5.5 acres is proposed to be rezoned to Residential Rural (R1) zoning. Please see our explanations below (in ***bold italics***) in response to the items identified as required in the Zone Change Application Information Packet.

- a. A legal description of the tract proposed to be rezoned;  
***The legal description of the tract proposed to be rezoned is S36, T01 N, R24 E, NWNW (LESS Sunny Cove Fruit Farms AMD LT 47A) (22) and is shown on the attached Application Form.***
- b. A map showing the dimensions, acreage, and location of the tract and adjacent land uses;  
***A map has been included with this submittal that shows the dimensions, acreage and location of the tract and adjacent land uses.***
- c. The present and proposed classification for the tract;  
***The present and proposed zoning classification for the tract has been noted on the Application Form included with this letter.***
- d. A certified list of the names, addresses and legal descriptions of the owners of property within a radius of three hundred (300) or more feet, as determined by the zoning coordinator, of the exterior boundaries of the tract;  
***A certified list as noted above has been included with this letter.***
- e. Gummed mailing labels with the names and mailing addresses typed or printed neatly of all of the property owners indicated on the certified list;  
***Gummed mailing labels as noted above have been included with this letter.***
- f. The names and addresses of the owner of the land and their agents, if any, along with the recorded property owner's signature; and  
***The names and addresses of the landowner and their agent, along with the property owner's signature have been included on the Application Form.***
- g. Payment of all applicable fees.  
***The payment of all applicable fees has been paid through the county website.***
- h. A signed statement 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. The signed statement shall include a copy of the

meeting notice, any written materials provided to the surrounding property owners, a brief synopsis of the meeting results, a roster of the persons attending the meeting and audio or written minutes of the meeting.

***The Pre-Application Statement of Owner or Agent along with all supporting documents, have been included with this submittal to address the above-mentioned items.***

- A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

***The proposed development is west of Billings within a mixed area of agriculture and residential developments. This development would allow rural residential development in the area.***

- B. Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.

***The current zoning of Ag does not allow for residential development. Changing the zoning on this parcel will allow for low density rural development in the area.***

Please feel free to contact me with any questions by email at [shawn.m.thorson@imegcorp.com](mailto:shawn.m.thorson@imegcorp.com) or by phone at (406) 414-7768.

Sincerely,  
**IMEG, Corp.**



Shawn Thorson, P.E.

Enclosures:     Application Form  
                    Vicinity Map  
                    Layout with Dimensions and Acreages of Properties  
                    Pre-Application Statement of Owner or Agent  
                    Pre-Application Meeting Notification Letter  
                    Subject Property Map  
                    Pre-Application Meeting Minutes  
                    Pre-Application Meeting Sign in Sheet  
                    Map Provided by City of Properties within 300' of the Zone Change  
                    Certified List of Names and Addresses of Property Owners  
                    Mailing Labels based on Certified List  
                    Review Fee (uploaded to portal)

- C. File & Scan (with attachments)

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# SIGN TO SHEET

<u>NAME</u>	<u>PHONE</u>	<u>EMAIL OR ADDRESS</u>
Jill Hagestad	406-670-0100	jhagestad@msn.com
Wayne & Lianne Swigart	406-489-3489	wayneswigartwls@outlook.com
LAPIW		7045 Skiny Pennyway
G. LAPIW		" "
Doug Wild	406-670-2242	4712 Audubon Way
Chad Northing	406-647-4770	cnorthing@syversatile.com
Bob Norwood	906-561-3252	2998 W Copper Ridge Loop
Martha McDowell	406-698-0983	2223 70 <sup>th</sup> St. W
Jeff Romans	406-794-8460	romansjeff@gmail.com
CHRISTINE ROMANS	406-697-9328	ROMANSchristine@gmail.com
Gordon Schmidt	704-488-7535	3039 Forbes Blvd
Heather McDowell	509-978-1122	heathermcdowell@gmail.com
Martha Burroughs	503-553-9894	mbemburn@gmail.com
Matthew	503-726-8519	mmburroughs@junior.com
Bob Morgan & Dianne Morgan	406-698-2589	2901 WEST COPPER RIDGE BILLINGS MT 59106 Loop

~~Sign~~ QAF 70<sup>TH</sup> + RIMROCK REZONE

6 PM - BEN STEELE MIDDLE SCHOOL

ATTENDEES ON SIGN IN SHEET

### MINUTES

BOB NORWOOD - What type of storage? Enclosed is anticipated. Possible multi-family adds more traffic. Not in favor of storage units.

Lapin - Does not want commercial development

Gordon Schmit - Does not want commercial. Moved here for a reason.

Are there proposed apartments? If annexation occurs in future.

Heather McDaniel - Appressed due to Agg land. has farm + wants it to last.

Wayne Surrger - Mixed City is moving west.

A Lapman - Only lose when we lose. Against. Not for multi-family or general commercial.

?  
- what does it do to value of neighboring residence?  
would bring people that don't live here to the area. Safety for neighborhood.

Lapin - Can a green space buffer  
be allowed?  
would like low impact & buffer along  
Rimrock's developed.

Doug Wild - City annexation will happen eventually.  
City requires Commercial / multi-family  
along Rimrock.

Group does not want multi-story  
buildings. will show up @ meetings.

Likes the views & greenspace.

Request that the owner steps away.