

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 710 - Project # PZX-22-00134

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: Residential

Proposed Zoning: Public

Property Tax ID # D05167 COUNTY COMMISSIONER DISTRICT # 2

Legal Description of Property: COS 1666 Parcel 1

Address or General Location (If unknown, contact County Public Works): 1837 Hawthorne

Size of Parcel (Area & Dimensions): 7.5 acres total 4 acres (zone change partial) 65,000 sq ft

Present Land-Use: Empty field

Proposed Land-Use: Upper Deck Baseball Field

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): Wayne + Karen Underwood

(Recorded Owner) P.O. Box 1559

(Address) Billings, MT 59103-

(Phone Number) (email)

Agent(s): Shane Vigus - Upper Deck Baseball

(Name) 421 N 24th St Billings, MT 59101

(Address) (406) 670-4264 (429 Freedom Ave 59105)

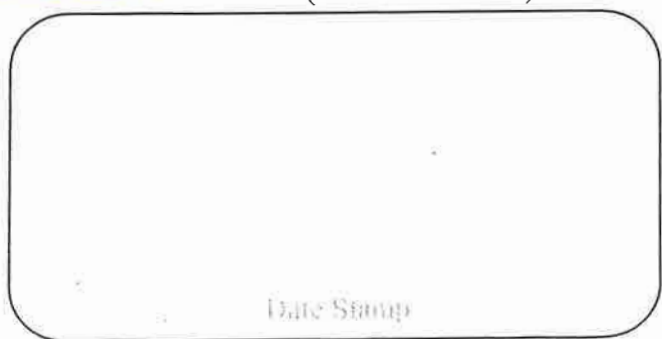
(Phone Number) (Email)

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.

On File in Planning Office Date:

Signature

(Recorded Owner)



Date Stamp

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:** Residential
2. **Written description of the Zone Change Plan**, including square footage or acres of proposed new zoning: Inside Perimeter of Field Area
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** COS 1666 Parcel 1
Section 14 Township 1 North Range 26 East
5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
6. **A copy of the meeting notice.** please attach to this form
7. **A brief synopsis of the meeting results.** please attach to this form
8. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 24th day of MAY, 2022
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Wayne & Karen Underwood Telephone: _____
Address: P.O. Box 1559 Email: _____
Billings MT 59103

Agent (s): Shane Vigus Upper Deck Telephone: (406) 670-4264
Address: 421 N. 24th St, Baseball Email: shane@upperdeckbaseball.org
Billings MT 59101

5/13/2022



Dear Property Owner,

Upper Deck Baseball is a nonprofit organization in Billings, MT. Upper Deck Baseball is a youth baseball organization aimed at player development for our younger ages and college placement for our older players. We have around 150 kids in our organization ages 8-18. We are in our 6th year of our program and have made huge strides helping the youth in our town. We started with one team and have now grown into 10 teams this season. The main goal of our organization though truly is college placement after high school. In our first 5 seasons (between our fall program and regular season program) we have been able to help over 25 kids in our community and around the state move on to college to further their education while having an opportunity to play baseball! We are very proud and excited to say this. So far this year, we have been able to help three more of our high school seniors sign with colleges to continue their education while having an opportunity to continue playing baseball.

The reason of this notice however is to inform you of a zoning request. The property in subject is 1837 Hawthorn Ln. Upper Deck Baseball is in the process of constructing a new baseball field that will be used by our organization and many others. This field will be home to 5 of our club teams as well as host games for other organizations in town. The current property is zoned residential and in order to put in our taller fencing for the field we must re-zone the portion of the property that the field sits on as commercial. Summit Fence LLC has partnered with us and has been a huge supporter of our organization. Summit Fence will be the ones constructing the fence for this new baseball field.

Per the Planning Division rules surrounding property owners must be notified by mail of our neighborhood meeting. In this meeting we will discuss more about what is planned with the re-zoning and building of our new baseball field. The date of the meeting will be May 24th, 2022. It will be held at 6PM at the faculty/side parking lot of Beartooth Elementary. It is the parking lot that is right next to the new baseball field.

The current property owners are Wayne and Karen Underwood. The agent that you can contact with questions though is myself, Shane Vigus. My number is 406-670-4264 or you can reach me at shane@upperdeckbaseball.org.

Thank you for taking the time to read this letter and look forward to answering questions at our meeting May 24th, 2022 @ 6PM.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shane Vigus'. The signature is fluid and cursive, with the first name 'Shane' being more prominent.

Director of Upper Deck Baseball
Head Coach Billings Expos AA
(406) 670-4264
shane@upperdeckbaseball.org

