

**COUNTY APPLICATION FORM**

PZX-24-00115  
~~PZEX-2~~

**COUNTY ZONE CHANGE** County Zone Change # 724 - Project # ~~PZEX-2~~

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: R R-3 - Rural-Residential - 3 Acres

Proposed Zoning: Agriculture

Property Tax ID # C12516 COUNTY COMMISSIONER DISTRICT # 2

Legal Description of Property: Five Mile Creek Sub, S12, T01N, R26E, Block 1, Lot 4E1 - 4E2

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

1745 MARY STREET Billings, MT 59105

Size of Parcel (Area & Dimensions): 16.315 acres

Present Land-Use: Agricultural,

Proposed Land-Use: Agriculture & animal husbandry (livestock)

\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s) Carolee Chapman  
(Record Owner)  
1745 MARY STREET Billings, MT 59105  
(Address)  
406-661-5300 cc.chapmanre@gmail.com  
(Phone Number) (email)

Agent(s): Carolee Chapman  
(Name)  
1745 MARY STREET Billings, MT 59105  
(Address)  
406-661-5300 cc.chapmanre@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: Carolee Chapman Date: 3-5-24  
(Record Owner - Digital Signature Allowed)

Carey Chapman  
1745 Mary Street  
Billings, MT 59105

Yellowstone County Planning

Billings, MT 59101

April 9<sup>th</sup>, 2024

This cover letter is to request a Zone change from RR-3 to agricultural. We have a small farm here on 16.31 acres. RR-3 zoning goes up to 9.9 acres, I am almost 20. In addition because we are not zoned agriculture we are not allowed to raise crops, animals or anything in our green houses because of the way that RR-3 rules are written.

No one wants almost 20 acres that they can do nothing on to augment the payments.

In closing, we are requesting a change to agricultural so that we can use our land as we are currently using it and for which we have been granted permission until the fall.

Sincerely,

Carey Chapman

1745 Mary Street

Billings, MT 59105

## 11 Statutory Review Criteria

1. The property does meet the growth policy for Yellowstone County and is consistent with the uses of the neighborhood.
2. The new zoning is agriculture and is secure from fire and other dangers because the owner has trees trimmed seasonally and discarded tree branches burned with a legal burn permit and has the pasture rented
3. The new zoning will promote public health as it has no traffic except the people who work on the grounds, public safety as the property is not on a through street. The general welfare of the new zoning is positive as it provides jobs for the people who help take care of the farm
4. The new zoning is an agricultural zoning in the county, It is not serviced by any public utilities, nor is it close to any parks and schools. It would be a matter of driving to access parks and schools, but not within close walking distance.
5. The new zoning will not effect the light and air as it is an open 16.31 acre with 1 home on it.
6. The new zoning will not affect motorized and nonmotorized vehicles.
7. The new zoning is compatible with an agricultural zoning, which is what many of the landowners around me already have.
8. The new zoning does consider the character of the property and the peculiar suitable of the property for particular uses. This property does not fit into the current zoning of RR3. RR3 is 1 to 9.9 acres, I have 16.31.
9. The new zoning does conserve the value of the buildings
10. The new zoning encourages the best use of the land currently where it is located within Yellowstone County as demonstrated by
11. The new zoning is compatible with the zoning within Yellowstone County and there are a number of Ag zones actually within the city, so I feel that a 16.31 acre tract is more ag than an acre in the city