

COUNTY APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # _____ - Project # _____

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: _____

Proposed Zoning: _____

Property Tax ID # _____ COUNTY COMMISSIONER DISTRICT # _____

Legal Description of Property: _____

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

Size of Parcel (Area & Dimensions): _____

Present Land-Use: _____

Proposed Land-Use: _____

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

Owner(s) _____
(Record Owner)

(Address)


(Phone Number) (email)

Agent(s): _____
(Name)

(Address)

(Phone Number) (Email)

I understand that the filing fee accompanying this application is non-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 actual and correct.

Signature:  _____
(Record Owner – Digital Signature Allowed)

Dear Planning & Zoning Board,

I am writing to request a Zone Change for my property at 5750 Pleasant Hollow Trail, Shepherd, MT 59079, which lies within Special Zoning District 17. The property is currently zoned for Agricultural Residential 20 acres. I wish to change it to residential 10 acres so that I may make provision to free up some land for my son to be able to get a loan and build an affordable home.

This Zone Change is necessary as the property is my primary residence, and because of its topography is not suited for agricultural purposes. It has a limited amount of timber, but not enough for timber sales, and the high desert landscape makes it cost prohibitive to attempt raising livestock or crop production. Other properties within Special Zoning District 17 are a mixture of 5, 10 and 20 acre tract zones. I wish to maximize the use of the property while still maintaining the character of the neighborhood. I have made all the necessary arrangements to ensure that the property complies with all zoning regulations and will not negatively impact the surrounding area.

This Zone Change is not contrary to the Special Zoning District Purpose, as the property is ideally located for residential use, and will contribute positively to the local economy. Residential 10 acres is more congruent to the neighboring properties. It won't diminish other property values, and at 10 acres it exceeds 21 other 5 acres parcels in the area. 27 years ago I bought this property and built my home. My hope is to age in place, and that I'll be able to keep my family near so as to have a significant influence on my overall health and welfare.

Thank you for your time and consideration.

Lloyd and Carol Reimann
5750 Pleasant Hollow Trail
Shepherd, MT 59079
406-661-6173