

# 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 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: \_\_\_\_\_ Date: \_\_\_\_\_  
(Record Owner – Digital Signature Allowed)

## **Par Montana Rezoning Statement of Compliance with Growth Policy, Development Policies, and Statutory Criteria**

### **Zone Change Request: Agricultural (AG) to Heavy Industrial (HI) Yellowstone County, Montana**

Par Montana, LLC (Par Montana) has developed the following statement to address how the proposed zone change will be consistent with the adopted Yellowstone County development growth policy and neighborhood plans,

The subject property is located within an established industrial area where surrounding properties are already zoned and developed for Heavy Industrial uses. The requested zoning change represents a logical and appropriate transition that aligns zoning designation with the existing character and function of the surrounding area.

The Growth Policy encourages development patterns that promote orderly growth, compatibility of land uses, and efficient use of infrastructure. Given that the subject property is surrounded by Heavy Industrial zoning, retaining the Agricultural designation is inconsistent with the existing land use pattern and limits the property's ability to be used in a manner compatible with surrounding industrial development. The proposed Heavy Industrial zoning will allow the property to develop consistently with the established industrial district and long-term planning objectives.

The proposed zoning change promotes efficient land use by allowing industrial development in an area already served by transportation infrastructure, utilities, and public services capable of supporting industrial operations. The change supports the Growth Policy's goals of directing industrial development to appropriate areas, minimizing land use conflicts, and encouraging orderly and predictable growth.

The criteria and guidelines for zoning regulations are listed below along with responses from Par Montana describing how Par Montana plans to meet the requirements with the zoning change.

**1. Whether new zoning is in compliance with the growth policy.**

The requested Heavy Industrial zoning is consistent with the Growth Policy's objectives of promoting orderly development and directing industrial uses to appropriate areas with compatible surrounding land uses and infrastructure. The subject property is located within an existing industrial area, making the proposed zoning consistent with long-term planning objectives.

**2. Whether new zoning is designed to secure from fire and other dangers.**

The proposed zoning change will prioritize public safety. It is designed to reduce risks from fire and other hazards by establishing appropriate land-use controls, setbacks, and development standards around rail corridors. These measures protect adjacent properties and communities while enabling long-term transportation and economic growth.

**3. Whether new zoning will promote public health, public safety and general welfare.**

The proposed zoning change will promote public health, public safety, and the general welfare by establishing appropriate land-use standards, buffering requirements, and operational controls. These measures are intended to reduce risks related to fire, hazardous materials, noise, and other impacts, while ensuring compatibility between the facility and surrounding uses.

**4. Whether new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.**

The property is located in an area served by infrastructure appropriate for industrial development, including road access, utilities, and emergency services. The zone change is not anticipated to create an undue burden on public facilities. The proposed zoning change area is surrounded by heavy industrial so there will not be impacts to schools, parks and other public requirements.

**5. Whether new zoning will provide adequate light and air.**

The development within the proposed zoning change will provide adequate light and air by establishing appropriate yard setbacks, height controls, spacing, and site-design standards. These requirements help maintain safe working conditions, reduce impacts on adjacent properties, and ensure compatibility with surrounding land uses. Par will work with the proper governing authority to ensure all the proper permits are obtained.

**6. Whether new zoning will effect motorized and nonmotorized transportation.**

The property is located in an area designed to accommodate industrial traffic. The current planned development under Heavy Industrial zoning will utilize existing transportation infrastructure and will be subject to applicable access and traffic requirements.

**7. Whether new zoning will be compatible with urban growth in the vicinity of cities or towns.**

The requested zoning promotes orderly development by aligning zoning with the established industrial character of the area. The change eliminates an inconsistent Agricultural zoning designation and supports logical and planned industrial growth.

**8. Whether new zoning considers the character of the district and the peculiar suitability of the property for particular uses.**

The zoning recognizes the site's existing rail infrastructure, location, and operational context, and ensures that the expansion is compatible with surrounding land uses while reinforcing the intended industrial and transportation function of the district.

**9. Whether the new zoning will conserve the value of buildings.**

The zone change will help conserve and enhance property values by ensuring zoning consistency throughout the industrial district. Aligning zoning with surrounding properties promotes stability and predictability in land use.

**10. Whether the new zoning will encourage the most appropriate use of land throughout Yellowstone County.**

The proposed Heavy Industrial zoning is fully compatible with surrounding properties, which are already zoned Heavy Industrial. The change eliminates an isolated Agricultural zoning designation within an otherwise industrial district.

**11. Whether the new zoning will, as nearly as possible, be compatible with the zoning of nearby cities and towns.**

The character of the surrounding district is Heavy Industrial. The subject property is well suited for Heavy Industrial zoning due to its location within an established industrial area, proximity to transportation infrastructure, and compatibility with surrounding uses.