

## COUNTY APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 732 - Project # 25-00205

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)

## **11 Criteria for Zone Change – Lone Eagle Subdivision**

### **(1) Whether the new zoning is designed in accordance with the growth policy:**

The Yellowstone County and City of Billings 2008 Growth Policy envision development patterns that balance residential growth with the preservation of agricultural land and open space. The proposed zoning change from Agricultural (A) to Rural Residential 3 (RR-3) aligns with this vision by allowing large-lot residential development that provides a transition between agricultural and urban areas while maintaining the rural character of the Alkali Creek area.

### **(2) Whether the new zoning is designed to secure from fire and other dangers:**

The proposed zoning change will not increase fire or other safety risks in the area. A dry hydrant does not exist in the immediate area of the development and platted lots exist within the boundary that could be developed as is, where this zone change and associated subdivision would instead involve the construction of two new 30,000 gallon dry hydrants. The Lone Eagle Subdivision will be reviewed by the local fire protection district to ensure adequate emergency access and roadway design. The dry hydrants are planned within the subdivision to provide a dependable water source for firefighting and to enhance overall fire protection for future residents. The location and design of the hydrant will be reviewed and approved by the appropriate fire authority to ensure compliance with applicable fire safety requirements.

### **(3) Whether the new zoning will promote public health, public safety, and general welfare:**

The proposed zoning from Agricultural (A) to Rural Residential 3 (RR-3) will promote the public health, safety, and general welfare by supporting rural residential development in an area suitable for low-density housing. Individual water wells and septic systems are proposed for each lot and will be reviewed by the Montana Department of Environmental Quality (MDEQ) to ensure safe and effective operation. Stormwater management plans will be required at the time of subdivision, ensuring compliance with Yellowstone County and MDEQ standards and maintaining environmental quality and public health safeguards for future residents.

### **(4) Whether the new zoning will facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements:**

The proposed zoning change has the potential to improve transportation and infrastructure within the area by providing new internal roadways that connect to existing county roads near Alkali Creek Road. Individual wells and septic systems are proposed for each lot, with stormwater management incorporated into the subdivision design to ensure proper

drainage and protection of water quality. While an increase in residential population may place additional demand on local schools and services, these impacts will depend on the demographics of future residents and will be evaluated during the subdivision review process.

**(5) Whether the new zoning will provide adequate light and air:**

The RR-3 zoning designation, which allows lots ranging from three to ten acres in size, will provide ample open space between residences and maintain access to natural light and air. The large-lot layout and building setbacks will preserve the rural character of the area while minimizing visual or environmental impacts on neighboring properties. The zoning will ensure that future development maintains an open, low-density setting consistent with surrounding land uses.

**(6) Whether the new zoning will affect motorized and nonmotorized transportation:**

The proposed zoning change will improve transportation access in the area by extending new subdivision roads to connect with existing county roadways near Alkali Creek Road. These improvements will support safe and efficient travel for residents and emergency services. The subdivision design will also accommodate nonmotorized transportation by including roadway shoulders, consistent with Yellowstone County standards.

**(7) Whether the new zoning will promote compatible urban growth in the vicinity of cities and towns:**

The proposed zoning change will promote compatible growth near Billings by allowing rural residential development that transitions between agricultural lands and more urbanized areas. The RR-3 zoning designation supports low-density housing that complements existing rural subdivisions in the Alkali Creek area while preserving open space and maintaining the area's rural character. This zoning provides an orderly, appropriate pattern of development consistent with the long-range growth objectives for Yellowstone County.

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

The proposed zoning change takes into account the existing character of the surrounding area, which consists primarily of rural residential and agricultural properties. The location near Alkali Creek Road and the terrain of the site make it well suited for large-lot residential development. The RR-3 zoning designation provides an appropriate transition between active agricultural operations and existing rural subdivisions, maintaining compatibility with neighboring land uses.

**(9) Whether the new zoning will conserve the value of buildings:**

Rezoning to RR-3 is expected to maintain or enhance property values by creating an

attractive, well-planned rural neighborhood. The subdivision will be designed with quality infrastructure, covenants, and open space, all of which contribute to stable and desirable property values for both new and existing landowners.

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

The RR-3 zoning represents an efficient and appropriate use of land in this location. It supports residential demand in proximity to existing infrastructure and transportation routes while maintaining rural character. The proposed zoning balances growth with resource conservation, aligning with county-wide land use objectives.

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

The proposed RR-3 zoning is compatible with nearby zoning districts and development patterns in the Alkali Creek. It provides a logical transition between agricultural and residential zones and aligns regional planning objectives for controlled rural residential growth.