YELLOWSTONE COUNTY ZONING COMMISSION

YELLOWSTONE COUNTY, MONTANA

Monday, May 12, 2014

SUBJECT:	Zone Change #649 – Cole Street
THROUGH:	Candi Millar, AICP, Planning Director
FROM:	Nicole Cromwell, AICP, Zoning Coordinator

REQUEST

The applicant originally submitted a zone change application from Entryway General Commercial (EGC) to Community Commercial (CC) but withdrew the application prior to the Board of County Commissioner's hearing. The applicant has now re-submitted a new application to change the zoning from EGC to Entryway Light Industrial (ELI) on a 42,014 square foot parcel of land described as Lot 7A2 of Cole Acreage Tracts Subdivision. The property is generally located just north of Western Security Bank on the west side of Cole Street. The property is vacant. The applicant conducted a pre-application neighborhood meeting on April 1, 2014 for the re-submittal. The Planning staff is forwarding a recommendation of approval based on the 11 criteria for zone changes.

APPLICATION DATA

OWNER:	Glacier Bank, Scott Godfrey
AGENT:	Ron Elkin, NAI Business Properties
LEGAL DESCRIPTION:	Lot 7A2, Cole Acreage Tracts Subdivision
ADDRESS:	None assigned – Cole Street
SIZE OF PARCEL:	42,014 square feet
EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Personal storage warehouses
EXISTING ZONING:	EGC
PROPOSED ZONING:	ELI

APPLICABLE ZONING HISTORY

Subject Property

Zone Change #152 – A zone change from R-96 to CC was approved on October 25, 1977.
Zone Change #457 – A zone change from CC to EGC was approved on September 28, 1995. (Johnson Lane Master Plan zone change)

Surrounding Properties – Many of the surrounding properties were part of the Johnson Lane Master Plan zone change approved in September 1995. The Board of County Commissioners approved the master plan by resolution in July 1994. The Johnson Lane Master Plan and adopted zoning was intended to attract businesses that serve tourists and travelers and make this entry to

Lockwood more appealing through enhanced building design and attractive and abundant landscaping. Similar interchange entryway plans and zoning were implemented at the South Billings Boulevard/I-90 Interchange and the Zoo Drive/I-90 Interchange.

No amendments to the approved Johnson Lane Master Plan have been made since its adoption. Several zone changes were adopted prior to the master plan including re-zoning from R-96 to CC, Neighborhood Commercial (NC) and Highway Commercial (HC). Properties northwest of the Johnson Lane interchange were specifically excluded from the Master Plan and remain in the Controlled Industrial (CI) zone. Properties northwest of the Johnson Lane interchange were also specifically excluded from the master plan and remain in the Heavy Industrial (HI) zone.

CONCURRENT APPLICATIONS
None

SURROUNDING LAND USE & ZONING

NORTH:	Zoning:	EGC
	Land Use:	I-90 on ramp & Holiday Inn Express
SOUTH:	Zoning:	EGC
	Land Use:	Western Security Bank
EAST:	Zoning:	EGC
	Land Use:	Single family dwellings
WEST:	Zoning:	EGC
	Land Use:	I-90 on ramp

REASONS
The subject property is located north of Western Security Bank and south west of the Holiday Inn Express. The property is vacant and currently owned by Glacier Bank (Western Security Bank). The owner has a prospective buyer who intends to develop personal storage units on the property. The current zoning, EGC, does not allow personal storage warehouses. Entryway Light Industrial (ELI) is an entryway zoning district that may allow personal storage units. The applicant did not originally propose an ELI zoning district but withdrew its previous application and is now submitting a request to change the zoning to ELI. The landscaping requirements in entryway districts require a buffer yard on both Cole Street and the I-90 ramp of at least 15 feet in width with a density of trees and shrubs based on the buffer yard width. The building design standards for entryway districts prohibit flat building facades longer than 100 feet that parallel a street. Both of these requirements should be met based on the submitted concept plan.

The proposed zoning, ELI, does allow personal storage warehouses. This property was zoned CC prior to the adoption of the Johnson Lane Master Plan and the subsequent re-zoning to EGC. The current EGC zoning was adopted in 1995 following the adoption of the Johnson Lane Master Plan, a sub-area plan similar to a neighborhood plan. Three of the properties within the Johnson Lane Master Plan area were developed prior to the entryway zoning including the Flying J Truck Plaza, Burger King and the truck wash south of the Old Hardin Road intersection. Western Security Bank, First Interstate Bank, the Exxon gas station and convenience store, the

Lockwood Center multi-tenant strip mall, the Lucky Diamond Casino and Lockwood Square multi-tenant strip mall were all developed after the master plan approval and zone change to entryway zoning. The properties would have met the design and landscaping standards at the time of construction.

The property has its access frontage on Cole Street and the west property line abuts the interstate on ramp. Cole Street is a small commercial street that connects with Old Hardin Road just east of the Johnson Lane intersection. The proposed use for personal storage warehousing should generate about 30 additional vehicle trips per day. This small amount of additional traffic should not over burden the existing intersections. Any new commercial development on this small parcel would likely not impact the function of the surrounding streets or intersections.

The entryway zoning requires each development to adhere to site development standards for building design, landscaping, lighting and signage that are more substantial than standard commercial zoning districts. For example, the entryway zoning does not allow exposed fastener metal siding, limits long flat facades on new buildings, and requires landscaped buffer yards along each public right of way including the interstate. Parking lot and site lighting is also restricted to minimize impact on surrounding property. These site development requirements may add to the cost of property development but are intended to create a more attractive environment for the types of businesses allowed in entryway zoning such as retail and businesses providing services to tourists and interstate travelers.

The property is not within the 5-year limits of annexation area for the City of Billings, and not within any Long Range Urban Planning Area on the City Limits of Annexation Map. The property is not adjacent to residential uses but is adjacent to the interstate on ramp and has high visibility from the interstate over pass and adjacent properties. Commercial uses are adjacent to the south and northeast. There are two residences located south and east of the subject property on Old Hardin Road.

The applicant conducted a second pre-application meeting on April 1, 2014, and no surrounding owners attended the meeting. Mr. Koehler, owner of the Holiday Inn Express directly east of the subject property, attended the first Zoning Commission hearing and testified in opposition to the zone change to CC. Mr. Koehler sent an email on March 31, 2014, and expresses his continued opposition to this new zone change to ELI. Mr. Woods from Lockwood Water and Sewer District stated water and sewer are both available to this property and the property is participating in the Phase I sewer bond payment. Mr. Woods also suggested the applicant may want to consider installation of a pedestrian sidewalk at the time of development of the mini-storage units. The Lockwood community recently passed a bond to begin construction of off-street pedestrian facilities such as sidewalks and trails in selected areas.

The County adopted the Lockwood Neighborhood Plan in August 2006. The land use for this area was not predicted to change since the Johnson Lane Master Plan was in place and the zoning was approved in 1995. The adjacent residential homes to the south and east may be impacted by some uses allowed in both the EGC and ELI zones. The Lockwood Neighborhood

Plan emphasizes development of commercial land uses in the Johnson Lane interchange area. Both the EGC and the ELI zone allow similar commercial uses. The primary difference in the two zoning districts is the ELI zone allows some more intense uses such as warehousing, truck stops and auto repair.

Planning staff has reviewed this application and is forwarding a recommendation of approval for the proposed zone change based on the 11 criteria for zone changes. The property is located adjacent to commercial zoning districts and has reasonable access to Old Hardin Road, a minor arterial street. The Johnson Lane Master Plan and adopted zoning was intended to attract businesses that serve tourists and travelers and make this entry to Lockwood more appealing through enhanced building design and attractive and abundant landscaping.

The rapid development of the Johnson Lane interchange area after the adoption of the master plan and zone change demonstrates the effectiveness of this plan. Further development in the past 10 years slowed due to the lack of public sewer services. Lockwood has constructed its Phase I public sewer in the past 2 years and further development according to the master plan and zoning can now occur. The Lockwood Community Plan did not have a specific plan for this area other than the existing zoning and uses. There have been no amendments proposed for the master plan area and the previous impediment – lack of public sewer services – has been addressed.

RECOMMENDATION
Approval of Zone Change #649 and adoption of the 11 criteria for this zone change.

PROPOSED ZONING COMMISSION DETERMINATIONS
The Yellowstone County Zoning Commission, prior to any recommendation, shall consider the following:

1. *Is the new zoning designed in accordance with the Yellowstone County and City of Billings 2008 Growth Policy?*
   The proposed zoning does comply with the following goals of the Yellowstone County and City of Billings 2008 Growth Policy and area plans:

   - Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans. (Land Use Element, page 6).
     This zone change would allow for development of a vacant parcel to the same site standards as surrounding parcels. The proposed use is not an allowed use in the EGC zone but is allowed in the ELI zone. The parcel could be used for other ELI purposes but its size and dimension are not conducive to some of the more intense uses that could be allowed. The use is compatible with the surrounding uses and the site landscaping and building design will be similar to surrounding parcels. This is consistent with the Johnson Lane Master Plan and the Lockwood Community Plan.

- Goal: New developments that sensitive to and compatible with the character of adjacent development. (Land Use Element Goal, page 6).
  This property is directly adjacent to commercial uses and has adequate access to Old Hardin Road via Cole Street. The proposed use will be compatible with the Holiday Inn Express and Western Security Bank with the entryway building design, site lighting, and landscaping requirements.

2. *Is the new zoning designed to secure from fire and other danger?*
   The subject property is currently served by the Lockwood Fire Department with mutual aid from the Billings Fire Department. The nearest fire station is located on Driftwood Lane ½ mile to the east. Billings Fire Station #1 is 5.2 miles to the west. Depending on the specific uses, the Lockwood Fire Department may require specific development characteristics to prevent structure fires.

3. *Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?*
   Transportation: The new zoning will increase traffic slightly on Cole Street and Old Hardin Road. The County will require any new development that adds 500 new vehicle trips per day to analyze the impact of the additional traffic. The proposed use will generate about 30 new vehicle trips per day. Any new drive approaches will need to receive approval from County Public Works.

   Water and Sewerage: The property will be served by public water and sewer systems through permission of Lockwood Water and Sewer District. The proposed use does not intend to use either public utility at this time.

   Schools and Parks: The proposed zoning should not impact the student population. Residential uses are not planned for the property.

   Fire and Police: The subject property is serviced by the Lockwood fire Department and the Yellowstone County Sheriff's Department. Fire protection will be evaluated at the time of a development plan.

4. *Will the new zoning promote health and general welfare?*
   The new zoning will allow development of property that is adjacent to existing commercial uses to the north and west. Commercial development should not have a negative impact on the residential use to the east and south. The proposed ELI zoning will allow the owner to use and market the property for a greater variety of commercial uses, some of which may or may not promote the health and general welfare of the area. Do to the size and configuration of the lot these more intense uses are not likely.

5. *Will the new zoning provide adequate light and air?*
The proposed zoning would require minimum setbacks, maximum building heights and maximum lot coverage. These requirements should allow adequate light and air to reach the subject property and adjacent properties.

6. *Will the new zoning effect motorized and non-motorized transportation?*
The proposed zoning itself will not generate more traffic on any of the adjacent streets. Pedestrian traffic in the area is limited due to the lack of sidewalks and trails. Residential development is generally located south and east of the property. The 2011 Bikeway and Trail Master Plan indicates Old Hardin Road as a potential long–range, on-street bike lane. The additional traffic generated if the property is developed should not affect any mode of transportation on the adjacent streets. Lockwood recently passed a bond measure to begin construction of sidewalks and trails in selected areas to increase pedestrian safety. Johnson Lane and Old Hardin Road will likely be on the list of streets where pedestrian facilities will be constructed.

7. *Will the new zoning be compatible with urban growth in the vicinity?*
The proposed zoning is compatible with the adjacent entryway developments because the building design, landscaping and site lighting will be the same as those properties.

8. *Does the new zoning consider the character of the district and the suitability of the property for particular uses?*
The subject property is in an area that is a mix of commercial and residential uses. The property is suitable for ELI uses and the site development will be in character with the adjacent uses.

9. *Will the new zoning conserve the value of buildings?*
The new zoning will allow the development of new commercial uses adjacent to similarly zoned property and to single family homes to the east and south. There are no existing structures on the site. The proposed development will conserve the value of adjacent buildings by employing the same development standards for building design, lighting and landscaping.

10. *Will the new zoning encourage the most appropriate use of land in Yellowstone County?*
The property is suitable for some of the uses allowed in the ELI zoning district. The most appropriate use of the land is for tourist or traveler related businesses. The proposed personal storage warehouses may be amenity some tourists may need but it is likely to be used by residents of Lockwood more than travelers through the area.

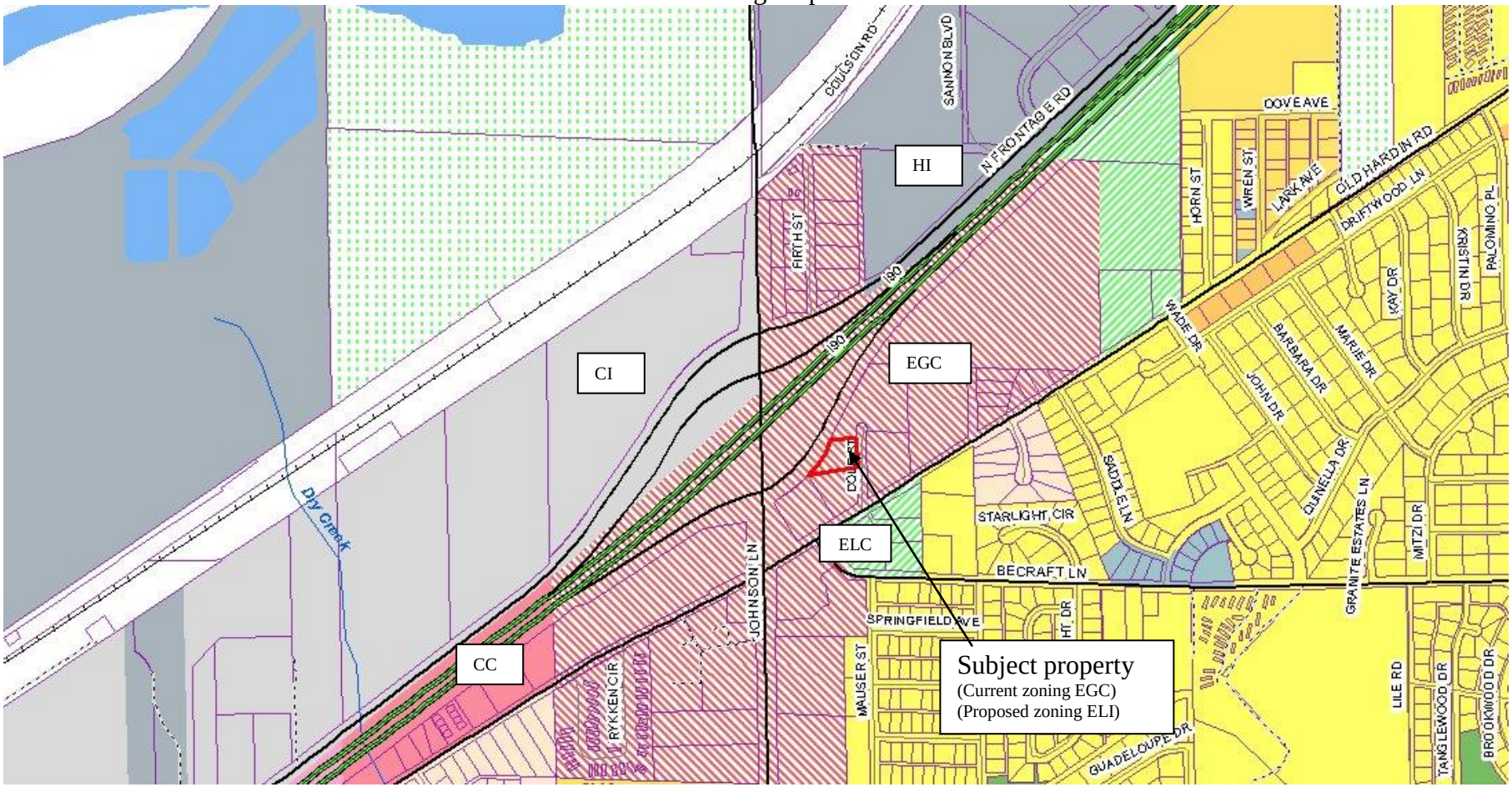
11. *Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?*
The proposed zoning is not close to the City of Billings but is compatible with the typical urban development near arterial intersections. The proposed zoning does fit with the

Entryway Zoning in place on the property and developed by the County through the Johnson Lane Master Plan.

Attachment A:	Zoning Map
Attachment B:	Applicant Letter & Pre-application neighborhood meeting minutes
Attachment C:	Site Photographs
Attachment D:	Johnson Lane Master Plan Supporting Documents

Attachment A - Zone Change #649

Zoning Map



Attachment B - Zone Change #649

Applicant Letter & Pre-application neighborhood meeting minutes

APPLICATION FORM – re-submittal

COUNTY ZONE CHANGE **ID: County Zone Change #** 649 **- Project #**_____

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings-Yellowstone County Unified Zoning Regulations.

Present Zoning: Entryway General Commercial

Proposed Zoning: Entryway Light Industrial

Tax ID # C04280A COUNTY COMMISSIONER DISTRICT # 2

Legal Description of Property: Lot 7-A-2 of Amended Lots 2-A, 3-A and 7-A of Amended Cole Acreage Tracts

Address or General Location (If unknown, contact County Public Works): 400 block of Cole Street next to Lockwood branch of Western Security Bank

Size of Parcel (Area & Dimensions): 42,014 square feet/0.9645 acre (see Exhibit C)

Present Land-Use: Undeveloped vacant land

Proposed Land-Use: mini-storage units

Covenants or Deed Restrictions on Property: Yes_____ No X

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): Glacier Bank (Scott Godfrey)
(Recorded Owner)
2812 1st Avenue North, Billings, MT 59101
(Address)
406-371-8220 SGodfrey@westernsecuritybank.com
(Phone Number) (email)

Agent(s): Ron Elkin, NAI Business Properties
(Name)
3312 4th Avenue North, Billings, MT 59101
(Address) 406-670-8935 relkin@naibusinessproperties.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: Scott Godfrey Date:_____
(Recorded Owner)

Debbie & Mitchell Howe - Applicant 860-5134
3650 US Hwy 87E, Billings, MT 59101

County Zone Change 2013-2014 updated 9/13/13

Roster of persons attending pre-application neighborhood meeting:

Ron Elkin – Agent for Applicant

Meeting synopsis results:

Ron Elkin arrived at the meeting site at 3:50pm and no property owner had arrived when the meeting was adjourned at 4:30pm.

EXHIBITS

A. Why the need for a zone change.

The applicant intends to build attractive storage units on the 42,014 square feet of vacant land intended to serve the needs of Lockwood residents in a convenient and easily accessible location. The design and appearance of the project will complement the existing neighbors, Western Security Bank and the Holiday Inn Express motel.

The Planning Department has determined that the property's current zoning, Entryway General Commercial, will not support the development of mini-storage units. An alternative entryway zone classification, Entryway Light Industrial, will support storage units while still retaining the enhanced building design and attractive landscape requirements for Entryway properties.

We are asking for a zone change to Entryway Light Industrial. This zoning will permit the development of storage units. This will fit with all of the similar properties along both the on and off-ramps of I-90 (Flying J Truck Stop, Burger King, Western Security Bank and Holiday Inn Express motel).

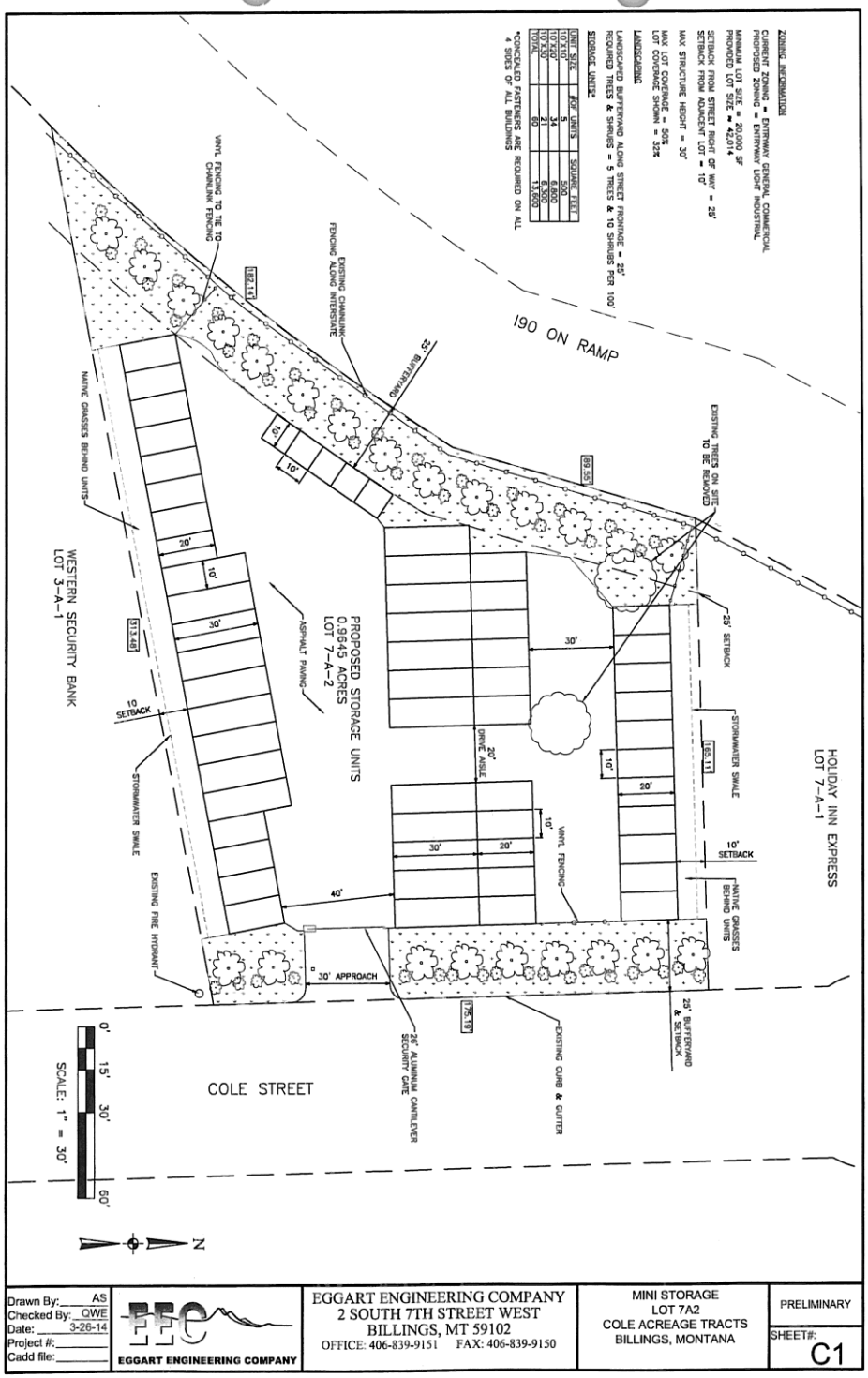
FOR SALE – Development Site
I-90 & Johnson Lane
Lockwood, MT

- Adjacent to Holiday Inn Express, Western Security Bank, Burger King and First Interstate Bank
- .97 Acre (42,014SF)
- Highly visible from Johnson Lane interchange and Interstate 90
- Zoned: Entryway General Commercial
- Bank owned, financing available for qualified buyer
- Asking $125,975 ($3.00/SF)

NAI Business Properties
Commercial Real Estate Services, Worldwide.

CONTACT Ron Elkin
Local 256-5000 ✷ TF 800-900-2201
www.naibusinessproperties.com

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated


ZONING INFORMATION
CURRENT ZONING = ENTRYWAY GENERAL COMMERCIAL
PROPOSED ZONING = ENTRYWAY LIGHT INDUSTRIAL
MINIMUM LOT SIZE = 20,000 SF
PROPOSED LOT SIZE = 42,014
SETBACK FROM STREET RIGHT OF WAY = 25'
SETBACK FROM ADJACENT LOT = 10'
MAX STRUCTURE HEIGHT = 30'
MAX LOT COVERAGE = 50%
LOT COVERAGE SHOWN = 32%
LANDSCAPING
LANDSCAPED BUFFERYARD ALONG STREET FRONTAGE = 25'
REQUIRED TREES & SHRUBS = 5 TREES & 10 SHRUBS PER 100'
STORAGE UNITS*
UNIT SIZE | # OF UNITS | SQUARE FEET
10'x10' | 5 | 500
10'x20' | 34 | 6,800
10'x30' | 21 | 6,300
TOTAL | 60 | 13,600
*CONCEALED FASTENERS ARE REQUIRED ON ALL 4 SIDES OF ALL BUILDINGS
190 ON RAMP
VINYL FENCING TO TIE TO CHAINLINK FENCING
EXISTING CHAINLINK FENCING ALONG INTERSTATE
25' BUFFERYARD
EXISTING TREES ON SITE TO BE REMOVED
NATIVE GRASSES BEHIND UNITS
WESTERN SECURITY BANK
LOT 3-A-1
PROPOSED STORAGE UNITS
0.9645 ACRES
LOT 7-A-2
ASPHALT PAVING
25' SETBACK
STORMWATER SWALE
HOLIDAY INN EXPRESS
LOT 7-A-1
10' SETBACK
DRIVE AISLE
VINYL FENCING
30' APPROACH
EXISTING FIRE HYDRANT
25' ALUMINUM CANTILEVER SECURITY GATE
EXISTING CURB & GUTTER
25' BUFFERYARD & SETBACK
COLE STREET
SCALE: 1" = 30'
N
Drawn By: AS
Checked By: QWE
Date: 3-26-14
Project #:
Cadd file:
EGGART ENGINEERING COMPANY
EGGART ENGINEERING COMPANY
2 SOUTH 7TH STREET WEST
BILLINGS, MT 59102
OFFICE: 406-839-9151 FAX: 406-839-9150
MINI STORAGE
LOT 7A2
COLE ACREAGE TRACTS
BILLINGS, MONTANA
PRELIMINARY
SHEET#:
C1

Cromwell, Nicole

From: Penny Barondeau <pennyb@tkohotels.com>
Sent: Monday, March 31, 2014 2:59 PM
To: Cromwell, Nicole
Cc: 'James Koehler'
Subject: Billings Lockwood - Holiday Inn Express

Nicole,

Mr. Koehler has reviewed the codes and is opposed to this code change. He will not be able to attend the meeting tomorrow as we have a severe storm brewing here today.

He will also contact the applicant and advise them that he is opposed to this code change.

Let me know if you have any questions.

Penny Barondeau
The Koehler Organization
2011 8th Avenue NE
P O Box 15
Aberdeen, SD 57402-0015
605-229-0030 Ext 721
605-226-3126 Fax

Attachment C – Zone Change #649

Site Photographs

Subject property – view north and west

View south – Western Security Bank

Attachment C – Zone Change #649, continued

Site Photographs

View north and east to Holiday Inn Express

View south and east to residential homes on Old Hardin Road

Attachment C – Zone Change #649, continued

Site Photographs

Subject property

View of subject property from interstate on ramp

Attachment C – Zone Change #649, continued

Site Photographs

YELLOWSTONE COUNTY BOARD OF PLANNING

4TH FLOOR, LIBRARY BUILDING • 510 N. 28TH
P.O. BOX 1178 • BILLINGS, MONTANA 59103
PHONE: [406] 657-8246

TO: Board of County Commissioners
FROM: County Board of Planning
THROUGH: Bill Armold, Planning Director BA
DATE: June 30, 1994

RE: Johnson Lane Interchange Master Plan

RECOMMENDATION

The County Board of Planning, following a public hearing held on June 28, 1994, recommends that the Board of County Commissioners approve the Johnson Lane Interchange Master Plan. The Board of County Commissioners shall approve a Resolution of Intent to approve the master plan.

BACKGROUND

At its regular meeting of May 12, 1994, the Board of County Commissioners held a hearing on the proposed Johnson Lane Interchange Master Plan. Following a lengthy discussion, the Board voted to return this item to the Board of Planning for further discussion and recommendation. Specifically, the Commissioners asked that the Board address the following two issues:

1. Industrially-zoned land north of the interstate; and

2. The 150' strip of property adjacent to Mauser Street, across from Pat Dahl Subdivision.

In regard to the industrially-zoned land north of the interstate, the Board considered what methods are available to increase standards for newly-developed industrial uses. This issue was discussed at the Planning Board meeting of June 14, 1994. Five (5) options were presented by staff(attached) as methods to consider for addressing this issue. The staff recommended that new standards for industrial development be included in the Unified Zoning Code, which is currently being prepared by the Planning Department. Therefore, none of the industrially-zoned properties to the north of Interstate 90 at Johnson Lane are proposed to be included in the master plan.

The one-hundred and fifty foot (150') strip of land adjacent to Mauser Street, across from Pat Dahl Subdivision was discussed at length at the last public hearing of the Planning Board held in Lockwood. The Planning Board recommends that the northerly portion of this strip, owned by Kon Sooper (Charlean Keller, President) be included in the master plan as Entryway General Commercial (EGC). This property is currently zoned Community Commercial (CC) under the County's Zoning Regulations. There are restrictive covenants (attached) filed on this property which address setbacks, access, and buffering. These covenants run with the land such that any future owner would have to comply with those restrictions as well. The restrictive covenants adequately provide for a transition to the residential uses to the east of this property. In addition, there is a liklihood that this property will be dissected with the re-alignment of the Johnson Lane/Becraft intersection. That would effectively limit the type and intensity of uses that would be possible in the future.

In terms of the southern portion of the 150' strip adjacent to Mauser Street, the Board is recommending that this property be included in the master plan as residential. This is the property owned by Mr. Jim McIntosh, and currently zoned Residential 9600 under the County's Zoning Regulations. As you recall, there was a proposal from Mr. McIntosh to provide a 50' landscaped buffer adjacent to Mauser Street. This proposal would leave the remaining land to Johnson Lane zoned as Entryway General Commercial. The neighborhood (owners within Pat Dahl Subdivision) does not support this proposal.

The Planning Staff feels that it is important to provide some type of land use transition between the commercial uses to the west and the residential uses to the east across Mauser Street. The landscaped buffer concept is not supported by the neighborhood, which makes it very uncertain as to how this buffer would be developed and maintained. We cannot conditionally approve zone changes, therefore there would be no guarantee to the County or the neighborhood that the buffer would be developed or maintained. Staff therefore recommends that this 150' strip be included in the master plan as residential. The Entryway General Commercial (EGC) property adjacent to the west would be required to provide a landscaped buffer with any development. That is a requirement within those regulations which address commercial development adjacent to residential uses.

The property could perhaps be rezoned to a multi-family classification which would allow for some transition, and would also increase the value of the 150' strip. The residential zoning of the property does also provide for public parks as an allowable use. This would leave the option open to discussion as to the opportunity or potential for a County park on this 150' strip. Obviously, if that option were pursued, there would have to be involvement from the County Parks Board, and some monetary compensation would have to be provided for the land.

RESOLUTION #1994-6

YELLOWSTONE COUNTY BOARD OF PLANNING

JOHNSON LANE INTERCHANGE MASTER PLAN

On the 28th day of June, 1994, the following was introduced, moved for approval and seconded. The motion carried on a vote of 10 to 0 .

WHEREAS, the Yellowstone County Board of Planning has prepared and proposed a master plan for the Johnson Lane Interchange as required in 76-1-601 MCA; and

WHEREAS, on the 28th day of June, 1994, the master plan, known as the Johnson Lane Interchange Master Plan, was submitted to the Yellowstone County Board of Planning; and

WHEREAS, on the 28th day of June, 1994, a public hearing was held, as required in 76-1-602, MCA by the Yellowstone County Board of Planning to receive public comment concerning the Johnson Lane Interchange Master Plan;

NOW THEREFORE, the Yellowstone County Board of Planning, by Resolution, recommends to the Board of Yellowstone County Commissioners that the Johnson Lane Interchange Master Plan be adopted.

Jane Ann Clarke
PRESIDENT

Bill Arnold
ATTEST: RECORDING SECRETARY

6/30/94
DATE

RESOLUTION 94-76

RESOLUTION TO ADOPT THE JOHNSON LANE INTERCHANGE MASTER PLAN AS RECOMMENDED BY THE YELLOWSTONE COUNTY BOARD OF PLANNING

WHEREAS, the Yellowstone County Board of Planning has prepared and proposed a master plan for the Johnson Lane Interchange, as required in Montana Code Annotated Section 76-1-601; and

WHEREAS, on the 26th day of April, 1994, the master plan, known as the Johnson Lane Interchange Master Plan, was submitted to the Yellowstone County Board of Planning; and

WHEREAS, on the 26th day of April, 1994, a public hearing was held by the Yellowstone County Board of Planning, for the purpose of receiving public comments on the proposed Yellowstone County Comprehensive Plans; and

WHEREAS, the Yellowstone County Board of Planning, by resolution, has recommended adoption of the Johnson Lane Interchange Master Plan to the Board of County Commissioners; and

WHEREAS, pursuant to Montana Codes Annotated Section 76-1-604, the Board of County Commissioners adopted a Resolution of Intent to Adopt the Proposed Plan on July 12, 1994.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF YELLOWSTONE COUNTY, MONTANA, to adopt, in its entirety, the Johnson Lane Interchange Master Plan as recommended by the Yellowstone County Board of Planning.

DATED this 16th day of August, 1994.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

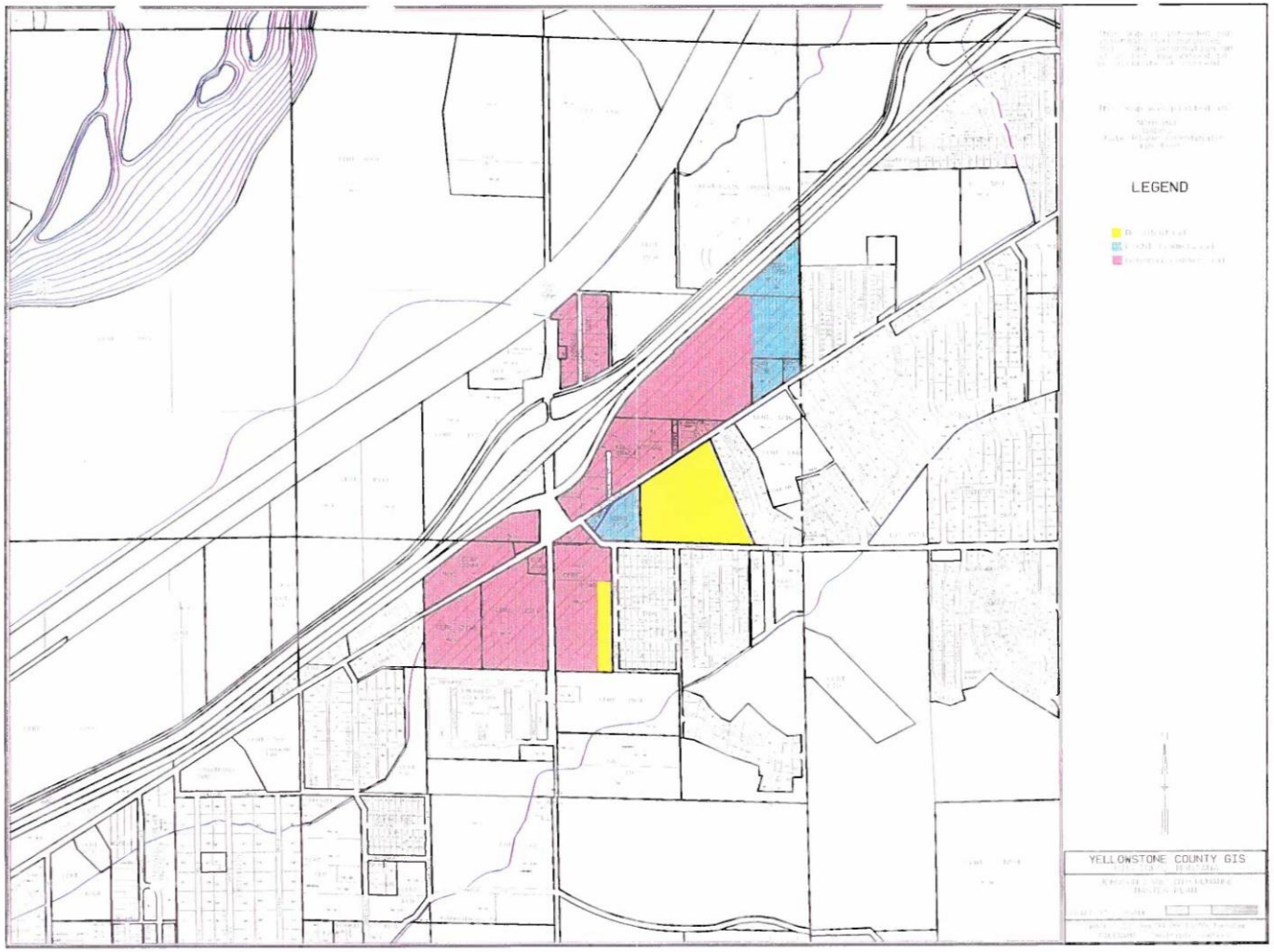
James A. Ziegler, Sr., Chairman

Mike Mathew, Member

Bill Kennedy, Member

ATTEST:

Merrill H. Klundt
Clerk and Recorder


LEGEND
YELLOWSTONE COUNTY GIS