

CHECKLIST ENVIRONMENTAL ASSESSMENT

Project Name:	Skyview Ridge Subdivision Land Banking
Proposed Implementation Date:	Summer 2010
Proponent:	DNRC
Location:	N½ of Section 20, Township 1 North, Range 26 East (Skyview Ridge Subdivision)
County:	Yellowstone County

I. TYPE AND PURPOSE OF ACTION

Offer for sale at public auction up to 313 acres of State Land that is currently held in Trust for the benefit of Common Schools. The initial sale from this property will contain 24.78 acres with additional sales in the future as additional subdivision filings are completed. Revenue generated from the sale of this parcel will be deposited into a special account to be used to purchase replacement lands meeting acquisition criteria related to legal access, productivity, potential income generation and potential for multiple use. The new parcel would then be held in Trust for the benefit of Common Schools. This proposed sale is being initiated through the Land Banking program (Montana Code Annotated 77-2-361 through 77-2-367).

This 313 acre property was annexed by the City of Billings on 24 July 2006 at the request of DNRC. DNRC also received approval for a zone change on the property from the Billings City Council on 23 July 2007 and preliminary subdivision approval on 13 August 2007. The first land banking sale (#387) would sell 24.78 acres, consisting of six "super-blocks", in a portion of the 1st Filing that was re-zoned to single-family residential. The remainder of the 1st Filing, consisting of 11.32 acres of commercial and 6.45 acres of multiple-family, will remain in State ownership and will be marketed for ground lease tenants. There are still ±220 gross acres left in State ownership that have been annexed and rezoned. Most of the remaining land is currently zoned for single-family residential with some multiple-family residential. The parcel will be subdivided in future phases, as the Billings market demand allows. As the remaining portions of the property are subdivided, they will be appraised and return to the Land Board to have a minimum bid set.

II. PROJECT DEVELOPMENT

1. PUBLIC INVOLVEMENT, AGENCIES, GROUPS OR INDIVIDUALS CONTACTED:

Provide a brief chronology of the scoping and ongoing involvement for this project.

The Skyview Ridge Subdivision project has had a significant amount of public participation. The DNRC Southern Land Office actively sought out comments from surrounding land owners and made considerable changes to the early site design and density based on these comments. The Southern Land Office hosted public meetings on: 13 October 2005, 18 April 2006, 15 August 2006 and 19 February 2007. A list of the persons contacted by mail for these meetings can be found in Attachment D of this EA. Also, after the original zone change application was submitted, the SLO requested that the neighborhood designate a smaller group that the Area Planner and consulting engineer could work with to try and resolve the neighborhood concerns. This subcommittee met on 23 August 2006, 4 October 2006, 24 October 2006 and 31 January 2007.

In addition to the public meetings that were hosted by the Southern Land Office, there were public hearings held regarding the annexation, zone change and subdivision applications. On the annexation petition, there was a public hearing before the Billings City Council on 24 July 2006. The subdivision plat, Skyview Ridge Subdivision, 1st Filing, had one public hearing before the Yellowstone County Board of Planning on 24 July 2007 and was subsequently approved by the Billings City Council at their 13 August 2007 meeting.

The zone change application had a more circuitous approval path. The initial public hearing was on 1 August 2006 and because of neighborhood opposition, SLO requested the hearing be continued until 5 September

2006. It was at this time that the neighborhood subcommittee mentioned above was formed to try and work through their concerns with the zone change application. SLO ultimately requested that the application be withdrawn on 5 December 2006 and the Billings City Zoning Commission granted this request after it had been delayed multiple times at SLO's request. The SLO submitted a revised zone change application in 2007 and a new round of hearings started on 3 July 2007 before the Zoning Commission and then on 23 July 2007 before the City Council. The revised zone change received final approval by the City Council on 13 August 2007.

All of the public hearings that were associated with the zone change were noticed by the Billings-Yellowstone County Planning Department via letter to all owners within 300' of the Trust land, a legal ad in the Billings Times and a sign on the property. Also, the subdivision public hearing process required the notification of the adjoining property owners by the Planning Department and placement of a legal ad in the Billings Times.

One of the conditions of Preliminary Subdivision approval was that a Park Master Plan had to be developed and approved by the City. The Southern Land Office contracted with Peaks to Plains Design, a local Landscape Architecture firm, to assist in the formulation of the Park Master Plan for the entire 313 acres. As a part of this process, the surrounding property owners were notified and meetings were held on 12 February 2008 and 17 February 2009 to provide for public input. On 8 April 2009, the Billings Parks, Recreation and Cemetery Board held a public hearing on the draft Park Master Plan for the Skyview Ridge Subdivision. They recommended that the City Council approve the Master Plan and the Council approved it on 14 September 2009.

2. OTHER GOVERNMENTAL AGENCIES WITH JURISDICTION, LIST OF PERMITS NEEDED:

Prior to the Land Banking auction Sale #387, the final plat for Skyview Ridge Subdivision, 1st Filing will need to be approved by the Billings City Council.

3. ALTERNATIVES CONSIDERED:

Proposed Alternative: Grant preliminary approval to sell portions of the 313 acres of Trust land at various points in the future at public auction and subject to statutes addressing the sale of State Land found in M.C.A. 77-2-301 et seq. The first sale from this 313 acre tract is a 24.78 acre portion described as Skyview Ridge Subdivision, 1st Filing. Additional sales from this property will be brought to the Land Board in the future as market conditions warrant, after appraisals are completed. Proceeds from the sale would be deposited in the Land Bank Fund to be used in conjunction with proceeds from other sales for the purchase of other State Land, easements, or improvements for the beneficiaries of the respective trusts, in this case Common Schools.

No Action Alternative: Defer inclusion of this tract in the Land Banking Program that will permit the State to maintain ownership of this tract and continue the grazing lease.

III. IMPACTS ON THE PHYSICAL ENVIRONMENT
<ul style="list-style-type: none">• <i>RESOURCES potentially impacted are listed on the form, followed by common issues that would be considered.</i>• <i>Explain POTENTIAL IMPACTS AND MITIGATIONS following each resource heading.</i>• <i>Enter "NONE" if no impacts are identified or the resource is not present.</i>

4. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE:

Consider the presence of fragile, compactable or unstable soils. Identify unusual geologic features. Specify any special reclamation considerations. Identify any cumulative impacts to soils.

The City of Billings Subdivision Regulations required DNRC to conduct a geotechnical investigation of the site as a part of the subdivision review. The report from this investigation prepared by Rimrock Engineering, Inc., under contract with DNRC, indicated that the underlying soils across the site "...consist of a thin layer of silty sand ranging in depth from 1.5 to 3 feet." The report also noted that during "...excavation for utility lines and street construction, sandstone or shale bedrock will be encountered at shallow depths and in some cases at existing surface elevations. Conventional earthmoving equipment may not be able to excavate the utility

trenches in some areas of the site.” The report also notes that conventional foundations could be utilized for most areas, while some portions of the site with shallow bedrock may require over-excavation and re-compaction.

The soil and geology on this site are similar to those in adjoining areas that have been developed. Prior to construction on the property, further investigation of the specific lot or block will be necessary. The geology could limit some areas for development because of the shallow depths to sandstone or bedrock; however the approval of the proposed action is not expected to cause a significant impact to geology and soil quality.

5. WATER QUALITY, QUANTITY AND DISTRIBUTION:

Identify important surface or groundwater resources. Consider the potential for violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality. Identify cumulative effects to water resources.

This tract does not have any surface waterways. The current grazing lessee has a stockwater well in the southwest corner of the Trust land. The well is located in an area that will be towards the later stages of the subdivision development, so it could remain in use for a number of years, depending on how quickly the subdivision builds out. In addition, the areas that are developed in the subdivision will have water, sanitary and storm sewer that are connected to the City of Billings collection and distribution systems. The ability of the City of Billings to provide these services was examined during the review of the petition to annex the property. Adoption of the preferred alternative is not anticipated to have significant impacts to water quality, quantity or distribution.

6. AIR QUALITY:

What pollutants or particulate would be produced? Identify air quality regulations or zones (e.g. Class I air shed) the project would influence. Identify cumulative effects to air quality.

The ultimate build-out of the subdivision could have a marginal impact on air quality in the Billings air shed due to an increase in vehicular traffic. Billings is presently an attainment air shed and the addition of traffic from Skyview Ridge Subdivision would be a marginal increase compared to the existing traffic in the Billings area. Additionally, in the design of the subdivision a concerted effort was made to provide for non-motorized trail access to the surrounding schools (Skyview High School, Castle Rock Middle School and Eagle Cliff Elementary School), parks and major streets. Therefore, no significant impact is expected as a result of implementing the proposed action.

7. VEGETATION COVER, QUANTITY AND QUALITY:

What changes would the action cause to vegetative communities? Consider rare plants or cover types that would be affected. Identify cumulative effects to vegetation.

The vegetation on this tract is typical of undeveloped land in the surrounding area. A search of the Montana Natural Heritage Program database indicates there are no known rare, unique cover types or vegetation on this tract. The existing vegetation is expected to remain in the areas along the rimrocks on the western portion of the property that will ultimately become a natural park. The remaining areas of the property are expected to be converted from the existing vegetative cover to turf and other vegetation that is more typical of commercial and residential urban development.

8. TERRESTRIAL, AVIAN AND AQUATIC LIFE AND HABITATS:

Consider substantial habitat values and use of the area by wildlife, birds or fish. Identify cumulative effects to fish and wildlife.

This parcel of Trust Land is used by a variety of wildlife species typical on undeveloped land throughout Yellowstone County. Wildlife populations can be affected by land use activities associated with livestock grazing, residential and/or commercial development or agricultural practices. A variety of wildlife species including antelope, mule deer, fox, coyote and numerous non-game birds use the tract during various times of

the year. The implementation of the proposed alternative would remove this property from the typical use of many wildlife species but is not expected to have a significant impact on terrestrial, avian and aquatic life and habitat.

9. UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES:

Consider any federally listed threatened or endangered species or habitat identified in the project area. Determine effects to wetlands. Consider Sensitive Species or Species of special concern. Identify cumulative effects to these species and their habitat.

A proposed project area search of the Montana Natural Heritage Program database identified six vertebrate animals listed as a species of concern, threatened species, or endangered species: greater sage-grouse, spotted bat, short-horned lizard, common sagebrush lizard, western hog-nosed snake and milksnake.

Greater sage-grouse is listed as a sensitive species and probably exists near the proposed project area; however the subject property does not contain habitat that is favored by the sage-grouse.

Spotted bat is listed as a sensitive species. The subject property has cliffs and rocky outcrops which could provide habitat for the spotted bat, however it also prefers to have a nearby water source and there is not a source on the site. It should be noted that Alkali Creek is just west of the subject property and the Yellowstone River is located approximately 2.5 miles to the east. In addition, the areas of the property that contain the preferred habitat are areas that will remain open space and are included in the subdivision's park master plan as future parkland.

Greater Short-horned lizard is listed as a sensitive species and may inhabit the site and the surrounding area. However, the subject property does not contain much sagebrush or juniper, which are two types of preferred habitat for this species.

Common sagebrush lizard is listed as a species of concern and could inhabit the site, as it does contain some preferred habitat, including areas that contain open, bare ground and low grasses and shrubs or sagebrush.

Western hog-nosed snake is listed as a sensitive species and based on preferred habitat and diet it is unlikely to occupy the site, except along the far southwestern corner that is closest to Alkali Creek. This tract may provide spots with appropriate habitat and suitable food. However, there is little specific information available on the preferred habitat within the state in the Natural Heritage Program.

Milksnake is listed as a sensitive species. It appears that the site may contain habitat that would be suitable for milksnakes, but there is little specific information on their preferred habitat in the Natural Heritage Program. Additionally, the literature notes that in Montana there have been sites near large urban centers that have been occupied for the last 40-45 years, so encroaching development should not be a significant concern.

Many of the species listed above prefer rocky outcroppings and the western portion of the property features sandstone outcroppings. The outcroppings and the areas above and below them have been designated as parkland in the subdivision master plan and park master plan. These areas will be formally dedicated to the City, as required by Statute, when those portions of the property go through subdivision review. This action is noted because it will preserve some of the habitat, although it will be encroached upon by the development of single-family residences.

The development of this property will remove approximately 313 acres that could be utilized by one or more of the species listed above. However, there has been development encroaching onto the site for decades and the properties on three sides currently contain fairly dense urban development. This development tends to degrade the value of the parcel as wildlife habitat. The removal of a relatively small acreage is not expected to have a significant impact on any of the species listed above.

10. HISTORICAL AND ARCHAEOLOGICAL SITES:

Identify and determine effects to historical, archaeological or paleontological resources.

In 2004, the DNRC staff archaeologist completed an inventory of cultural and paleontological resources on the subject property. No antiquities were identified during that inspection. It is anticipated that there will be no effect to heritage properties if the proposed action is implemented.

11. AESTHETICS:

Determine if the project is located on a prominent topographic feature, or may be visible from populated or scenic areas. What level of noise, light or visual change would be produced? Identify cumulative effects to aesthetics.

The land that the 313 acre project occupies is not on a prominent topographic feature; however, it will be visible from other areas of Billings, mainly because of the sheer area included in the development. The properties on the north, east and south sides all contain existing urban density development so new structures on the subject parcel will blend in with this existing context. The property currently contains a NorthWestern Energy substation and 3 cell towers, along with a two overhead electric powerline transmission corridors.

The most recent master plan for the entire Skyview Ridge Subdivision projected that there would be 550 single-family lots, five multi-family lots and 10 lots that could accommodate single or multi-family dwellings and five commercial or office lots. The City of Billings Zoning Regulations limits the maximum height of structures within each zoning district. The vast majority of land within the subdivision was rezoned by the City for single-family dwellings and the current maximum height in these districts is 34'. The multi-family zone allows for a 40' maximum height, while the commercial districts have maximum height limits that range from 34' to 45'.

The implementation of the proposed alternative will certainly alter the property by changing from a grazing parcel with limited development to an urban commercial and residential subdivision. The Southern Land Office has attempted to mitigate some of the impacts of the development of this parcel by:

- Locating development of residential lots away from base and top of the rimrock outcroppings in order to help retain their natural state;
- Providing parkland and open space that significantly exceeds the statutory minimum requirement; and
- Developing design guidelines for the commercial structures that will be constructed on the Trust land that will be retained and leased to ground tenants;

Based on this analysis and the mitigation measures proposed, the implementation of the proposed alternative is not expected to have a significant impact on aesthetics.

12. DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR OR ENERGY:

Determine the amount of limited resources the project would require. Identify other activities nearby that the project would affect. Identify cumulative effects to environmental resources.

The conversion of this property from grazing to an urban commercial and residential subdivision will increase demands on water and energy. The existing grazing use has a well in the southwest portion of the property that would be abandoned once that portion of the property is developed. The new commercial and residential uses will be served by the city of Billings water distribution system and the ability to serve this parcel was analyzed in the annexation petition. The property has a substation and overhead electric transmission line that bisects it. NorthWestern Energy was contacted by the Planning Department during the subdivision review process and there were no concerns with the ability to serve the development contemplated on the property. No significant impacts are expected by implementing the proposed action.

13. OTHER ENVIRONMENTAL DOCUMENTS PERTINENT TO THE AREA:

List other studies, plans or projects on this tract. Determine cumulative impacts likely to occur as a result of current private, state or federal actions in the analysis area, and from future proposed state actions in the analysis area that are under MEPA review (scoped) or permitting review by any state agency.

This tract is part of the continuing sale of Trust land throughout the state and under concurrent analysis. There are no known federal actions in the vicinity. The only known potential future action involving nearby Trust land is a possible easement request by the City of Billings for a road extension. If this easement is applied for, it will be analyzed in a separate environmental review.

IV. IMPACTS ON THE HUMAN POPULATION
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| <ul style="list-style-type: none">• <i>RESOURCES potentially impacted are listed on the form, followed by common issues that would be considered.</i>• <i>Explain POTENTIAL IMPACTS AND MITIGATIONS following each resource heading.</i>• <i>Enter "NONE" if no impacts are identified or the resource is not present.</i> |
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14. HUMAN HEALTH AND SAFETY:

Identify any health and safety risks posed by the project.

The implementation of the proposed action will not have a significant impact on human health and safety.

15. INDUSTRIAL, COMMERCIAL AND AGRICULTURE ACTIVITIES AND PRODUCTION:

Identify how the project would add to or alter these activities.

Implementation of the proposed action would incrementally remove acreage from the existing grazing use and convert most of the land to residential uses. The zone change approved by the City Council did rezone 11.32 acres to commercial zoning districts that would allow a variety retail and office uses. At this time, it is anticipated that the Trust will retain ownership of the commercial and multi-family properties and market them for a ground lease, thus increasing the available commercial property in the City by a small increment.

16. QUANTITY AND DISTRIBUTION OF EMPLOYMENT:

Estimate the number of jobs the project would create, move or eliminate. Identify cumulative effects to the employment market.

The 11.32 acres of commercially-zoned land would provide opportunities for new or relocated businesses. There would also be construction jobs for the erection of the commercial and residential structures and infrastructure installation. The overall impact would be relatively modest in the comparatively large Billings economy.

17. LOCAL AND STATE TAX BASE AND TAX REVENUES:

Estimate tax revenue the project would create or eliminate. Identify cumulative effects to taxes and revenue.

This tract is currently tax-exempt. The sale of the residential parcels to private owners will increase tax revenue to the City, especially after construction occurs. In addition, the taxes will be collected on structures that are constructed on the commercial and multi-family properties that will be ground leased.

18. DEMAND FOR GOVERNMENT SERVICES:

Estimate increases in traffic and changes to traffic patterns. What changes would be needed to fire protection, police, schools, etc.? Identify cumulative effects of this and other projects on government services

The implementation of the proposed action will increase demand for government services due to the increase in commercial and residential structures. However, this was analyzed by the City during the annexation process.

During the review of the annexation petition there were only favorable comments received from the City Departments on the request.

19. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS:

List State, County, City, USFS, BLM, Tribal, and other zoning or management plans, and identify how they would affect this project.

Implementing the proposed action complies with local plans and regulations. As mentioned above, the property has previously been through review for annexation, zone change and subdivision. All of these requests were approved by the Billings City Council.

20. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES:

Identify any wilderness or recreational areas nearby or access routes through this tract. Determine the effects of the project on recreational potential within the tract. Identify cumulative effects to recreational and wilderness activities.

Currently, this parcel is closed to recreation use. The Park Master Plan that was approved by the City includes more parkland dedication than required by statute. In addition, the Subdivision and Park Master Plans outline an extensive bike/pedestrian system that connects the three area public schools and the developed and natural parks that will be within the Skyview Ridge Subdivision, as well as area parks. Once the park system in the subdivision is developed it will complement the existing parks in the area and provide for off-street, non-motorized transportation routes that will hopefully be expanded to other adjoining properties by their owners.

21. DENSITY AND DISTRIBUTION OF POPULATION AND HOUSING:

Estimate population changes and additional housing the project would require. Identify cumulative effects to population and housing.

The zoning that was approved by the Billings City Council would permit 550 single-family dwellings (based on the master plan, but this number could increase or decrease slightly as designs of future filing are finalized). In addition, there would be dwellings in the multi-family structures. The exact number of multi-family dwellings would depend on the lessee of those properties, but generally the more units that are located in a single structure in those districts, the more total units are permitted. In the large multi-family lots, a theoretical maximum of 543 units would be allowed based only on lot area, not taking into consideration off-street parking, etc. In the more restrictive multi-family lots, a maximum of 43 duplexes or fifteen 10-plexes are theoretically possible. However, in this district any structure over a duplex requires approval by the City Council.

22. SOCIAL STRUCTURES AND MORES:

Identify potential disruption of native or traditional lifestyles or communities.

The implementation of the proposed action will not have a significant impact on social structures and mores.

23. CULTURAL UNIQUENESS AND DIVERSITY:

How would the action affect any unique quality of the area?

Implementation of the proposed action will not have a significant impact on cultural uniqueness and diversity.

24. OTHER APPROPRIATE SOCIAL AND ECONOMIC CIRCUMSTANCES:

Estimate the return to the trust. Include appropriate economic analysis. Identify potential future uses for the analysis area other than existing management. Identify cumulative economic and social effects likely to occur as a result of the proposed action.

On this parcel, only 238 acres are included in the grazing lease and within this area 68 acres are unsuitable due to the rimrocks traversing the western portion of the property. This leaves a net useable area of 170 acres with a grazing lease for 64 Animal Unit Months (.376 acres/AUM) at the minimum lease rate of \$6.97/AUM. The total

income generated from the tract was \$446.08 or approximately \$2.62/acre in 2009. The average annual income for the past 5 years has been \$523.39 or \$2.20/acre. Based on the DNRC Annual Report for Fiscal Year 2007, the average income for the 4.3 million acres of grazing land was \$1.83/acre with an average productivity of .258 acres/AUM. Therefore, this tract is considered above average in productivity and revenue per acre.

An appraisal was completed in 2009, however, this appraisal only valued the lands that are included in the Skyview Ridge Subdivision, 1st Filing, which constitutes the eastern 1/3rd of the property. This is the initial portion that would be sold through land banking and also includes commercial and multi-family property that will be retained for ground lease. The values in this appraisal were extended to the entire all single-family areas of the property for the purposes of this analysis, but it should be noted that future sales will require separate appraisals. This results in a value of \$2,800,000 for the single-family residential areas that would be sold on the property. Based on this value, the current annual return on the asset value for this tract is 0.016%.

EA Checklist Prepared By:	Name: Jeff Bollman, AICP	Date: 5 January 2010
	Title: Area Planner, Southern Land Office	

V. FINDING

25. ALTERNATIVE SELECTED:

The proposed alternative has been selected and it is recommended that the parcel receive preliminary approval for sale and continue with the Land Banking process.

26. SIGNIFICANCE OF POTENTIAL IMPACTS:

The property went through extensive review by the City of Billings in the annexation, zone change and subdivision processes. Additionally, the Southern Land Office made special efforts to involve the surrounding residents and made significant changes to the initial property master plan based on their input. There is presently urban development on three sides of this property and the potential for significant impacts due to the transfer of ownership is minimal due to the incremental impact that any development on this property would have on the surrounding area.

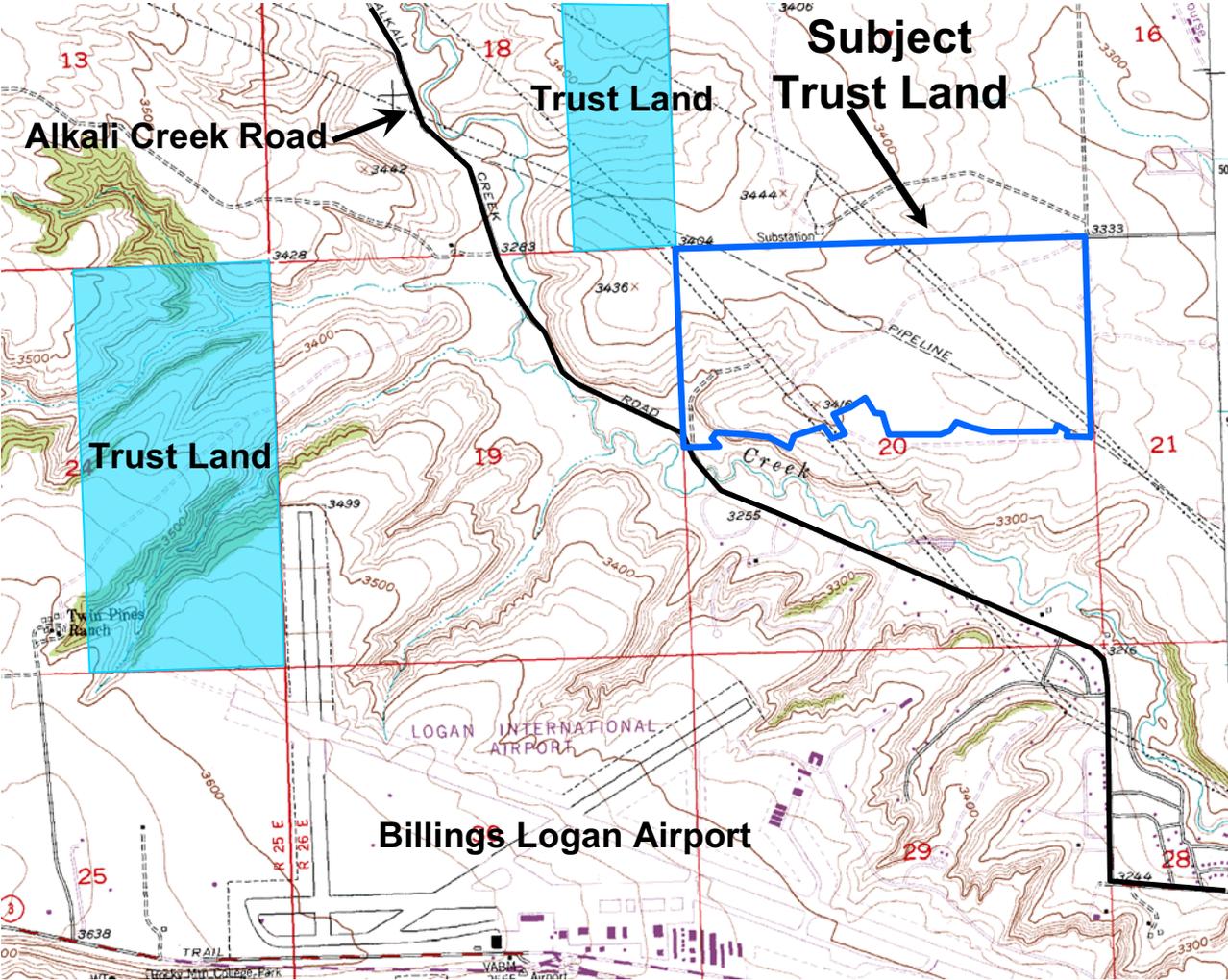
The Southern Land Office has obtained the highest level of entitlement possible on this property with the financial resources available. The next logical step would be to sell the single-family residential areas to a private developer who would have the wherewithal to finance infrastructure and other upfront costs needed for the property to be developed.

27. NEED FOR FURTHER ENVIRONMENTAL ANALYSIS:

EIS
 More Detailed EA
 No Further Analysis

EA Checklist Approved By:	Name: Richard A. Moore
	Title: Area Manager, Southern Land Office
Signature: /s/ Richard A. Moore	Date: 1/5/2009

Attachment A – Area Map



Attachment B – Aerial Photo



Attachment C – Property Pictures



View looking West from East side of Trust land.



View looking north from south side of Trust land.

Attachment C – Property Pictures (continued)



View looking southeast from north side of Trust land (cell towers are on the Trust land).



View looking southwest from north side of Trust land.

Attachment D – List of Persons Notified in Skyview Ridge Subdivision Scoping Process

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Tractor & Equipment Co.
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Seattle, WA 98124

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John Thompson
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Lee & Angela Larchick
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Billings, MT 59105

Randy & Nancy Baum
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Billings, MT 59105

Robert & Leanne Frost
1334 Governors Blvd
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Donald & Julia Haywood
1329 Governors Blvd
Billings, MT 59105

Brian & Michelle Himser
1320 Governors Blvd
Billings, MT 59105

David & Marji Jaynes
1315 Governors Blvd
Billings, MT 59105

Jerry Dester
1310 Governors Blvd
Billings, MT 59105

Michael & Janet Riley
1301 Governors Blvd
Billings, MT 59105

Jerry & Kathryn Ellis
1294 Governors Blvd
Billings, MT 59105

Phyllis Kerr
1289 Governors Blvd
Billings, MT 59105

Jerry & Yvonne Bradberry
1278 Governors Blvd
Billings, MT 59105

Phillip & Mindi Hopkin
1273 Governors Blvd
Billings, MT 59105

Ingmar & Dawn Gjersing
1268 Governors Blvd
Billings, MT 59105

Bart & Cindy Cornell
1257 Governors Blvd
Billings, MT 59105

Gene Burton
1254 Governors Blvd
Billings, MT 59105

Ronald & Tanya Tenny
1245 Governors Blvd
Billings, MT 59105

Bypass Trust of the Wegner
Family Trust
691 Revolution Avenue
Billings, MT 59105

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C.F. & Gertrude Kirkham
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Billings, MT 59105

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Jeffrey & Terri Lynn
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Rodney & Christine Nelson
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Wayne & Beverly Donald
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Leslie & Renae Kercher
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Anthony & Karen Kern
1049 Kootenai Avenue
Billings, MT 59105

Del & Rene Beyl
825 Constitution Avenue
Billings, MT 59105

Michael & Elizabeth Perius
833 Constitution Avenue
Billings, MT 59105

Steven & Renea Green
1025 Constitution Avenue
Billings, MT 59105

Edwin & Phyllis Navanjo
849 Constitution Avenue
Billings, MT 59105

John & Tracy Kangas
1309 Kootenai Avenue
Billings, MT 59015

Eugene & Marion Hedge
1212 Governors Blvd
Billings, MT 59105

Denise & Steven Jones
901 Constitution Avenue
Billings, MT 59105

Duane & Deborah Brown
909 Constitution Avenue
Billings, MT 59105

Wesley & Mary Burley
917 Constitution Avenue
Billings, MT 59105

Les & Kirtyle Schuman
925 Constitution Avenue
Billings, MT 59105

Walt Degones
941 Constitution Avenue
Billings, MT 59105

Brian & Jennifer Johnson
121 Miners Drive
Billings, MT 59102

Kenneth & Gayle Cayton
PO Box 50154
Billings, MT 59105

Steve Crum
1017 Constitution Avenue
Billings, MT 59105

Harold Land, Jr. & Diane Lang
1001 Constitution Avenue
Billings, MT 59105

Bradley & Annete Job
1009 Constitution Avenue
Billings, MT 59105

Edward & Pamela Kaufman
1325 Kootenai Avenue
Billings, MT 59105

Francis & Laurie Park
1101 Kootenai Avenue
Billings, MT 59105

Graydon & Stephanie Snapp
1109 Kootenai Avenue
Billings, MT 59105

Steve Christian, Jr. &
Anita Christian
1117 Kootenai Avenue
Billings, MT 59105

Vince & Kerri Wallis
1125 Kootenai Avenue
Billings, MT 59105

Edward McCaffree
1133 Kootenai Avenue
Billings, MT 59105

Patrick & Jennifer Sandoval
1141 Kootenai Avenue
Billings, MT 59105

Wayne & Lydia Burke
1149 Kootenai Avenue
Billings, MT 59105

Jason & Tammie Nelson
1155 Kootenai Avenue
Billings, MT 59105

Robert Jones
1333 Kootenai Avenue
Billings, MT 59105

Robert Bloedel
802 Constitution Avenue
Billings, MT 59105

Lee J. Webber
1530 Alkali Creek Road
Billings, MT 59105

St. Thomas Church
2055 Woody Drive
Billings, MT 59102

Keyth Koppinger
1562 Alkali Creek Road
Billings, MT 59105

Kimberly Wall
1190 Capricorn Place
Billings, MT 59105

Simon Loumer &
Charlotte Linhart
1400 Kootenai Avenue
Billings, MT 59105

Matthew & Aleesha Chaney
1187 Keno Street
Billings, MT 59105

Boyer Land, LLC
2810 Central Avenue, Suite C
Billings, MT 59102

Mark & Myrrisa McKee
818 Constitution Avenue
Billings, MT 59105

Warren & Jill Rutschke
836 Constitution Avenue
Billings, MT 59105

Gregory & Melinda Peck
854 Constitution Avenue
Billings, MT 59105

Alex & Danielle Offerdahl
872 Constitution Avenue
Billings, MT 59105

Athel & Diane Chinn
890 Constitution Avenue
Billings, MT 59105

Carol Trachick
916 Constitution Avenue
Billings, MT 59105

Ron & Betty Krause
930 Constitution Avenue
Billings, MT 59105

Mario & Nichole Lopez
946 Constitution Avenue
Billings, MT 59105

Joseph Murphy
960 Constitution Avenue
Billings, MT 59105

Kennedy Walsh
976 Constitution Avenue
Billings, MT 59105

Thomas Kane
Denise Schweigert
990 Constitution Avenue
Billings, MT 59105

John & Meri Shoff
1188 Fantan Street
Billings, MT 59105

Leon & Helen Hampton
1012 Constitution Avenue
Billings, MT 59105

Barry & Sally Martin
1022 Constitution Avenue
Billings, MT 59105

Mona Dodge
1034 Constitution Avenue
Billings, MT 59105

John & Melody Thompson
1050 Constitution Avenue
Billings, MT 59105

William Gustavson
1068 Constitution Avenue
Billings, MT 59105

Gregory & Susie Kemis
1078 Kootenai Avenue
Billings, MT 59105

Timothy & Josiana Richter
1090 Kootenai Avenue
Billings, MT 59105

Kevin & Mary Kofstad
1100 Kootenai Avenue
Billings, MT 59105

Timothy Bailey &
Susan Geymer
1112 Kootenai Avenue
Billings, MT 59105

Terrance & Debbie Fish
1126 Kootenai Avenue
Billings, MT 59105

Joseph & Judy Bies
1128 Kootenai Avenue
Billings, MT 59105

Michael & Cindy Graf
1152 Kootenai Avenue
Billings, MT 59105

Joseph & Edith Malia
1164 Kootenai Avenue
Billings, MT 59105

Brent & Cheryl Cathey
1178 Kootenai Avenue
Billings, MT 59105

Roger & Ann Brubaker
1190 Kootenai Avenue
Billings, MT 59105

Charles & Sharon Wood
1200 Kootenai Avenue
Billings, MT 59105

Kenneth & Brenda Olson
1216 Kootenai Avenue
Billings, MT 59105

Tom Church &
Naomi Preheim
1232 Kootenai Avenue
Billings, MT 59105

Ernesto Randolph &
Jackie Lloyd
1250 Kootenai Avenue
Billings, MT 59105

Wayne & Bonnie Conn
1300 Kootenai Avenue
Billings, MT 59105

Jeffrey & Deborah Parrott
1316 Kootenai Avenue
Billings, MT 59105

Burke & Theresa Helmer
1332 Kootenai Avenue
Billings, MT 59105

Ed & Clarice Cerise
1350 Kootenai Avenue
Billings, MT 59105

Patrick & Jennell Duey
1190 Amendment Circle
Billings, MT 59105

Simon & Charlotte Loumer
1400 Kootenai Avenue
Billings, MT 59105

Judy Jones
1180 Capricorn Place
Billings, MT 59105

Curtis & Sarah Meeker
1175 Keno Street
Billings, MT 59105

Patrick & Lynn Erger
1180 Amendment Circle
Billings, MT 59105

Daryl Rowe
819 Calico Avenue
Billings, MT 59105

Jimmie & Arlene Baum
837 Calico Avenue
Billings, MT 59105

David & Lori Noyes
855 Calico Avenue
Billings, MT 59105

Robert & Claudean Chapel
1165 Capricorn Place
Billings, MT 59105

Stacey Salyer
1057 Calico Avenue
Billings, MT 59105

Farzad Fasio &
Shokoofeh Fazel
1069 Calico Avenue
Billings, MT 59105

Donald & Debra Everett
1170 Capricorn Place
Billings, MT 59105

Eric & Jennifer Bunn
1079 Calico Avenue
Billings, MT 59105

Daniel & Bridget Maes
1091 Calico Avenue
Billings, MT 59105

Rob & Nicole Alt
1169 Amendment Circle
Billings, MT 59105

Joseph Clundy
1101 Calico Avenue
Billings, MT 59105

Michael & Julie Sullivan
1113 Calico Avenue
Billings, MT 59105

Robert & Mary Roe Salle
1163 Keno Street
Billings, MT 59105

Trustee Mary Essman
1170 Amendment Circle
Billings, MT 59105

Steven & Sandra Kelly
1160 Capricorn Place
Billings, MT 59105

