



CITY ZONING COMMISSION
AGENDA-Tuesday, August 5, 2025, 4:30 p.m.
City Council Chambers, 5th Floor
316 N 26th St., Billings MT

NOTICE TO THE PUBLIC

Citizens are invited to: Review the Agenda Packet on the City's website at: <https://ci.billings.mt.us/117/Agendas-Minutes>
Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda.

Comments may be sent to the Board via email before 12:00 PM on the meeting date. All emails received prior to this time will be entered into the record for the public hearing.

Comments may be submitted by: Mail: City/County Planning Division, PO Box 1178, Billings MT 59103

- Email: plnonline@billingsmt.gov
- NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). A TTY number for the hearing impaired, 406-657-3079, is available upon request. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please direct questions to the Planning Division 406-657-8247.

Call the meeting to order.

Introduction of City Zoning Commission Members and Planning Division Staff.

Public Comment

Approval of Minutes:

Meeting Minutes of June 3, 2025 (no meeting in July)

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

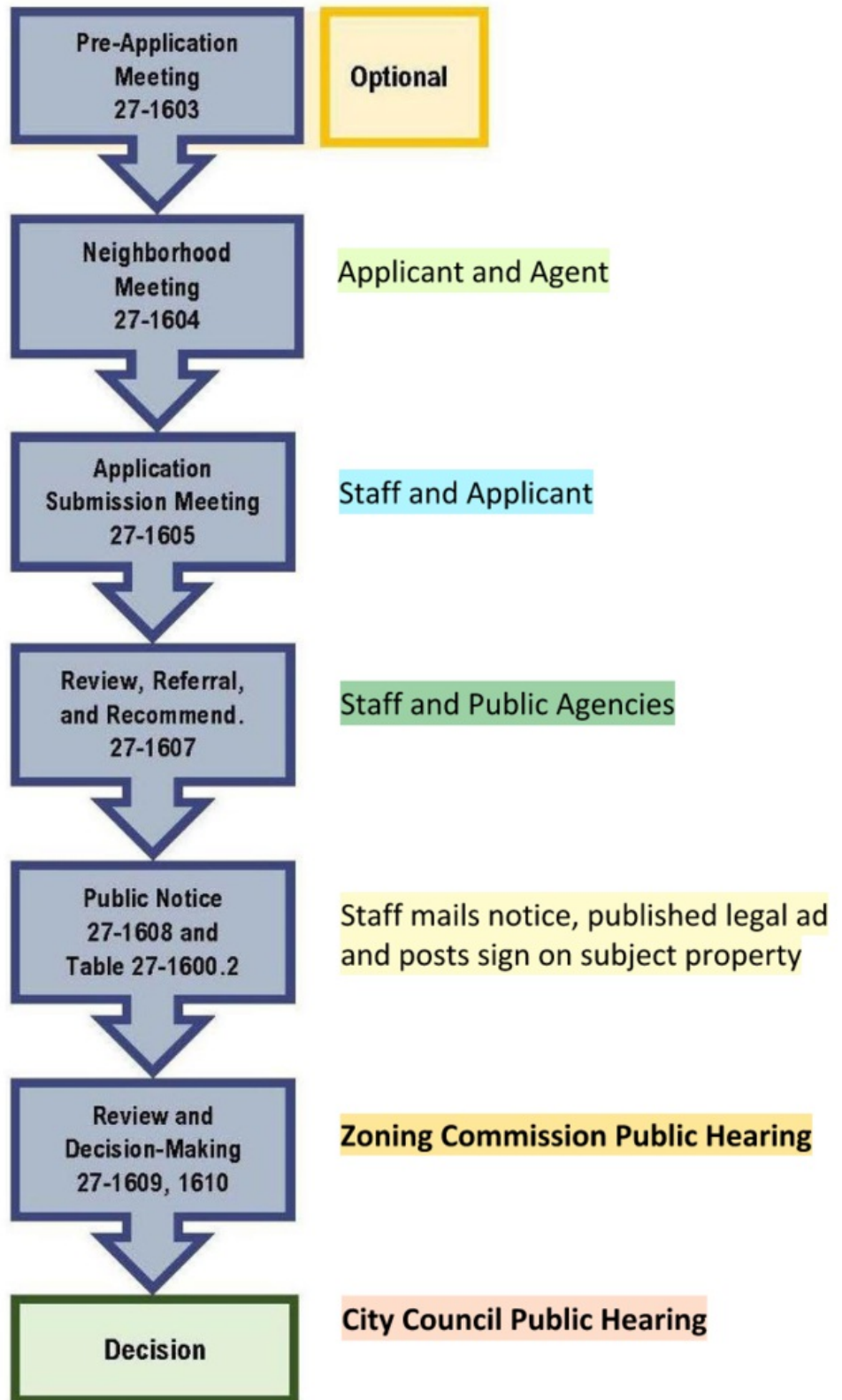
- a. **City Zone Change 1068** -- 1503 13th St. W -- From NMU to CMU1 - A zone change request from Neighborhood Mixed Use (NMU) to Corridor Mixed Use 1, on C.O.S. 456, PARCEL A, D, & E, a 27,936 sf. parcel of land. A pre-application neighborhood meeting was held on June 24, 2025, at 1604 Grand Avenue. The purpose of the zone change request is to allow retail sales within a proposed pawn shop. Tax ID: A05940

Other Business/Announcements

- a. Upcoming Text Amendments

Adjournment

The City Council has designated **August 25, 2025, at 5:30 p.m.** as the date and time to receive the Zoning Commission recommendation for the zone changes and hold a public hearing. If approved on first reading, a second reading will occur on **September 8, 2025, at 5:30 p.m.** Before taking any action on an application for a Zone Change, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a zone change other than the one advertised. The City Council shall take one of the following actions on the zone change requests: 1) approve the application; 2) deny the application; 3) allow withdrawal of the application; or 4) delay the application for a period not to exceed thirty (30) days. The protest petition must be received in the Planning Division office by 5:00 p.m. on the Friday preceding the first reading of the ordinance by the City Council. Testimony regarding the above-mentioned item may also be submitted in writing to the Planning Division, P.O. Box 1178, Billings, MT 59103.



Date: 08/05/2025
Title:
Presented by:
Department: Planning & Community Services
Presentation:

Information

RECOMMENDATION

The minutes of the Board meeting of June 3, 2025

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

Attachments

Minutes of June 3, 2025

City of Billings Zoning Commission
 Tuesday, June 3, 2025 at 4:30pm

Commission		01/07/2025	02/04/2025	03/04/2025	04/01/2025	05/06/2025	06/03/2025	07/01/2025	08/05/2025	09/02/2025	10/07/2025	11/04/2025	12/02/2025
Daniel J Brooks	Chairman	1	1	1	1	1	A						
Greg McCall	Vice Chairman	1	1	A	1	A	1						
David Goss	Commissioner	1	1	1	1	1	1						
Beau Mulvaney	Commissioner	1	1	1	A	1	A						
Andy Megorden	Commissioner	1	1	A	1	1	1						

Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation, "C" stands for Canceled

Total Number of 2025 Applications	01/07/2025	02/04/2025	03/04/2025	04/01/2025	05/06/2025	06/03/2025	07/01/2025	08/05/2025	09/02/2025	10/07/2025	11/04/2025	12/02/2025	TOTAL
Zone Change	1	1	2	1	1	1							7
Special Review	-	1			1	1							3

Call the Meeting to Order: Vice Chairman McCall called the meeting to order at 4:30 PM

Attending Staff: Anna Vickers, Planning Division Manager; Karen Husman, Planner; Brenda Berns, Planning Clerk

Participants: John Johnson, Mike Wahlberg, Duane & Tiffany Youngren

Public Comment

Vice Chairman McCall called for public comments. There were no comments from the public.

Approval of Minutes: May 6, 2025

Commissioner Goss made a Motion, seconded by Commissioner Megorden to approve the meeting minutes of May 6, 2025. The motion passed unanimously.

Disclosure of Ex-Parte Communication

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks				X
Greg McCall		X		
David Goss		X		
Beau Mulvaney				X
Andy Megorden		X		

Disclosure of Conflict of Interest

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks				X
Greg McCall		X		
David Goss		X		
Beau Mulvaney				X
Andy Megorden		X		

Site visits: Commissioner Goss conducted site visits for ZC 1066 and SR 1000.

- a. **City Zone Change 1066 - 828 (aka 844) Grand Ave – NX2 to CMU1** – A zone change request from Mixed Residential 2 (NX2) to Corridor Mixed Use 1 (CMU1) on Lot 5A of Pierce Subdivision Amnd, a 12,616 square foot parcel of land. A pre-application neighborhood meeting was held on April 22, 2025 at the subject property.
Tax ID: A12809A

Karen Husman presented an overview of the existing zoning of NX2 and the proposed CMU1.

Existing Zone – NX2	Proposed Zone – CMU1
<ul style="list-style-type: none"> • <u>Two to eight unit</u> residential structures • Building and siting standards required • Home occupations allowed • These uses would not be considered suitable for this parcel on the corner of an arterial street. 	<ul style="list-style-type: none"> • The CMU1 district is intended to accommodate commercial and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. • Uses in the CMU1 district are more flexible than the mixed residential district, including more commercial uses. The property does not align with the specific intent of NX2 zone specification, which is designed for 2-8 unit residential and no commercial.

Planning staff recommends approval of the zone change review criteria.

- Meets the Growth Policy (2016) and Infill Development Policy (2011).
 - Essential Investments
 - Strong Neighborhoods
 - Home Base
- CMU1 zoning supports the infill development, efficient use of existing infrastructure and neighborhood compatibility.
- An appropriate zone for arterial corridor adjacent to other commercial uses.

Questions/Discussion

Commissioners discussed future parking requirements should the carport be removed. Staff indicated that some level of parking may still be necessary, depending on coordination with Engineering and the site’s potential layout. When asked about the intended use of the property, the applicant was uncertain but mentioned possibilities such as office space. While multi-family use is allowed, it may not be well-suited to the location along Grand Avenue, though nearby apartments do benefit from access to Grand’s services.

Vice Chairman McCall closed the public comment.

Board Discussion

Commissioners expressed support for the proposal, indicating that the use and the CMU1 zoning designation are appropriate and well-suited for the location.

Motion

Commissioner Goss made a motion, seconded by Commissioner Megorden to forward a recommendation of approval to City Council for Zone Change 1066, with Staff recommended Review Criteria. The motion passed unanimously.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Daniel J Brooks				X
Greg McCall	X			
David Goss	X			
Beau Mulvaney				X
Andy Megorden	X			

Recommendation of approval will be forwarded to City Council at their June 23, 2025 meeting.

- b. Special Review 1000 – 840 Shiloh Crossing Blvd – Bar and Casino** – A special review request to allow a new bar and casino in a 2,925 square foot addition to an existing 5,730 square foot building (former Rio Sabinas) on Lot 5C, Block 1 of Shiloh Crossing Sub, Amended, a 1.7973-acre parcel of land, in a Corridor Mixed Use 2 (CMU2) zone.
Tax ID: A34027B

Karen Husman provided an overview of the subject property, formerly known as Rio Sabinas Restaurant. Utilizing it as a bar, restaurant, casino with outdoor seating. A special review is required in the zone district, proof of compatibility of the special review use, and that it meets the nine review criteria for Special Review approval. The property is surrounded by the CMU2 zone. There is adequate parking space for the proposed use.

Staff is recommending approval based on the proposed findings and recommended conditions of approval.

- Consistency with Growth Policy and Infill
 - Infill Development
 - Strong Neighborhoods
 - Prosperity
- Well-planned site layout with existing parking and landscaping.

- The subject site has appropriate access and existing infrastructure in place.
- Compatible with surrounding development, and any impacts to areas have been mitigated through site design.

Conditions to be established to protect public health & safety

1. The approval is for an all-beverage license and gambling into the existing building, and the addition, located at 840 Shiloh Crossing Blvd. on Lot 5C, Block 1 of Shiloh Crossing Sub, Amended, a 1.7973-acre parcel of land. No other use is intended or implied.
2. No outdoor music or outdoor public announcement systems will be allowed with this application.
3. lighting on the building or parking lot shall have full cutoff shields, so light is directed to the ground.
4. Lighting of signs shall comply with the Zoning Code in place at the time of sign permit application.
5. The applicant will comply with all other city codes that may apply
6. All other limitations on expansion shall apply in accordance with the Zoning Code restrictions of the BMCC

Applicant:

John Johnson, the project owner and operator of Old Chicago since 2015, appeared to speak on behalf of the zone change. He shared his enthusiasm for launching **J's Pub & Grill**, a pub and restaurant concept. He noted that the project involves a significant remodel of the previous establishment and requested the Commission's support.

Vice Chairman McCall closed the public comment.

Questions/Discussion

Commissioners inquired about land ownership and maintenance responsibilities. The applicant clarified that while they own their building lot, the roads and common areas are maintained through an association, with shared costs covered by a common area fee. They are responsible for their own lot, including parking. It was also noted that surrounding businesses are supportive of the proposed development.

Motion

Commissioner Megorden made a motion, seconded by Commissioner Goss to forward a recommendation of approval to City Council for Special Review 1000, with Staff recommended Review Criteria. The motion passed unanimously.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Daniel J Brooks				X
Greg McCall	X			
David Goss	X			
Beau Mulvaney				X
Andy Megorden	X			

Recommendation of approval will be forwarded to City Council at their June 23, 2025 meeting.

Other Business: Staff advised there will not be a meeting in July.

Adjournment: The meeting adjourned at 5:51 PM

Brenda J Berns, Planning Clerk

Zoning Commission

Date: 08/05/2025
Title: Zone Change 1068- 1503 13th St. W - NMU to CMU1
Presented by: Karen Husman
Department: Planning & Community Services
Presentation: Yes

Information

RECOMMENDATION

Planning staff is recommending approval and adoption of the findings of the 10 review criteria for Zone Change 1068.

The applicant has requested the Zoning Commission consider allowing the withdrawal of this application.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

City Zone Change 1068 is a zone change request from Neighborhood Mixed Use (NMU) to Corridor Mixed Use 1 (CMU1), on COS 456, Parcels A, D, & E located in S31, T1N, R26E known as 1503 13th St. W, a 27,936 sf. parcel of land. The purpose of the zone change request is to allow retail sales within a proposed pawn shop. The proposed zoning would allow an existing underutilized property to be developed for a wider variety of uses than allowed under the current zoning of Neighborhood Mixed Use (NMU). The Corridor Mixed Use zones (CMU1 and CMU2) are districts appropriate for a transportation corridor where access to the site accommodates both vehicle trips and pedestrian access. The CMU1 district, proposed for this site, is intended to be closer to neighborhood zones, including adjacent or across an alley from residences. The uses allowed in the CMU1 zone include all uses allowed in the NMU zone, but adds uses such as retail sales, long-term care facilities, higher education facilities, a casino or bar that meets separation requirements and receives special review approval, veterinary clinics with overnight boarding, craft alcohol with restaurants, drive-thru food service without special review (see caveat below), a hotel without special review, a car wash with special review, and gas stations with use restrictions.

Planning staff is recommending approval based on the proposed findings of the 10 review criteria.

APPLICATION DATA

OWNERS: James and Lavaun Black
AGENT: Austin Chesser
PURPOSE: To allow retail sales
LEGAL DESCRIPTION: COS. 456, Parcels A, D, & E
ADDRESS: 1503 13th St. W
EXISTING LAND USE: Office-Personal service (Tattoo & Permanent jewelry)
PROPOSED LAND USE: Commercial retail
EXISTING ZONING: NMU
SIZE OF PARCEL: 27,936 sf

SURROUNDING ZONING & LAND USE

NORTH: Neighborhood Mixed Use (NMU) & Mixed Residential 2 (NX2)
Land Use: Low-rise office, multi-tenant & multi-family apartments
SOUTH: NMU & Corridor Mixed-Use 1 (CMU1)
Land Use: Low Rise Office (Rainbow Property Management) & Bar casino, (Jackpot Nevada)
EAST: CMU1
Land Use: Bar/restaurant (Guadalajara)
WEST: Corridor Mixed-Use 2 (CMU2)
Land Use: Commercial retail (ACE Hardware)

STAKEHOLDERS

The applicant conducted a pre-application neighborhood meeting on June 24, 2025, at 1604 Grand Avenue.

Planning staff posted the property, mailed notices to owners within 300 feet of the subject property, and published a legal ad in the newspaper. The planning staff also posted the application on our "Current Zoning Applications" web page. Planning staff received no comments or emails on the application prior to the writing of this report.

On July 15, 2025, the applicant requested the Zoning Commission consider allowing withdrawal of the zone change application (request email in attachments).

ALTERNATIVES

The Zoning Commission may:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1068; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1068; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request. The applicant has requested the Commission consider withdrawal of the application.

FISCAL EFFECTS

Approval or denial of the proposed zone change will not have an effect on the Planning Division budget.

SUMMARY

Prior to any recommendation to the City Council, the Zoning Commission shall consider the following:

1) Is the new zoning designed in accordance with the Growth Policy and neighborhood plans?

The proposed zone change is consistent with the following guidelines of the 2016 Growth Policy:

- Infill development and development near existing City infrastructure may be the most cost-effective. (2011 City Infill Policy; 2016 Growth Policy: Essential Investments, Strong Neighborhoods)
- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill, and social interaction. (2016 Growth Policy: Strong Neighborhoods)
- Implementation of the Infill Policy is important to encourage the development of underutilized properties. (2016 Growth Policy: Strong Neighborhoods)
- A diversity of available jobs can ensure Billings' strong economy. Retaining and supporting existing businesses helps sustain a healthy economy. (2016 Growth Policy: Prosperity)

2) Is the new zoning designed to secure from fire and other dangers?

The new zoning requires build-to ranges, open and landscaped areas, and building separations. The new zoning, as do all city zoning districts, provides adequate building separations through setbacks and density limits to provide security from fire and other dangers. The site will be developed in conformance with Section 27-406 (BMCC) as well as sections on landscaping, and off-street parking. New buildings would be required to meet building codes and engineering standards as well.

3) Whether the new zoning will promote public health, public safety and general welfare?

Similar to criteria two, public health and public safety will be promoted by both the existing zoning and the proposed zoning. This is not unique to the CMU1 zone, but instead is promoted by all adopted zoning districts within the City of Billings. The site and structure regulations found in Section 27-406 for the CMU1 district promote the minimum standards to ensure public health and safety and promote general welfare. The approval of the zone change should not have negative affects on public health, safety and welfare given the existing conditions, site requirements, and existing development. The proposed CMU1 zone will allow marketing to a range of uses that may require more land area or allow a drive-thru service. Developed land will increase property values while vacant land tends to add unpredictability to the area.

4) Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

Transportation: The proposed zoning should not have any measurable impact on transportation. When the property develops, the developer may be required to provide a traffic study and provide mitigation accordingly. Any traffic increases will be determined when the site is developed. City Engineering will require advance discussion on access to the parcels before any development is approved.

Water and Sewer: The City is currently providing water and sewer service to the property.

Schools and Parks: Schools and parks should not be negatively affected by the proposed zoning. The school district provided no comment on the proposed zone change. Parks should not be negatively impacted by the proposed zoning. The property is not intended for residential development.

Fire and Police: The subject property is served by city public safety services. The Police and Fire Departments had no concerns about the zone change.

5) Will the new zoning provide adequate light and air?

Similar to criteria 2 and 3, the proposed CMU1 zone, like all zones, requires minimum setbacks to allow for

adequate separation between structures and adequate light and air. The proposed zoning provides for sufficient setbacks to allow for adequate separation between structures and adequate light and air. Therefore, any new structure will be required to meet the standards required by Section 27-400-3 (BMCC) and other city regulations for development.

6) Will the new zoning affect motorized and non-motorized transportation?

The subject property has existing frontage along 13th Street. Any future development on the site will be subject to review by the City's Engineering Division, which will regulate and enforce standards for any new access points, if new access is required. The proposed zoning designation, in itself, is not anticipated to generate significant impacts on the transportation network. However, the potential future use of the property as a pawn shop with associated retail sales could result in increased vehicle and pedestrian traffic to and from the site. At this time, the extent of any such increase is not known and is anticipated to be evaluated further during site development review. Based on the proposed zoning and permitted land uses, a traffic impact analysis may be required for any future development. The City Engineering Division may also require mitigation measures to ensure that surrounding street intersections continue to operate at acceptable levels of service.

7) Will the new zoning promote compatible urban growth?

The proposed zoning is compatible with the adjacent zoning and existing urban growth. The CMU1 zoning is compatible with the surrounding property and development. The lots to the east are CMU1 and south are CMU1 and NMU. There is a mixture of zone districts on the corridor due to its proximity to Grand Avenue to the south (a principal arterial street).

Additionally, site and landscape requirements of the CMU1 district will promote compatibility specifically by requiring a landscaped buffer for the use and adjacent to other zones with different uses, such as the residential multi-family apartment complex to the north. The zoning does promote compatible urban growth.

8) Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?

The proposed zoning does consider the character of the district and the suitability of the property for the proposed use or uses. Similar to criteria 7, the lots to the east are CMU1 and south are CMU1 and NMU. There is a mixture of zone districts on the corridor due to its proximity to Grand Avenue to the south (a principal arterial street). The proposed zoning and its permitted uses are appropriate for this location. Any future development will be required to comply with applicable site development standards, ensuring the property's continued suitability.

9) Will the new zoning conserve the value of buildings?

The new zoning is not expected to alter the value of any buildings in the area. Due to the existing uses and established zones to the east, west, and north, the proposed use should not impact the value of these buildings. New construction tends to increase property value. The CMU1 building and siting requirements will help conserve the value of any surrounding property. The new zoning should add stability to the value of the existing neighborhood by adding predictability to the existing commercial developments in the vicinity. New development tends to increase surrounding property values.

10) Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

The proposed zoning will allow the development of an underutilized property with uses that are compatible with the surrounding zone districts and uses. This is the most appropriate use of the land.

Attachments

Request to Withdraw
Zoning Map & Site Photos
Application & Applicant Letter
Neighborhood Meeting

Husman, Karen

From: Austin Chesser <austinchesser151989@gmail.com>
Sent: Tuesday, July 15, 2025 12:46 PM
To: Husman, Karen
Cc: Topz Sandwich Company
Subject: [EXTERNAL] Withdraw Zone Change Request

Hi Karen,

I would like to withdraw my zone change request for 1503 13th St W. I was under contract for the property with some contingencies, one being the zone change and the other obtaining financing for the project. I was unable to get financing for the project so I am no longer purchasing the property. Therefore the zone change is no longer necessary, and the owner asked that I would withdraw the request from the city to change the zone. I appreciate you getting back to me this morning and I appreciate all your help guiding me through this process. I hope you have a great week, and thank you again for your help.

Best Regards,

**Austin Chesser
Founder/Owner
Dillco, inc.
(406) 697-0524
"Get Pickled"**

<https://linktr.ee/getpickledvodka>

[getpickledvodka.com](https://www.getpickledvodka.com)

IG: @Getpickledvodka

FB: World Famous Pickle Vodka



Zone Change 1068 Attachments



Zone Change 1068 Attachments



Looking North

Zone Change 1068 Attachments



South



East

Zone Change 1068 Attachments



West



South West

Zone Change 1068 Attachments

DocuSign Envelope ID: 23000D12-3F79-44B8-A8A3-CD13B0B2C722

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # _____ Project # _____

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

Present Zoning: NMU

Proposed Zoning: CMU1

PARCEL TAX ID# A05940 CITY ELECTION WARD WARD 3

Legal Description of Property: _____

Address or General Location (If unknown, contact City Engineering): 1503 13th St W Billings, MT 59102

Size of Parcel (Area square feet or acres): 27936 SQFT

Present Land-Use: HISPANIC CHURCH LEASING FRONT BUILDING / BACK OF BUILDING AND BACK LOT VACANT

Proposed Land-Use: NEW BUILD PAWN SHOP IN VACANT LOT IN THE BACK

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

Owner(s)  
(Record Owner)
James Black
(Address)
406-656-1085 michelleblack0911@gmail.com
(Phone Number) (email)

Agent(s): AUSTIN CHESSER
(Name)
1235 GRAND AVE BILLINGS, MT 59102
(Address)
406-697-0524 AUSTINCHESSER151989@GMAIL.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:  Date: 6/27/2025 | 9:27 AM PDT
(Record Owner – Digital Signature Allowed)

Zone Change 1068 Attachments

Austin Chesser
1235 Grand Ave
Billings, MT 59102
(406) 697-0524
Backcountrypawnmt@gmail.com
6/30/2025

Subject: Request and Reason for Zoning Change – 1503 13th St. West - Billings, MT 59102

Dear Zoning Board Members / Planning Director's,

I am writing to formally request a zoning change for the property located at 1503 13th St. West - Billings, MT 59102, which is currently zoned as NMU. I am requesting that this property be re-zoned to CMU1 to allow for the operation of a commercial business—a pawn shop.

The proposed business will be Backcountry Pawn currently located at 1235 Grand Ave. and will provide a secure, well-managed, and community-friendly establishment offering short-term collateral loans and the resale of secondhand goods in accordance with all local, state, and federal regulations. The building we are planning to develop will be well-suited for commercial activity, with adequate space for secure storage, customer parking, and a clean, professional storefront.

The primary reasons for this rezoning request are as follows:

1. **Economic Development:** The establishment of a small business such as a pawn shop will contribute positively to the local economy by creating jobs, attracting customers to the area, and generating local tax revenue.
2. **Revitalization:** The building and location have the potential to be revitalized and better utilized through commercial use, preventing vacancy or deterioration and contributing to overall neighborhood improvement.
3. **Community Service:** Pawn shops serve an important function in many communities by providing financial options to individuals who may not have access to traditional banking or credit services.
4. **Compliance and Security:** I am committed to operating the business with the highest standards of security, professionalism, and compliance with all regulations, including background checks, detailed recordkeeping, and cooperation with local law enforcement.

I understand the importance of thoughtful zoning and community planning, and I am happy to work closely with city staff, neighbors, and board members to address any questions or concerns regarding this request. I believe this proposed use will be compatible with nearby businesses and will bring added value to the area.

Thank you for considering this application. I respectfully request your support and approval of this zoning change. Please let me know of any additional steps or documentation needed to move this request forward.

Sincerely,
Austin Chesser
Owner/Operator
Backcountry Pawn

Zone Change 1068 Attachments

Docusign Envelope ID: 23000D12-3F79-44B8-A8A3-CD13B0B2C722

CITY ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. Present Zoning: NMU
2. Written description of the Zone Change Plan including existing and proposed new zoning:
CMU1 to move my current pawn shop at 1235 Grand Ave to this location and build a new building.
3. Legal Description of Property:
S31, T01 N, R26 E, C.O.S. 456, Parcel A, D, & E. COMBO (23)
4. Neighborhood Task Force Area: Yes /// No . If Yes, Name of Task Force
NO
5. Roster of persons who attended the pre-application neighborhood meeting: please attach to on line application
6. A brief synopsis of the meeting results including any written minutes or audio recording.
please attach to on line application
7. The undersigned affirm the following:
 - 1) The pre-application neighborhood meeting was held on the 06, day of 24, 2025.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s):

Signed by:

James Black

Signed by:

Lavonne Black

Telephone: 406-656-1085

Address:

833 Ave R

Email: michelleblack0911@gmail.com

Agent (s):

AUSTIN CHESSER

Telephone: 406-697-0524

Address: 1235 GRAND AVE

Email: AUSTINCHESSER151989@GMAIL.COM

Complete this form and upload to your on-line Zone Change application

City Pre-app statement 2024-2025

Zone Change 1068 Attachments

(406) 697-0524

June 12, 2025

To: Surrounding Property Owners, Billings Planning Division, and Neighborhood Task Force (if applicable)

Subject: Notice of Pre-Application Neighborhood Meeting for Zone Change Request

In accordance with the requirements set forth by the City of Billings for a zone change application, this letter serves as official notice of a Pre-Application Neighborhood Meeting.

Meeting Details

- Date: Tuesday, June 24, 2025
- Time: 7:00 PM – 8 PM
- Location: CITY BREW COFFEE, 1604 Grand Ave, Billings, MT 59102

Zone Change Information

- Current Zoning: NMU (Neighborhood Mixed Use)
- Proposed Zoning: CMU1 (Community Mixed Use 1)

Property Description

- Legal Description: S31, T01 N, R26 E, C.O.S. 456, Parcel A, D, & E. COMBO (23)
- Physical Address: 1503 13th Street West, Billings, MT 59102

Applicant Contact Information

- Name: Austin Chesser
- Email: Austinchesser151989@gmail.com
- Phone: (406) 697-0524

The purpose of this meeting is to inform surrounding property owners about the proposed zoning change and to gather any questions or concerns in advance of a formal application. This meeting is a required step by the City of Billings prior to the submission of a zone change request.

We welcome your attendance and input.

Sincerely,

Austin Chesser

Owner, Back Country Pawn

Zone Change 1068 Attachments

Disposition of Pre-Zoning Meeting

Date: 06/24/2025

Location: City Brew Coffee at 1604 Grand Ave in Billings, Mt 59102

Attendees:

- Austin Chesser
- Tucker Veltkamp Realtor
- Joseph Fleming (Public Attendee)

Summary:

A pre-zoning meeting was held on 06/24/2025 to provide information regarding a proposed zoning matter. One member of the public, Joseph Fleming, attended the meeting. Mr. Fleming's purpose for attending was to seek clarification about the meeting's subject matter, as he believed it might pertain to a potential rezoning of his own property.

After clarifying the scope and intent of the meeting, it was determined that the discussion did not involve Mr. Fleming's property. No additional comments or concerns were raised by the attendee.

Conclusion:

The meeting proceeded without incident, with the single attendee receiving the clarification he sought. No formal objections or public concerns were recorded.