

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:** NX2-Mixed Residential 2 - 2 to 8 units

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
Change from NX2 to CMU1-Corridor Mixed Use 1

3. **Legal Description of Property:**
PIERCE SUBD, S05, T01 S, R26 E, Lot 5A, AMD (25)

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 22 day of April , 2025.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s):

Tiffany Youngren Telephone: 360-333-2058

Address:

1112 Clark Ave., Billings MT 59102 Email: tiffany@youngrensolutions.com

Agent (s):

Duane Youngren Telephone: 406-426-4027

Address: 1112 Clark Ave., Billings MT 59102 Email: duane@youngrensolutions.com

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

City Pre-app statement 2024-2025

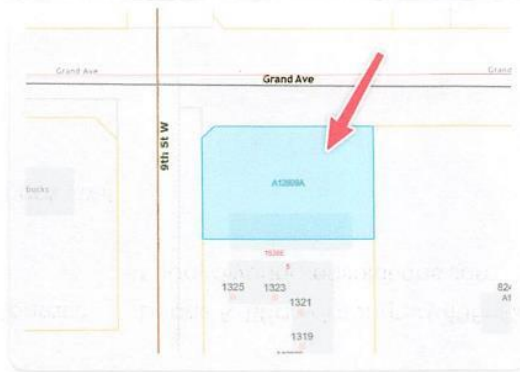
April 15, 2025

You are Invited:

Neighborhood Pre-Application Meeting for Zone Change

Date of Meeting: April 22, 2025 at 6:00 PM

Location: Onsite at the Subject Property
Corner of Grand and 9th St. W. in Carport



Primary Owner: YOUNGREN, TIFFANY
Tax Code: A12809A
GeoCode: 03-0927-05-1-20-07-0000
Legal Description: PIERCE SUBD, S05, T01 S, R26 E, Lot 5A, AMD (25)
Street Address: Pending
Sometimes referred to as: "844 Grand Ave" or "828 Grand Ave"

Existing Zoning: NX2-Mixed Residential 2 - 2 to 8 units
Proposed Zoning: CMU1-Corridor Mixed Use 1

Contact: Duane & Tiffany Youngren, 406-426-4027
tiffany@youngrensolutions.com

Thank you! 

Date of Meeting: April 22, 2025 at 6:00 PM

Neighborhood Pre-Application Meeting for Zone Change

Location: Onsite at the Subject Property (Corner of Grand and 9th St. W. in Carport)

Primary Owner: YOUNGREN, TIFFANY

Presenters: Duane & Tiffany Youngren

Tax Code: A12809A

Legal Description: PIERCE SUBD, S05, T01 S, R26 E, Lot 5A, AMD (25)

Street Address: Pending / Sometimes called: "844 Grand Ave" or "828 Grand Ave"

1. Welcome

- a. Introductions: Duane & Tiffany own the neighboring 8-unit apartment building at 1905-1925 9th St W
 - i. We believe the Proposed Zoning serves the neighborhood better and is the best use considering its location in a highly commercial and growing area on Grand Avenue

2. Zoning

- a. Pages 118-124 of "Chapter_27___ZONING through Supp 62 Aug 2023.pdf" from the City of Billings:
<https://www.billingsmt.gov/755/Zoning-Information>
 - i. Existing Zoning Uses (NX2-Mixed Residential 2)
 - ii. Proposed Zoning (CMU1-Corridor Mixed Use 1)

3. Questions / Comments

NAME	ADDRESS	QUESTION/COMMENT
<i>None - no one attended</i>		
<i>[4/15/2025 Duane Youngren called Kyle Hodik (844 Grand) - He indicated he has no issues with zoning changes</i>		

