

**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:** Zone A - Agriculture 10+ Acres (County Only)

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

Lot 1 - CMU2; Lot 2 - 26.58 ACRES OF CMU2, 1.05 ACRES OF NX3; Lot 4A - 18.57 ACRES OF CMU2, 15.41 ACRES OF NX3, 3.03 ACRES OF P1

3. **Legal Description of Property:**

LOT 1, BLOCK 1, LONG SUBDIVISION 76.046 ACRES LESS 0.57 ACRES FOR SHILOH ROAD; LOT 2, BLOCK 1, LONG SUBDIVISION \*\*MULTI-DISTRICT\*\* 286,433.06 SF IN B; 917,129.74 SF IN O23 (20);

LOT 4A, BLOCK 1, LONG SUBDIVISION ACRES 40.22, AMD (20)

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 - Please see attached.

6. **A brief synopsis of the meeting results including any written minutes or audio recording.**

please attach to on line application - Please see attached.

7. **The undersigned affirm the following:**

1) The pre-application neighborhood meeting was held on the 17th, day of Feb., 2026.

2) The zone change application is based on materials presented at the meeting.

**Owner (s):**

Mack Long, GM of Knife River Corp. Billings Telephone: (406) 651-2500

Address:

4014 Hesper Road Billings, MT 59106 Email: mack.long@kniferiver.com

**Agent (s):**

Kolten Knatterud, IMEG Corp. Telephone: (406)-248-9000

Address: 550 N 31st Street, Suite 111, Billings, MT 59101 Email: kolten.l.knatterud@imegcorp.com

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

City Pre-app statement 2024-2025

**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 Zone A - Agriculture 10+ Acres (County Only)

Proposed Zoning: Lot 1 - CMU2; Lot 2 - 26.58 ACRES OF CMU2, 1.05 ACRES OF NX3; Lot 4A - 18.57 ACRES OF CMU2, 15.41 ACRES OF NX3, 3.03 ACRES OF P1

PARCEL TAX ID# C11980; C11981; C11983 CITY ELECTION WARD Out of city limits.

Legal Description of Property: LOT 1, BLOCK 1, LONG SUBDIVISION 76.046 ACRES LESS 0.57 ACRES FOR SHILOH ROAD; LOT 2, BLOCK 1, LONG SUBDIVISION \*\*MULTI-DISTRICT\*\* 286,433.06 SF IN 8; 917,129.74 SF IN Q23 (20); LOT 4A, BLOCK 1, LONG SUBDIVISION ACRES 40.22, AMD (20)

Address or General Location (If unknown, contact City Engineering): Shiloh Road and Hesper Road

Size of Parcel (Area square feet or acres): Total 144.46

Present Land-Use: Zone A - Agriculture 10+ Acres (County Only)

Proposed Land-Use: Lot 1 - CMU2; Lot 2 - 26.58 ACRES OF CMU2, 1.05 ACRES OF NX3; Lot 4A - 18.57 ACRES OF CMU2, 15.41 ACRES OF NX3, 3.03 ACRES OF P1

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

Owner(s) Mack Long, GM of Knife River Corp. Billings

(Record Owner)

4014 Hesper Road Billings, MT 59106

(Address)

(406) 651-2500

(Phone Number)

mack.long@kniferiver.com

(email)

Agent(s): Kolten Knatterud, IMEG Corp.

(Name)

550 N 31st Street, Suite 111, Billings, MT 59101

(Address)

(406)-248-9000

(Phone Number)

kolten.l.knatterud@imegcorp.com

(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: Mack Long VP/IGM Date: 2-23-2026

(Record Owner – Digital Signature Allowed)

## Billings Zone Change Application Narrative

Knife River Rezone – CMU2, NX3, and P1

### Project Summary

This application requests zoning designation of CMU2 (Commercial Mixed Use 2) and NX3 (Mixed-Use Residential) for property currently owned by Knife River. The proposed zoning establishes commercial mixed-use frontage along Shiloh Road and transitions to mixed residential development within the interior portions of the site.

CMU2 zoning is proposed along the Shiloh corridor and planned collector routes to support commercial and mixed-use activity consistent with corridor development patterns. NX3 zoning is proposed for interior areas and allows up to five dwelling units per structure, providing moderate-density residential opportunities compatible with surrounding growth trends.

Development of the property will comply with Planned Neighborhood Development (PND) standards, including a minimum two percent (2%) P1 Open Space requirement. All future development will be subject to applicable City of Billings development standards, transportation requirements, infrastructure provisions, and full subdivision review at the time of site development.

### 10 Statutory Zone Change Criteria

#### 1. Whether the new zoning is designed in accordance with the Growth Policy.

The proposed CMU2 and NX3 zoning districts are consistent with the City of Billings Growth Policy. The site is located along the Shiloh corridor, an area identified for continued commercial and mixed-use growth. The proposed zoning supports orderly urban development, mixed housing opportunities, and efficient use of infrastructure.

#### 2. Whether the new zoning is designed to secure from fire and other dangers.

The zoning districts require compliance with City development standards related to fire access, roadway design, hydrant placement, and building separation. Municipal infrastructure and urban design standards reduce risks associated with rural development patterns.

#### 3. Whether the new zoning will promote public health, public safety, and general welfare.

The proposed zoning promotes public health and safety through application of City building codes, infrastructure standards, stormwater management requirements, and land use regulations. Structured zoning ensures compatible development and coordinated service provision.

**4. Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.**

The site is located along Shiloh Road where municipal utilities and transportation infrastructure are present. Future development will include internal collector connections and will be reviewed during subdivision to ensure adequate provision of transportation, water, sewer, storm drainage, parks, and other public services.

**5. Whether the new zoning will provide adequate light and air.**

Both CMU2 and NX3 zoning districts contain standards regulating setbacks, building height, density, and lot coverage. The required minimum two percent (2%) P1 Open Space further ensures access to light and air for future development.

**6. Whether the new zoning will affect motorized and nonmotorized transportation.**

The proposed zoning supports coordinated transportation planning along a developing commercial corridor. Subdivision review will evaluate traffic circulation, pedestrian connectivity, and access management in accordance with City standards.

**7. Whether the new zoning will promote compatible urban growth.**

The zoning request reflects existing development trends along the Shiloh corridor and provides a logical transition from commercial frontage to interior residential uses. The proposal supports orderly and compatible urban expansion.

**8. Whether the new zoning considers the character of the district and the suitability of the property for particular uses.**

The character of the surrounding area includes expanding commercial and mixed-use development. CMU2 zoning is appropriate along the corridor frontage, while NX3 provides a compatible residential transition within the site.

**9. Whether the new zoning will conserve the value of buildings.**

Application of established zoning standards, coordinated infrastructure planning, and compliance with PND requirements promotes predictability in development, which supports long-term property value stability in the surrounding area.

**10. Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.**

The proposed zoning allows commercial activity along a major corridor and moderate-density residential development internally, including required P1 Open Space, representing an appropriate and efficient use of land consistent with City planning objectives.