



NOTICE TO THE PUBLIC

Citizens are invited to:

- Review the Agenda Packet on the City’s website at: [Agendas and 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](mailto: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). 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 Department Staff.**

**Public Comment**

**Approval of Meeting Minutes:**

Minutes of April 7, 2026

**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:**

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

**Public Hearings:**

- City Zone Change 1081 – 1039 Lincoln Ln. – from N4 to N3** - A zone change request from Large Lot Suburban Neighborhood (N4) to Suburban Neighborhood (N3), on Tract A, COS 539, S27, T01 N, R26 E, a parcel of land approximately 13,802 square feet. A pre-application neighborhood meeting was held on March 14, 2026, at 1:00 pm, at the subject property. The zone change is concurrent with an application for annexation, changing from a County zone to a City zone district. Tax ID:D05549
- City Zone Change 1082 – 1935 Avenue B - from N2 to P2** - A zone change request from Mid-Century Neighborhood (N2) to Public Civic and Institutional (P2), on Lots 7-12, Block 4, Glock Subd., S36, T01 N, R25 E, a parcel of land approximately 43,000 square feet. A pre-application neighborhood meeting was held on March 24, 2026, at 5:00 pm, at the subject property. Tax ID: A07548

**Other Business/Announcements**

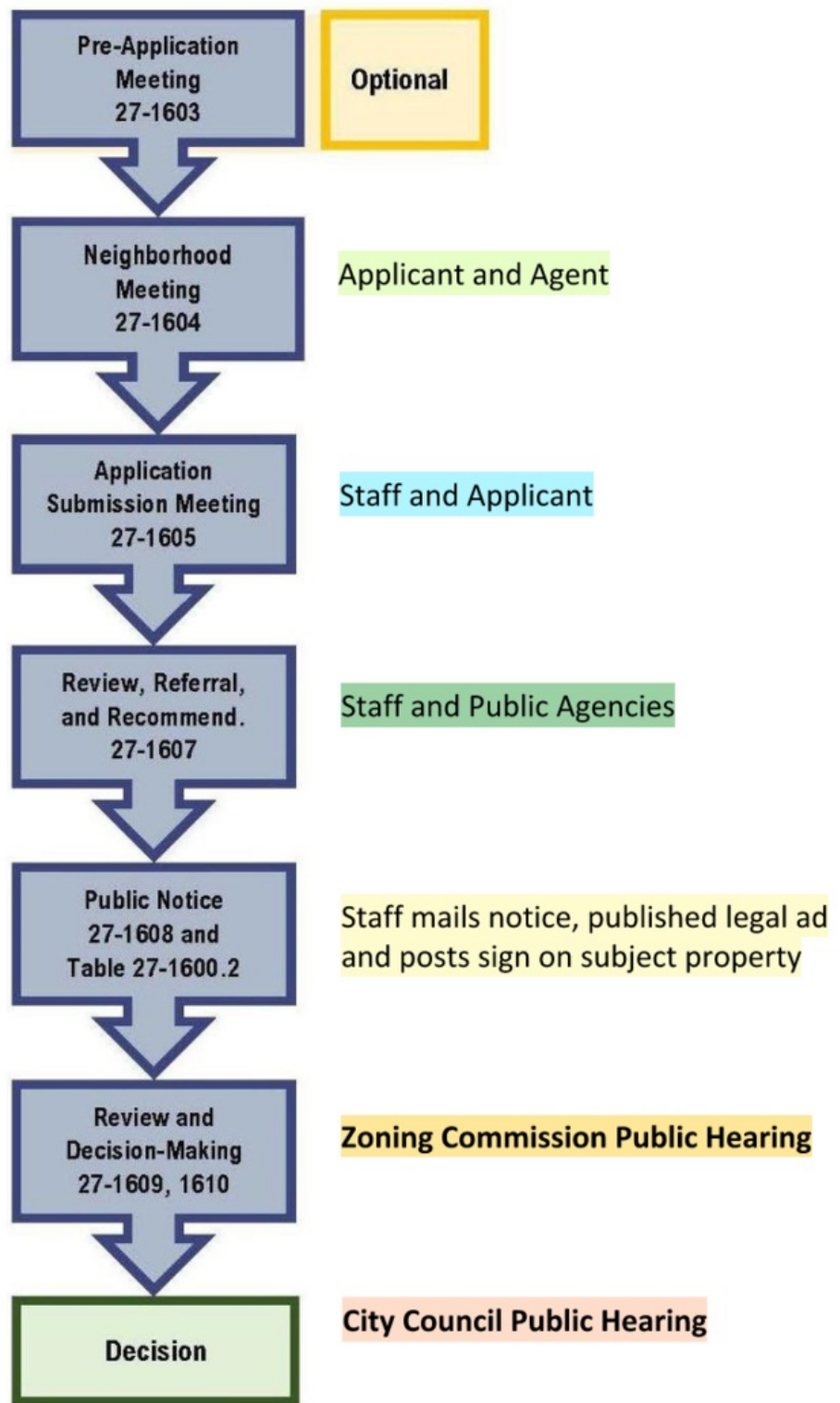
**Adjournment**

**The City Council has designated May 26, 2026 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.

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.

Testimony regarding the above-mentioned item may also be submitted in writing to the Planning Division, P.O. Box 1178, Billings, MT 59103.

Public hearings are accessible to individuals with physical disabilities. 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 notify the Planning Division 406-657-8247.



**City Zoning Commission**

**Meeting Date:** 05/05/2026

**TITLE:**

**Department:** Planning & Community Services

**Presentation:**

**Legal Review:**

**Project Number:**

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**Information**

**RECOMMENDATION**

Minutes of April 7, 2026

**EXECUTIVE SUMMARY**

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

**FISCAL EFFECTS**

**STAKEHOLDERS**

**ALTERNATIVES**

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**Attachments**

Minutes of April 7, 2026

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City of Billings Zoning Commission  
 Tuesday, April 7, 2026 at 4:30pm



Commission		01/06/2026	02/03/2026	03/03/2026	04/07/2026	05/05/2026	06/02/2026	07/07/2026	08/04/2026	09/01/2026	10/06/2026	11/03/2026	12/01/2026
Daniel J Brooks	Chairman	C	C	1	1								
Greg McCall	Vice Chairman	C	C	1	1								
David Goss	Commissioner	C	C	1	1								
Beau Mulvaney	Commissioner	C	C	1	1								
Andy Megorden	Commissioner	C	C	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	01/06/2026	02/03/2026	03/03/2026	04/07/2026	05/05/2026	06/02/2026	07/07/2026	08/04/2026	09/01/2026	10/06/2026	11/03/2026	12/01/2026	TOTAL
Zone Change	-	-	2	3									5
Special Review	-	-	2										2

**Call the Meeting to Order:** Chairman Brooks called the meeting to order at 4:30 PM

**Attending Staff:** Karen Husman, Zoning Coordinator; Dave Green, Planner II; Hunter Kelly, Planner I; Brenda Berns, Planning Clerk

**Public Comment**

Chairman Brooks called for public comments on items not on the agenda. No members of the public provided comments on non-agenda items.

**Approval of Minutes: March 3, 2026**

Motion by Commissioner Megorden to approve the meeting minutes of March 3, 2026 as submitted, second by Commissioner McCall. 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			1078	
David Goss		X		
Beau Mulvaney		X		
Andy Megorden		X		

**Site Visits:**

- ZC 1078 - McCall, Goss
- ZC 1079 - McCall, Megorden, Goss
- ZC 1080 - McCall, Megorden, Goss

**Chairman Brooks opened the Public Hearing**

**a. City Zone Change 1078 – Barber Farms Sub – PND-MU Ag to CMU1, NX1, N2, N3, with Annexation, and P1 – A Planned Neighborhood Development.**

Presented by Karen Husman, Zoning Coordinator

## **Recommendation**

Planning staff recommends approval of Zone Change 1078 and adoption of the findings of the ten review criteria.

## **Applicant's Agent**

### **Taylor Kasperick, Performance Engineering**

Mr. Kasperick presented the revised application, noting the previous submittal had been withdrawn and approximately 45% of the proposal has changed, including a shift from NX to N3 zoning at the request of adjacent neighbors.

He stated that parkland has nearly doubled and additional buffering has been incorporated.

Connectivity to the subdivision to the north is not proposed at this time but may be considered in the future.

The proposal includes approximately 43% N3 and 42% N2 zoning, reflecting lower-density districts and roughly half of the maximum allowable density. The plan anticipates approximately 160–300 units, with potential for further reduction, and includes an annexation request.

Mr. Kasperick stated the project is consistent with the Billings 2045 Growth Plan. He also referenced planned infrastructure improvements, including sewer, water, and traffic.

Neighborhood concerns regarding density, traffic, and property values were acknowledged. Traffic studies have been completed, and improvements are underway. Both rental and ownership housing types are proposed to meet community needs.

The development includes four neighborhood parks and three smaller park spaces.

## **Questions to Applicant's Agent**

Commissioner Goss inquired whether the two existing homes on Central Avenue are included in the annexation. Mr. Kasperick stated the homes are not included and will be retained for the Barber family's personal use.

## **Public Hearing**

Chairman Brooks asked for anyone present to speak on Zone Change 1078.

Twelve members of the public spoke in opposition. Dean Kile, Carmen Kile, Joel Long, Janelle Lende, Susan Sullivan, Steve Zabawa, Shane Coleman, Mike Nitschke, Gary Short, Mike Berve, Scott Morstad, and Malcolm Long.

**Opposition testimony** raised concerns regarding procedural issues, density, traffic impacts, infrastructure capacity, and neighborhood compatibility.

Several speakers cited confusion related to state law and the protest petition process, requesting additional time, clarification, and supporting materials. Concerns were expressed about due process and the ability to gather signatures.

Multiple residents, particularly from the Cloverleaf subdivision, stated that the proposed density is inconsistent with existing one-unit-per-acre development and may negatively impact property values. Some noted recent property listings and decisions attributed to uncertainty surrounding the project.

Traffic and infrastructure were recurring concerns. Speakers indicated existing congestion on Grand Avenue and surrounding streets, questioned the adequacy of planned improvements, and

noted that roadway expansions are not currently programmed. Impacts to nearby neighborhoods, including increased cut-through traffic and safety concerns for children, were also identified. Additional concerns included compatibility with surrounding development, adequacy of green space, and whether the proposal aligns with community preferences expressed in the Billings 2045 Growth Plan. Some speakers stated the project could create long-term negative impacts and requested denial or postponement of the zone change.

### **Applicant's Agent Rebuttal**

Mr. Kasperick stated that the Capital Improvement Plan (CIP) guides the City's development projects over the next five years, noting that some projects move forward while others are delayed. He added that this development, along with others, contributes to advancing projects identified in the CIP.

He also noted that turn lanes are planned along Central Avenue to help prevent future traffic impacts to nearby subdivisions.

Mr. Kasperick emphasized the distinction between *comparability* and *compatibility*, stating that the proposal focuses on compatibility with the surrounding lower-density zoning.

He further stated that the developer will be contributing over \$350,000, and that studies indicate developments of this type do not depreciate property values but instead tend to increase property tax revenue for the City.

### **Board Questions**

Commissioner Goss inquired about the possibility of delaying the process for 30 days, noting that any action must be forwarded to City Council within 20 days.

Mr. Kasperick stated a preference to proceed without delay and noted that the number of protest signatures would determine whether a two-thirds majority vote is required, which can be addressed as part of the process.

Ms. Husman stated that, based on consultation with legal counsel, the item will proceed to City Council unless the applicant requests a delay.

### **Motion**

Motion by Commissioner Megorden to recommend approval of Zone Change 1078 and adopt the findings of the 10 Review Criteria as presented within the staff report. Second by Commissioner Goss. Motion carried unanimously.

Karen Husman advised the board, City Council will hear items on April 27, 2026

### **b. City Zone Change 1079 – Adjacent to the intersection of Shiloh Rd & Hesper R – PND-MU Ag to CMU2, NX3 & P1 – A Planned Neighborhood Development.**

Presented by Hunter Kelly, Planner I

### **Recommendation**

Planning staff recommends approval of the zone change and adoption of the proposed review criteria.

- Meets the Growth Policy-
  - Strong Neighborhoods
  - Essential Investments
  - Home Base
- Adjacent uses and zoning compatible with proposed zoning
  - Nearby property adjacent to the road is zoned CMU2, at Shiloh Crossing.

### **Board Questions**

Commissioner Goss requested clarification on how often a zone change application may be submitted, whether approved or denied.

Mr. Kelly stated that the City does not limit how often a zone change may be approved. However, if a request is denied by City Council, the property is subject to a one-year waiting period before another zoning action may be submitted.

### **Applicant’s Agent:**

Kolten Knatterud, IMEG

Mr. Knatterud stated that he has been working with the group that has a buy/sell agreement with Knife River, which is contingent upon the annexation and rezone process. He then described the project and its various phases.

### **Board Questions**

Chairman Brooks asked what the content of the neighborhood meeting was.

Mr. Knatterud responded that one member of the public attended and had no comment.

### **Applicant:**

#### **Malcom Long , Knife River**

Mr. Long stated that the developer is proposing a concept similar to a “barn-dominium,” a barn-style structure, and indicated that the intent is to pursue an approach beneficial to both the City and the community. He added that approximately half of the neighborhood is not opposed to the project.

Mr. Kelly clarified that the neighborhood located across the street is within County jurisdiction.

### **Public Hearing**

Chairman Brooks asked for anyone present to speak on Zone Change 1079. There was no one present to speak in favor or opposition; the public hearing was closed.

### **Motion**

Motion by Commissioner Goss to recommend approval of Zone Change 1079 and adopt the findings of the 10 Review Criteria as presented within the staff report. Second by Commissioner Megorden. Motion passed unanimously.

### **c. City Zone Change 1080– Zoo Drive & Shiloh – PND-MU-Ag, RR1 & MNU to CMU1, NX1, N1, P1 – A Planned Neighborhood Development.**

Presented by Dave Green, Planner II

Staff recommends approval of the zone change and adoption of the proposed review criteria.

- Strong Neighborhoods
  - Walkable neighborhoods, open space, parks, public gathering spaces
  - Safe and attractive & provide essential services
- Essential Investments and Prosperity
- Home Base
  - A mix of housing types that meet the needs of the diverse population is important
  - Planning and construction of interconnected sidewalks and trails
  - Homes that are safe and sound support a healthy community

**Applicant’s Agent:**

John Halverson, Sanbell

Mr. Halverson provided an overview of the subject property, noting its location adjacent to a regional hub with significant commercial activity and agricultural land to the northwest. He stated that the area is experiencing increased development due to interstate access.

He explained that the intent of the Planned Neighborhood Development (PND) is to provide a transition to N1 and NX1 zoning districts toward the corridor. The proposal includes a small neighborhood park, similar in scale to parks in Annafeld subdivision.

He noted that the N1 district allows duplexes and single-family homes, as well as limited ground-floor commercial uses, and that the development is designed to meet CMU1 requirements.

**Public Hearing**

Chairman Brooks asked if anyone was present to speak in favor or opposition of Zone Change 1080.

**Marty Ambuehl, Billings, MT** stated that he resides near the Zoo and expressed concerns regarding the location of mailboxes along Shiloh Road. He requested consideration for access to the roundabout to allow movement in all directions. He also inquired about the anticipated 2–3 year timeframe and requested clarity and resolution regarding roadway improvements.

Chairman Brooks closed the public hearing.

**Discussion**

Commissioner Goss inquired whether the new access point would be included in the Traffic Impact Study (TIS).

Mr. McCall stated that it is not part of the current discussion from a land use perspective.

**Motion**

Motion by Commissioner McCall to recommend approval of Zone Change 1080 and adopt the findings of the 10 Review Criteria as presented within the staff report. Second by Commissioner Goss. Motion passes unanimously.

## **Other Business**

### **a. Update by Dan Brooks on the Billings 2045 Plan Related to the Montana Land Use Planning Act**

Staff was commended for their work in responding to the 2023 State legislation, particularly in evaluating housing needs over the next 20 years as part of the **Billings 2045 Growth Plan**. It was noted that these efforts include analysis of future housing demand and alignment with long-range planning objectives.

The Interim Planning Commission has reviewed elements of the plan and is expected to provide recommendations related to the future land use map. Board members acknowledged the importance of this work in guiding growth, land use decisions, and housing strategies moving forward.

### **Board Questions**

Commissioner Goss inquired whether changes to the zoning code would occur concurrently with adoption of the plan.

Karen Husman clarified that adoption of the plan and future land use map will occur concurrently, and that updates to procedures will begin, following implementation.

### **Future Business**

Ms. Husman advised the Commission that there will be two zoning applications for May.

**Adjournment:** The meeting adjourned at 6:37 PM

*Brenda J Berns, Planning Division Clerk*

**City Zoning Commission**

**Meeting Date:** 05/05/2026  
**TITLE:** City Zone Change 1081 - 1039 Lincoln Lane  
**PRESENTED BY:** Hunter Kelly, Planner I  
**Department:** Planning & Community Services  
**Presentation:** Yes  
**Legal Review:** No  
**Project Number:** PZX-26-00056

**Information****RECOMMENDATION**

Planning Staff recommends approval of Zone Change 1081 and adoption of the findings addressing the ten (10) review criteria. This request proposes to rezone the property legally described as Parcel A 539 S27, T01 N, R26 E, from N4 to N3. The proposed zoning will support annexation into the City of Billings and enable connection to municipal water and wastewater services. Properties annexed into it are required to undergo a concurrent rezoning to an appropriate City zoning district.

**EXECUTIVE SUMMARY**

Mr. and Mrs. Blazicevich are requesting annexation of their property into the City of Billings along with a concurrent zone change in order to facilitate connection to municipal water and wastewater services. The request is driven in part by the increasing cost and long-term maintenance challenges associated with their existing on-site wastewater system, making connection to City utilities a more sustainable and solution.

The proposed annexation and rezoning will bring the property under City of Billings jurisdiction and allow it to be served by public infrastructure in accordance with City standards. Planning staff has reviewed the request against the applicable criteria and finds that the proposed zoning is compatible with surrounding zoning districts and existing land use patterns. The property is bordered by City limits along the north, south, and west boundaries, further supporting logical incorporation into the City. Additionally, the request promotes orderly growth and facilitates the efficient extension of municipal services, consistent with City policies and planning objectives. Based on these findings, Planning Staff recommends approval of the zone change and the associated annexation.

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

The applicants are requesting to annex their property into the City of Billings along with a concurrent zone change to a City zoning district. The subject property is currently located outside City limits and is served by an individual on-site wastewater treatment system. Over time, the cost and maintenance requirements associated with this system have increased, prompting the applicants to seek a more reliable and cost-effective long-term solution through connection to City water and wastewater services.

In accordance with City policy, properties proposed for annexation must also be rezoned to an appropriate City zoning designation at the time of annexation. The requested zone change is intended to ensure zoning that is consistent with the City's development standards and compatible with surrounding land uses. Annexation of the property would bring it under City jurisdiction, allowing for the provision of municipal services and ensuring that future use and development of the site are regulated in accordance with City codes and plans.

The surrounding area consists of a mix of similarly zoned properties and land uses, and the requested zoning is consistent with the existing development pattern. The extension of municipal services to the property aligns with the City's goals for orderly growth, efficient infrastructure expansion, and the protection of public health and safety. Planning staff has reviewed the request in relation to the applicable review criteria and finds that it meets the intent of those standards, supporting both the zone change and associated annexation.

**APPLICATION DATA**

<b>OWNER:</b>	Steven & Nadine Blazicevich
<b>LEGAL DESCRIPTION:</b>	S27, T01 N, R26 E, C.O.S. 539, Parcel A
<b>ADDRESS:</b>	1039 Lincoln Lane
<b>CURRENT ZONING:</b>	N4 – Large Lot Residential
<b>PROPOSED ZONING:</b>	N3 – Suburban Neighborhood Residential
<b>EXISTING LAND USE:</b>	Residential
<b>PROPOSED LAND USE:</b>	Residential
<b>SIZE OF PARCEL(S):</b>	13,802 Sq. Ft

**SURROUNDING LAND USE & ZONING:**

<b>NORTH:</b>	Zoning: Mid Century Residential (N2) Land use: Single Family Homes
<b>SOUTH:</b>	Zoning: Mixed Residential 2 (NX2 -2-8 Dwelling Units per structure) Land use: Multi-family residential -Apartments
<b>EAST:</b>	Zoning: Suburban Neighborhood Residential (N3) & Public Civic & Institutional (P2) Land use: Single Family Homes & Reorganized Church of Jesus Christ
<b>WEST:</b>	Zoning: Corridor Mixed Use 2 (CMU2) Land use: Target Department Store & Shops

**CONCURRENT APPLICATION**

This zone change is being done concurrently with Annexation Petition 26-05.

**ZONE CHANGE CRITERIA**

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:

- **Strong Neighborhoods:**
  - Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels in neighborhood areas.
  - Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction.
  - Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, connectivity, pedestrian-scale streetlights, street trees and walkable access to public spaces.
  - Neighborhoods that are safe and attractive and provide essential services are much desired.
- **Home Base:**
  - A mix of housing types that meet the needs of a diverse population is important.
  - Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe.
  - Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.
  - Homes that are safe and sound support a healthy community.

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

The proposed zoning includes development standards such as minimum setbacks, required open space, landscaping, and building separation requirements, all of which help reduce the risk of fire and other hazards. These standards are consistent with those applied across City zoning districts and are intended to promote safe site design and appropriate spacing between structures. In addition, annexation of the property will allow for connection to municipal water services, which can improve fire protection capabilities compared to reliance on on-site systems. Any future development or improvements on the property will also be required to comply with applicable building and fire codes, further ensuring that structures are designed and constructed to mitigate potential risks. Collectively, these factors demonstrate that the proposed zoning is designed to help secure the site from fire and other dangers.

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

The proposed zoning promotes public health, safety, and general welfare by applying City of Billings development standards and regulations to the property upon annexation. Future development and any improvements to the site will be required to comply with applicable building, fire, and safety codes, ensuring that structures meet established health and safety standards. Connection to municipal water and wastewater services will provide a more reliable and regulated system than on-site facilities, further supporting public health and environmental protection. In addition, the zoning district's requirements for setbacks, site design, and density contribute to safe, orderly, and compatible development patterns. The proposed annexation and rezoning will bring the property under City jurisdiction and allow it to be served by public infrastructure consistent with City standards. The property is bordered by City limits along the north, south, and west boundaries, supporting logical incorporation into the City and the efficient extension of services. The request is also compatible with surrounding zoning and land use patterns and advances orderly growth in accordance with City policies. Based on these findings, Planning Staff recommends approval of the proposed zoning that promotes public health, safety, and general welfare.

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

**Transportation:** The existing zoning and development are already connected to an existing city street network. City Engineering will review any new development proposed to determine updates that may be required to any original traffic management plan. Surrounding intersections will be evaluated for any needed traffic management improvements.

**Water and Sewer:** The City will provide water and sewer to the property. The utilities will be provided in accordance with the associated annexation agreement that is mutually agreed upon between the City and the Property Owner/Developer. This agreement is a strict condition of approval for annexations. Water will be connected to the property via Lincoln Lane. Per the annexation agreement, the applicant shall pay any water system and wastewater system development fee at the time of connection.

**Schools and Parks:** Schools and parks should not be negatively affected by the proposed zoning. The existing development does include residential uses, however, no additional students due to this zone change would be anticipated.

**Fire and Police:** The subject property is served by city public safety services. The property is currently served by the Billings Fire Department and upon annexation will continue to be served. The near

station is Fire Station 8 which is located approximately 0.8 miles away. The Police and Fire Departments expressed no concerns with the zone change.

**5. Will the new zoning provide adequate light and air?**

Similar to Criteria 2 and 3, the proposed zoning, like all City zoning districts, establishes minimum setback requirements to ensure adequate separation between structures, as well as access to light and air. The subject parcel is already developed with a single-family residence, and any future structures or improvements will be required to comply with the applicable standards of Section 27-500.1, as well as all Building Code requirements. These regulations help ensure that development on the site maintains appropriate spacing, livability, and safety standards.

**6. Will the new zoning effect motorized and non-motorized transportation?**

The new zoning itself will not impact motorized and non-motorized transportation. This property is already developed. Therefore, there will be no increased volume to the transportation network, both motorized and non-motorized.

**7. Will the new zoning promote compatible urban growth?**

The proposed zoning will promote compatible urban growth by aligning the subject property with the established zoning pattern and existing residential uses in the surrounding area. The requested zoning is consistent with adjacent properties and supports a cohesive development pattern, minimizing the potential for land use conflicts. In addition, the zone change facilitates annexation into the City of Billings allowing the property to be served by municipal infrastructure and governed by City development standards. This supports orderly and efficient urban growth by directing development to areas where services can be provided in a coordinated manner. The application of City zoning regulations will also ensure that any future development or improvements are compatible in scale, density, and design with the surrounding neighborhood, further reinforcing consistent and predictable growth patterns.

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

The proposed zoning takes into account both the existing character of the surrounding district and the suitability of the property for residential uses. The requested zoning district allows for single-family duplex residential development, which is consistent with the types of uses already established in the area. The subject property is surrounded by zoning designations such as N2, N3, and NX2, all of which have similar residential development patterns. As a result, the proposed zoning aligns with the existing neighborhood character and maintains continuity in land use and density. Additionally, the property's location, and access to infrastructure, particularly with the proposed annexation and connection to municipal services, make it well-suited for the uses permitted within the requested zoning district. Overall, the zone change reinforces compatibility with the surrounding area while allowing for appropriate and context-sensitive residential development.

**9. Will the new zoning conserve the value of buildings?**

The subject property is currently developed with an occupied single-family residence, and the proposed zoning is not expected to negatively impact the value of existing buildings. The requested zoning is consistent with surrounding residential zoning and land uses, which helps maintain neighborhood stability and property values. Additionally, any future development or improvements on the property will be required to comply with applicable zoning standards and building codes, ensuring that construction meets established quality and safety requirements. These regulations support the continued conservation and protection of property values within the area.

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

The proposed N3 zoning is appropriate for the subject property given its location, surrounding zoning designations, and existing development pattern. The applicant has selected the N3 district to align with nearby residential zoning and intends to utilize the property in accordance with its requirements. Properties along Lincoln Lane within City limits are predominantly zoned and developed for residential use, and the proposed zoning is consistent with this established pattern. By applying a zoning designation that reflects existing land use trends and supports residential development at an appropriate scale, the zoning promotes the efficient and orderly use of land within the City.

**FISCAL EFFECTS**

Approval or denial of the proposed zone change will not have a financial impact on the Planning Division budget.

**STAKEHOLDERS**

Planning staff notified the surrounding owners, published a legal ad, and posted the property as required by the zoning regulations. At the time this staff report was submitted, Planning staff has not received correspondence on the proposed zone change from surrounding owners. A pre-application neighborhood meeting was conducted by the applicant on March 14, 2026 at 1039 Lincoln Lane, and three (3) persons attended. The pre-application meeting notes and sign in sheet are attached. The Zoning Commission will hold a public hearing on May 5, 2026.

**ALTERNATIVES**

The Zoning Commission may take one of the following actions:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1081; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1081; or,
- Delay action on the zone change request to a date certain not more than 60 days in the future; or,
- Allow the applicant to withdraw the zone change request

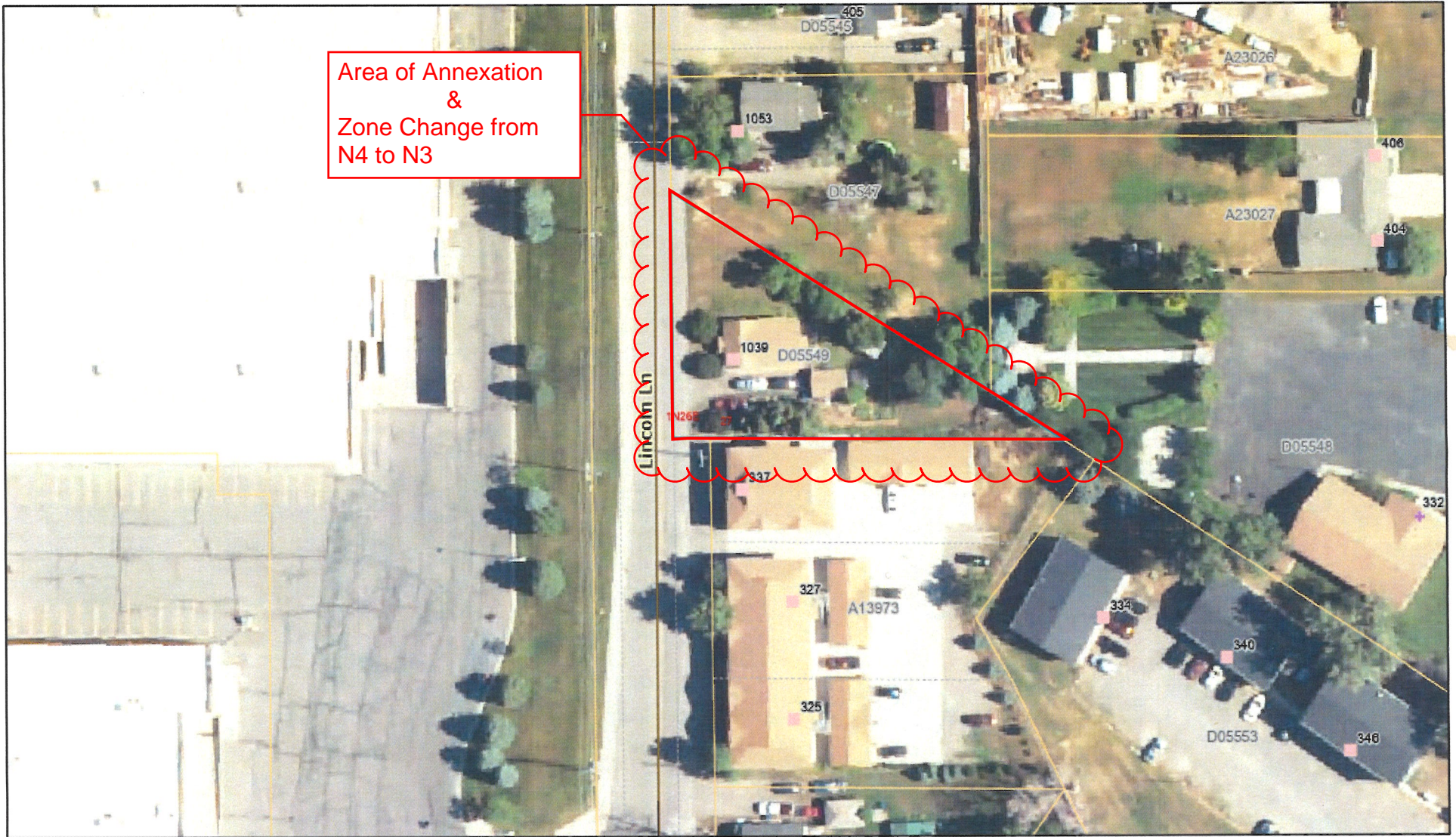
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**Attachments**

Zoning Map and Site Photos  
application  
Narrative & Pre-Application Notes  
Chart of Zoning History

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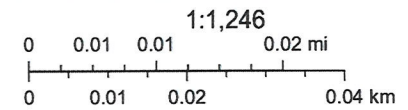
# Yellowstone County



2/9/2026, 9:40:02 AM

- |              |                     |                  |
|--------------|---------------------|------------------|
| CountyBorder | Local/Private Roads | Address - city   |
| Township     | Local Street or Rd  | 1- Residence     |
| Sections     | TaxParcel           | 6 - Church       |
|              | Legal Parcel        | Road information |

- |                 |               |
|-----------------|---------------|
| Fire_Union      | NAIP2025.sid  |
| Elections_Union | Red: Band_1   |
| School union    | Green: Band_2 |
|                 | Blue: Band_3  |



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# ZONING REQUEST

*Amendment  
26-05*

MPO  
[Detailed zoning request text]



ZONE  
CHANGE  
**1081**  
SPECIAL  
REVIEW

VARIANCE









\*Application is filled out by applicant and not altered by staff\*

**CITY ZONE CHANGE APPLICATION FORM**

**CITY ZONE CHANGE** Billings Zone Change # \_\_\_\_\_ Project # 26-00056

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 N4 (county)

Proposed Zoning: N3 - Suburban Neighborhood

PARCEL TAX ID# \_\_\_\_\_ CITY ELECTION WARD \_\_\_\_\_

Legal Description of Property: \_\_\_\_\_

Address or General Location (If unknown, contact City Engineering): \_\_\_\_\_

Size of Parcel (Area square feet or acres): \_\_\_\_\_

Present Land-Use: residential

Proposed Land-Use: residential

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

Owner(s) Steve - Nadine Blazierich  
(Record Owner)

1039 Lincoln Lane Billings mt 59105  
(Address)

406 861 6753  
(Phone Number)

Nadine Blaz@gmail.com  
(email)

Agent(s): \_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(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: Nadine Blazierich Date: 3-16-26  
(Record Owner - Digital Signature Allowed)

**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:** N4 - Large Lot Residential

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

\_\_\_\_\_

3. **Legal Description of Property:**

\_\_\_\_\_

4. **Neighborhood Task Force Area:** Yes //  No. If Yes, Name of Task Force

\_\_\_\_\_

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 14, day of mar. 2026

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

Owner (s):

Steve - Nadine Blazic Telephone: 406 861-6753

Address:

1039 Lincoln Lane Email: Nadineblaz@gmail.com

Agent (s):

\_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

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

City of Billings Zone Change Application  
Steve and Nadine Blazicevich  
1039 Lincoln Lane  
Billings, MT. 59105

Written statement on request for Zone Change:

- **This request is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies.**

1. This property currently has an old septic system that is beginning to fail. The waste water would be treated better if this property is on the city water system. Over the last several years, we have improved the value of the property by installing new plumbing, electric, home insulation and an improved outdoor lighting system. We have also improved the property landscaping. Adding this property to the city water system would improve the value of the property as well as the aesthetic value of the property.

- **Meets the 10 statutory criteria for a zone change by the following:**

1. ***New zoning is designed in accordance with the growth policy;***

The property is currently zoned large residential which does not meet the current city criteria. Therefore, it needs to be changed. We understand that the zone change request is to change the property from a ~~4~~ to a ~~2~~.

NA NB

2. ***New zoning is designed to secure from fire and other dangers;***

This is an existing home that was moved onto the property in 1927, with an addition built onto it in the 1950s or 60s. There will be no changes to the property, but by adding the property to the city sewer system, we will have increased access to water and sewage, which will decrease fire dangers and other anomalies which could arise from a failing sewer system.

3. ***New zoning will promote public health safety and general welfare;***

As stated previously, this is an existing residential property that will benefit the city by adding it to the city water system. The current sewage system is failing, which could be a public health and general welfare hindrance. The new zoning, which will allow us to connect to the city water system will in effect improve public health safety and general welfare.

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

This zone change will not affect transportation, parks or other public requirements since it is an existing single-family residence, and we are not requesting additional roads or other public adjustments. This property is already on the school bus route. This zone change request is so that we can connect to the city water sewage system, which would in effect improve the value of the property and decrease public health safety and general welfare concerns.

- 5. *New zoning will provide adequate light and air;***  
Once again, this property will not change, as it is a single-family residence which we have lived in for several years. Over the time of ownership, we have improved the outdoor lighting and landscaping, and have increased the value of the property by providing a positive aesthetic view of the property for all city residents.
- 6. *New zoning will affect motorized and nonmotorized transportation;***  
This zone change will not affect motorized or nonmotorized transportation as we are not requesting any additions or deletions to the property. We are simply requesting a change from a 4 to a 2 to meet the current city criteria.
- 7. *New zoning will promote compatible urban growth;***  
The zone change will promote compatible urban growth because it will add the property to the city waste water/sewage system, which will improve the value of the property as well as make it consistent with city requirements.
- 8. *New zoning considers the character of the district and the peculiar suitability of the property for particular uses;***  
This property is in close proximity to numerous city and business owned properties. The target Department Store and Ross Department Store (coming soon), are directly north of our property, and a church is directly south of our property. A bike path and Metra are within walking distance. There is a single-family rental residence to the east of us and a multi-family housing facility to the west of us. There is currently city and county water accessible to the property, we only need to add the property to the city waste water/sewage system.
- 9. *New zoning will conserve the value of the building; and***  
As property owners, we have strived to maintain the value of the property and the building. We have maintained numerous trees on the property, which include three large lilac bushes to the north and a well-groomed back yard. We have increased the value of the property by remodeling parts of the interior of the building (e.g. kitchen) and have maintained the exterior of the building including adding insulation for economic efficiencies. The new zoning will allow us to connect to the city wastewater/sewage system which will add to the value of the property.
- 10. *New zoning will encourage the most appropriate use of land throughout the City of Billings.***  
As stated, this is an existing residential property, and we are not requesting any changes to the buildings on the property or use of the land. We have lived here for several years, and have made improvements to the home and landscaping. The new zoning will encourage the appropriate use of the land because it will allow us to connect to the city wastewater/sewage system so that we do not have to continue to try to use a failing septic system. This will not only encourage the most appropriate use of the land, but will also address potential public health and general health concerns.

Public Meeting Regarding Zone Change  
Residential property located at 1039 Lincoln Lane  
Billings, MT 59105  
Property Owners Steve and Nadine Blazicevich  
March 14, 2026; 1:00-3:00pm

This public meeting was promoted through a mailing to all property owners within a two-mile radius. One hundred and seven invitations were sent out. Three individuals came to the meeting, and the sign in sheet is attached. Three additional people called but did not come to the meeting because of weather.

The main question was whether the city was forcing an annexation. They were they were reassured that we were asking to annex into the city so that we could access the city waste water/sewage system. They were informed of the need for a zone change and were informed that the size of the lot was the reason for the change. We informed them that the change should only impact this lot.

One individual (Marcus Power) asked how the zone change would affect his taxes, and how the infrastructure improvement would affect his rentals. We told him to watch for a notice from the zone commissioner so that they could answer his questions.

With no further questions, the meeting was adjourned.

Nadine Blazicevich  
Meeting Scribe

<b>SUBJECT PROPERTY</b>	<b>Zone Change #</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
1039 Lincoln Lane	<b>1081</b>	May 5, 2026	Annexation & ZC from N4 to N3		
<b>SURROUNDING PROPERTY</b>	<b>Zone Change #</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
Blue Creek Acreage Tracts Subs, Lot 7	<b>City ZC 1035</b>	September 25, 2023	Annexation & Zone Change of Residential property	<b>Y</b>	<b>Annexed</b>
BLUE CREEK STORAGE SUB, LT 2	City ZC 1017	Sept 26, 2022	CMU1 to CX	N	Valid Protest Petition
Cedar Park Subdivision	Annexation	2002	Connect to Water & Sewer	Y	N3 via Project ReCode
Briarwood Subdivision	Annexation	2002	Connect to Water & Sewer	Y	PUD- R-9600
Cherry Creek Estates Sub, Block 2 , Lot 1	City ZC 995	August 23, 2021	RR1 & P1 to N3	Y	Annexed
Tr. 1A-1 and 1A-2, Certificate of Survey 266	City ZC 994	August 23, 2021	RR1 to N3	Y	Annexed
1093 Lincoln Lane	<b>1036</b>	10/3/2023	Annexation & ZC from N4 to N3	Y	Annexed

## City Zoning Commission

Meeting Date: 05/05/2026

TITLE: City Zone Change 1082- 1935 Avenue B- N2 to P2

PRESENTED BY: Karen Husman

Department: Planning & Community Services

Presentation: Yes

Legal Review: Yes

Project Number: PL20260048

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### Information

#### RECOMMENDATION

Planning staff is recommending approval of Zone Change 1082 and adoption of the findings of the 10 review criteria. A zone change request from Mid-Century Neighborhood (N2) to Public Civic and Institutional (P2), on Lots 7-12, Block 4, Glock Subd., S36, T01 N, R25 E, a parcel of land approximately 43,000 square feet. A pre-application neighborhood meeting was held on March 24, 2026, at 5:00 pm, at the subject property.

#### EXECUTIVE SUMMARY

This application is a request to rezone the subject property from Mid-Century Neighborhood (N2) to Public Civic and Institutional (P2) in order for a church to operate under the allowances of the P2 zoning district. The P2 district is intended to accommodate small-scale civic and community service uses, including religious assembly, public safety facilities, and educational institutions, within neighborhood or commercial contexts. The flexibility of the P2 district enables the expansion of operational activities that may be limited under the N2 district, particularly those that are more characteristic of commercial-type allowances.

Grace United Methodist Church has operated at this location for over a decade, serving the surrounding community. The proposed zone change is not intended to alter the existing use of the property, but rather to bring the zoning designation into alignment with the established use. At this time, the only proposed modification is the addition of a static EMD (not allowed in the N2 zone) as part of an upgrade to the existing monument sign.

Planning staff finds the request to be compatible with surrounding zoning and land uses and recommends approval based on the applicable review criteria.

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

The applicant is requesting a zone change for the subject property from Mid-Century Neighborhood (N2) to Public Civic and Institutional (P2). The purpose of the request is to allow the existing church use to operate under the allowances and development standards of the P2 zoning district. The P2 district is intended to accommodate small-scale civic and community service uses, such as religious assembly, public safety facilities, and educational institutions, within neighborhood or commercial settings. Compared to the N2 district, the P2 designation provides greater flexibility for operational activities that may be limited in a residential zoning district, including certain functions that are more consistent with quasi-commercial or institutional uses.

Grace United Methodist Church has occupied the subject property for over a decade and continues to serve the surrounding community. The requested zone change does not propose any modification to the established use of the site; rather, it seeks to align the zoning designation with the long-standing institutional use and to provide appropriate regulatory flexibility to support its continued operation. As part of the request, the applicant proposes removal of an outdated reader board and installation of a new monument sign incorporating a static electronic message display (EMD). A static EMD is a digital sign designed to display messages, images, or information without movement, animation, scrolling, flashing, or color transitions. This type of signage functions as a hybrid between traditional fixed signage and full-motion digital displays, allowing for remotely updated content while minimizing potential distractions to motorists.

The City's zoning framework for public and institutional uses was updated in 2021. Prior to this update, a single "Public" zoning district applied broadly to a range of uses, including parks, schools, churches, airports, and landfills. In order to provide greater clarity and predictability for both property owners and surrounding neighborhoods, the City established three distinct public zoning districts. Public 1 (P1) is intended for parks and open space areas and allows for structures that support those primary uses. Public 2 (P2) is designed for smaller-scale civic and institutional uses, such as churches and schools, and may also include recreational uses similar to those permitted in P1. Public 3 (P3) applies to larger institutional campuses, including educational, medical, and civic complexes such as Montana State University Billings and major hospital areas. Publicly zoned land may be either publicly or privately owned, depending on the nature of the use.

Planning staff has reviewed the application in accordance with the applicable zoning criteria and has prepared findings addressing the ten required review standards for zone changes. The request is supported by the goals and policies of the Growth Policy, which emphasize strategic and well-planned development, preservation of community character and heritage, and the strengthening of neighborhoods. Specifically, the Growth Policy encourages walkable neighborhoods with access to community services, gathering spaces, and institutional uses that promote social interaction and community well-being. Additionally, supporting the continued operation of established community-serving institutions contributes to local

economic stability and overall community prosperity.

The proposed P2 zoning designation is consistent with the existing use of the property and is compatible with surrounding zoning districts and land use patterns. Based on these considerations, Planning staff recommends approval of the zone change request.

#### **APPLICATION DATA**

OWNER: Grace United Methodist Church

AGENT: John Kennedy

LEGAL DESCRIPTION: Lots 7-12, Block 4, Glock Subd., S36, T01 N, R25 E,

ADDRESS: 1935 Avenue B

CURRENT ZONING: Mid-Century Neighborhood (N2)

PROPOSED ZONING: Public 2 (P2-Public, civic and institutions)

EXISTING LAND USE: Church

PROPOSED LAND USE: Church

SIZE OF PARCEL(S): a parcel of land approximately 43,000 square feet.

#### **SURROUNDING LAND USE & ZONING:**

NORTH: Zoning: Mid-Century Neighborhood (N2)

Land Use: Single Family Residential

SOUTH: Zoning: Mid-Century Neighborhood (N2)

Land use: Single Family Residential and a vacant parcel

EAST: Zoning: Mid-Century Neighborhood (N2)

Land use: Single Family Residential

WEST: Zoning: Mid-Century Neighborhood (N2)

Land Use: Single Family Residential

#### **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:

- *Essential Investments;*
  - The history and heritage of Billings are cornerstones of our community.
  - Neighborhoods that are safe and attractive and provide essential services are much desired.
- *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.
- *Prosperity;*
  - Retaining and supporting existing businesses helps sustain a healthy economy.

Under Essential Investments, the policy emphasizes preserving the history and heritage of Billings as foundational to the community. The Grace United Church building, originally constructed around 1912, represents a tangible link to the city's past. Its long-standing role as a community gathering space—both before and after its conversion to a church—demonstrates continuity of use that reinforces local identity. While the structure has undergone additions and upgrades to accommodate growth, these changes have supported ongoing community use rather than altering its fundamental purpose. This continuity supports the policy's goal of maintaining historically meaningful places while ensuring they remain functional and relevant.

The proposal also supports the vision of Strong Neighborhoods. The policy highlights the importance of safe, attractive neighborhoods that provide essential services and foster social interaction. The continued use of the site as a gathering place contributes to neighborhood cohesion by offering a familiar and accessible location for community engagement. Its presence supports walkability and proximity to shared spaces, which are central to encouraging interaction, promoting well-being, and strengthening community ties. Maintaining and adapting such spaces helps ensure neighborhoods remain vibrant and service-oriented.

Finally, the proposal advances the Prosperity goals of the Growth Policy. By retaining and supporting an established community-serving use, the project contributes to economic stability and sustainability. Existing institutions like Grace United Church play a role in supporting local networks, events, and activities that benefit surrounding businesses and residents. Rather than introducing disruptive change, the zone adjustment allows for continued and potentially enhanced use of a long-standing asset, reinforcing the local economy and preserving community value. Overall, the proposed zone change is consistent with the Growth Policy's intent to honor Billings' heritage, foster strong and connected neighborhoods, and support sustained economic vitality through the continued use of established community resources.

##### ***2. Is the new zoning designed to secure from fire and other dangers?***

The proposed zoning supports the continued use of the property as a church while ensuring safety from fire and other hazards. The zoning district requires appropriate setbacks, open space, and building separation, which help reduce risk and

allow for safe occupancy during regular services and larger community gatherings. Any improvements or expansions to the church facility must comply with applicable building and fire codes, including life-safety standards for assembly uses. These requirements ensure that the church can safely accommodate congregants and community members while maintaining compliance with modern safety standards.

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

The proposed zoning promotes public health, safety, and general welfare by allowing the continued operation of a church as a community-serving institution. Churches provide not only spiritual services but also social support, counseling, outreach programs, and gathering space that contribute to overall community well-being. Compliance with building, fire, and zoning codes ensures a safe environment for occupants. The church's role as a neighborhood gathering place aligns with Growth Policy goals by fostering social interaction, supporting mental and emotional health, and enhancing quality of life within the surrounding area.

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

**Transportation:** The continued use of the property as a church will generate periodic traffic, primarily during services and events, which is consistent with historic patterns of use. The existing street network is adequate to accommodate these activity levels, and any site improvements will be reviewed to ensure safe access and circulation.

**Water and Sewer:** The church is served by existing municipal water and sewer infrastructure, which is sufficient to support its ongoing use. Any upgrades or expansions will be required to meet city standards.

**Schools and Parks:** The zoning does not introduce residential uses and therefore is not expected to directly impact school enrollment. The church complements nearby public spaces by providing an additional venue for community gatherings and events.

**Fire and Police:** The site is served by existing police and fire services. The church use is subject to all applicable safety, access, and emergency response requirements, ensuring continued protection of occupants and surrounding properties.

***5. Will the new zoning provide adequate light and air?***

The proposed zoning ensures adequate light and air through required setbacks, building height limitations, and site design standards. These provisions are particularly important for a church setting, where comfortable indoor environments and welcoming exterior spaces contribute to the overall experience of congregants and visitors. Any future modifications to the structure will be required to comply with zoning and building code standards that maintain appropriate spacing and environmental quality.

***6. Will the new zoning effect motorized and non-motorized transportation?***

The continued use of the site as a church may generate traffic during peak service times; however, these patterns are predictable and generally limited to specific days and hours. The zoning supports safe access for both vehicles and pedestrians, including congregants who may walk from nearby neighborhoods. The site's role as a local gathering place aligns with walkability goals by providing a nearby destination for community members.

***7. Will the new zoning promote compatible urban growth?***

The proposed zoning promotes compatible urban growth by supporting the continued use of an established church within the neighborhood. Religious institutions are traditionally compatible with surrounding residential and community uses, serving as anchors for neighborhood identity and stability. Maintaining this use avoids disruption and supports orderly development patterns consistent with the Growth Policy's emphasis on strong, connected neighborhoods.

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

The zoning reflects the established character of the area and the property's long-standing suitability as a church. The building has functioned as a community gathering space for over a century, and its continued use as a church is consistent with both its historical role and the surrounding neighborhood context. The zoning allows the property to remain a place of assembly and service, reinforcing its compatibility with adjacent land uses.

***9. Will the new zoning conserve the value of buildings?***

The proposed zoning helps conserve and enhance the value of the existing church building by allowing its continued use and maintenance. Preserving the structure as an active place of worship and community gathering space ensures ongoing investment in the property. This continued use not only maintains the building's functional value but also contributes to neighborhood stability and reinforces the historic and cultural significance of the site.

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

The Public, Civic, and Institutional, small (P2) zoning district is the most appropriate designation for the subject property. The property's long-standing use as a church and community gathering space is consistent with the types of civic and institutional uses permitted within the P2 district. The site has historically served as a place of assembly, and its continued use as a church aligns with the intent of the district to accommodate facilities that provide social, cultural, and spiritual services to the community.

The proposed zone change supports orderly growth by allowing for the continued use and potential improvement of an established religious institution. This use is compatible with surrounding land uses and reinforces neighborhood stability by maintaining a familiar and valued community resource. Given the property's history, location, and function, the proposed

zoning is appropriate and supports the broader goals of the Growth Policy related to community identity, neighborhood cohesion, and long-term sustainability.

#### **FISCAL EFFECTS**

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

#### **STAKEHOLDERS**

The applicant and agent conducted a pre-application neighborhood meeting on March 24, 2026, at 5:00 pm, at the subject property. There were no members of the public in attendance.

Planning staff posted the zoning request sign on the property and mailed the 1/4-mile notification list of the pending zone change. In addition, the application details were published on the Planning "current zoning applications" web page and a legal ad was published in the newspaper of record. Planning staff did not receive any comments prior to completing this staff report for the zone change.

#### **ALTERNATIVES**

The Zoning Commission may take one of the following actions:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1082 or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1082; or,
- Delay action on the zone change request to a date certain not more than 60 days in the future; or,
- Allow the applicant to withdraw the zone change request. The applicant has not requested a delay or a withdrawal of the application at this time.

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#### **Attachments**

Zoning Map & Site Photos  
Application & Applicant Letter  
Neighborhood Meeting Info.  
History

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# Zone Change 1082 Attachments



Zone Change 1082 Attachments



North



Northwest

Zone Change 1082 Attachments



Zone Change 1082 Attachments



# Zone Change 1082 Attachments

## 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: **N2 Neighborhood District**

Proposed Zoning: **P2**

PARCEL TAX ID# **AO7548** CITY ELECTION WARD \_\_\_\_\_

Legal Description of Property: \_\_\_\_\_

Address or General Location (If unknown, contact City Engineering): **1935 Ave B**

Size of Parcel (Area square feet or acres): **43,400 (310' x 140')**

Present Land-Use: **N2**

Proposed Land-Use: **P2**

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

Owner(s): **Grace United Methodist Church**

(Record Owner)

**1935 Ave B Billings, Mt. 59102**

(Address)

**406-259-99711**

(Phone Number)

**PastorAmy@graceumcbillings.org**

(email)

Agent(s): **John Kennedy (Trustee)**

(Name)

**2823 Providence Pl. Billings, Mt. 59102**

(Address)

**406-366-9444**

(Phone Number)

**jkennedymontana@yahoo.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: **Amy L. Sell** Digitally signed by Amy L. Sell Date: 2026.04.01 13:21:48 -06'00' Date: **4/01/2026**

(Record Owner – Digital Signature Allowed)

## Zone Change 1082 Attachments

Karen,

In preparation for the request, the church also held a meeting and conducted outreach with the neighboring property owners to gather feedback. They received no negative responses; all feedback was positive and supportive of the proposed EMD display. This demonstrates that the sign would not negatively impact the surrounding neighborhood and is welcomed by those affected.

Additionally, the congregation includes many older members who would greatly benefit from improved visibility and readability of church information. An EMD display would allow clear communication regarding services, schedule changes, and important announcements that are otherwise difficult for some members to access.

Beyond serving the congregation, the church regularly hosts community events, outreach programs, and meetings that are open to and benefit residents throughout Billings. The EMD display enhance the ability to communicate these opportunities and better serve the community at large.

For these reasons, we respectfully request that the City take this information into consideration approve the appropriate zone district request. We remain committed to working collaboratively with the City of Billings to find a reasonable and compliant solution.

Thank you for your time and consideration.

## Zone Change 1082 Attachments

### **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: N2 Neighborhood District
2. Written description of the Zone Change Plan including existing and proposed new zoning:  
N2 change to P2
3. Legal Description of Property:  
Glock Subd, S36,T01,N, R25 E, Block1, Lot 14, & W6 LT 15
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 March, day of 24, 2026.
  - 2) The zone change application is based on materials presented at the meeting.

**Owner (s):**

Grace United Methodist Church Of Billings Telephone: 406-259-9711

**Address:**

1935 Ave B Email: pastoramy@graceumcbillings.org

**Agent (s):**

John Kennedy (Trustee) Telephone: 406-366-9444

**Address:** 2823 Providence Pl Email: jkennedymontana@yahoo.com

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

City Pre-app statement 2024-2025

## Zone Change 1082 Attachments

Grace United Methodist Church held a neighborhood meeting on 3/24/2026.

There were no notes from the meeting as no one attended the meeting.

# Zoning History for City ZC 1082

<b>SUBJECT PROPERTY</b>	<b>Zone Change #</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
<b>SURROUNDING PROPERTY</b>	<b>Zone Change #</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
Amend Park	City ZC 1076	3/23/26	P1 to P2	Yes	
1290 Wyndstone	City ZC 1062	3/24/25	P2 to P3	Yes	
Wilson Park	City ZC 1061	5/14/2025	P1 to P2	Yes	
655 W Wicks Ln	City ZC 1042	4/13/2024	N3 to P2	Yes	To allow for a church building
3648 AJ Way	City ZC 1026	6/12/2023	A to P3	Yes	To allow for Army National Guard Campus
1775 High Sierra Blvd	City Var 1290	12/5/2018	Land Use Contrary to Zoning	Yes	To allow solar voltaic array in a side setback
Northwest corner Wicks and Picador Pl South of Skyview High School	City ZC 736	8/9/2004	R96 to R70	Yes	Developed as SFR
2 Almadin Ln	City ZC 753	2/14/2004	R70 to Public	Yes	Heights Water Pump Station
High Sierra Sub 2 <sup>nd</sup> Fil L1 B4	City SR 734	1/27/2003	To allow a church, preschool, elementary, junior and/or high school and commercial recreation uses in R96 zone	Yes	To allow for a church
1000 to 1100 blocks of Siesta Ave, El Rancho Dr, Sierra Granda Blvd, 1100 blocks of Cortez Ave and Matador Ave	City ZC 712	4/14/2003	R96 to R70	Yes	Developed as SFR
1200 to 1400 blocks of Sierra Granda Blvd, Cortez Ave and Matador Ave	City ZC 719	9/18/2003	R69 to R70	Yes	Developed as SFR