

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:** _____

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 _____, day of _____, 20____.

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

Owner (s):

_____ Telephone: _____

Address:

_____ Email: _____

Agent (s):

_____ Telephone: _____

Address: _____ Email: _____

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



3412 Colton Blvd, Suite 202 • Billings, MT 59102 • (406) 384-0080

January 13, 2026

Dear Interested Neighbor,

On behalf of Yellowstone Country Club and 22500 NOL, LLC, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting scheduled to be held on **January 21st 2026** at Yellowstone Country Club, 3200 Paul Allen Way, Billings, MT 59106. Interested parties can attend the meeting held in the Ballroom from **6-7 PM.**

The meeting is being held to discuss a proposed zone change regarding property located north of the Yellowstone Country Club and east of 62nd Street West. The owner is requesting the properties shown in the attached exhibits, and described below, be re-zoned to accommodate future development:

Portions of Tract 11A-1 and Agricultural Tract 11A-2 of amended Certificate of Survey No. 836 located in Billings, Montana. The total proposed area being approximately 6.34 acres.

The intent of the meeting is to make neighboring property owners aware of the proposed zone change for the subject properties, discuss the potential for redevelopment, and to answer questions about the project. Below is a summary of the existing and proposed zoning with map exhibits accompanying this letter.

Existing Zoning	
Zoning Description	Allowable Density
P1 – Parks/Open Space	N/A

Proposed Zoning	
Zoning Description	Allowable Density
N3 – Suburban Neighborhood	1 dwelling unit/building

Representatives for Performance Engineering, LLC will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 3412 Colton Boulevard, Suite 202, Billings, MT 59102, attention Kinslee Todd, or emails may be sent to kinslee@performance-ec.com. We look forward to discussing the proposed zone change with you and hope to see you on **January 21,2026** at **Yellowstone Country Club.**

Sincerely,

Kinslee Todd, PE

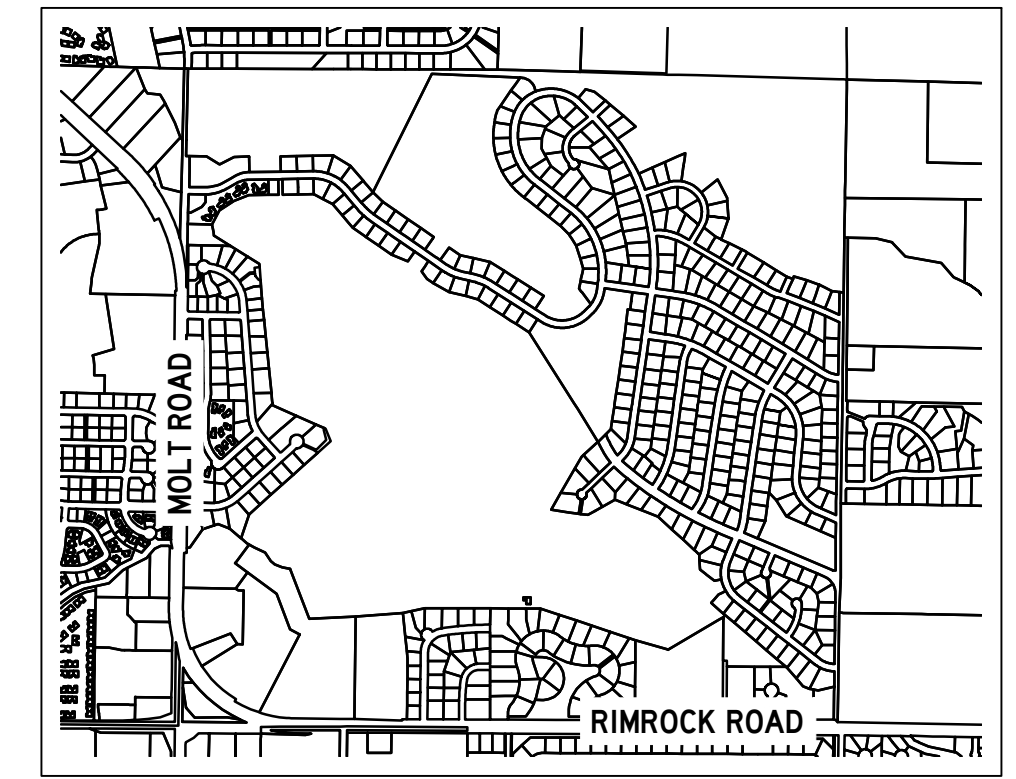
PROPOSED ANNEXATION & ZONING MAP FOR
CERTIFICATE OF SURVEY NO. 836
 BEING TRACT 11-A-1 AND AGRICULTURAL TRACT 11-A-2 OF THE AMENDED
 TRACT 11-A OF THE REMAINDER OF TRACT 11 OF COS 836
 LOCATED IN THE N1/2 OF SECTION 30, T01N, R25E, P.M.M., YELLOWSTONE CO.

PREPARED FOR : YELLOWSTONE COUNTRY CLUB



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF ANNEXATION : ± 4.933 ACRES

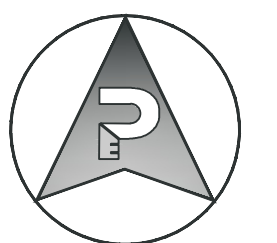
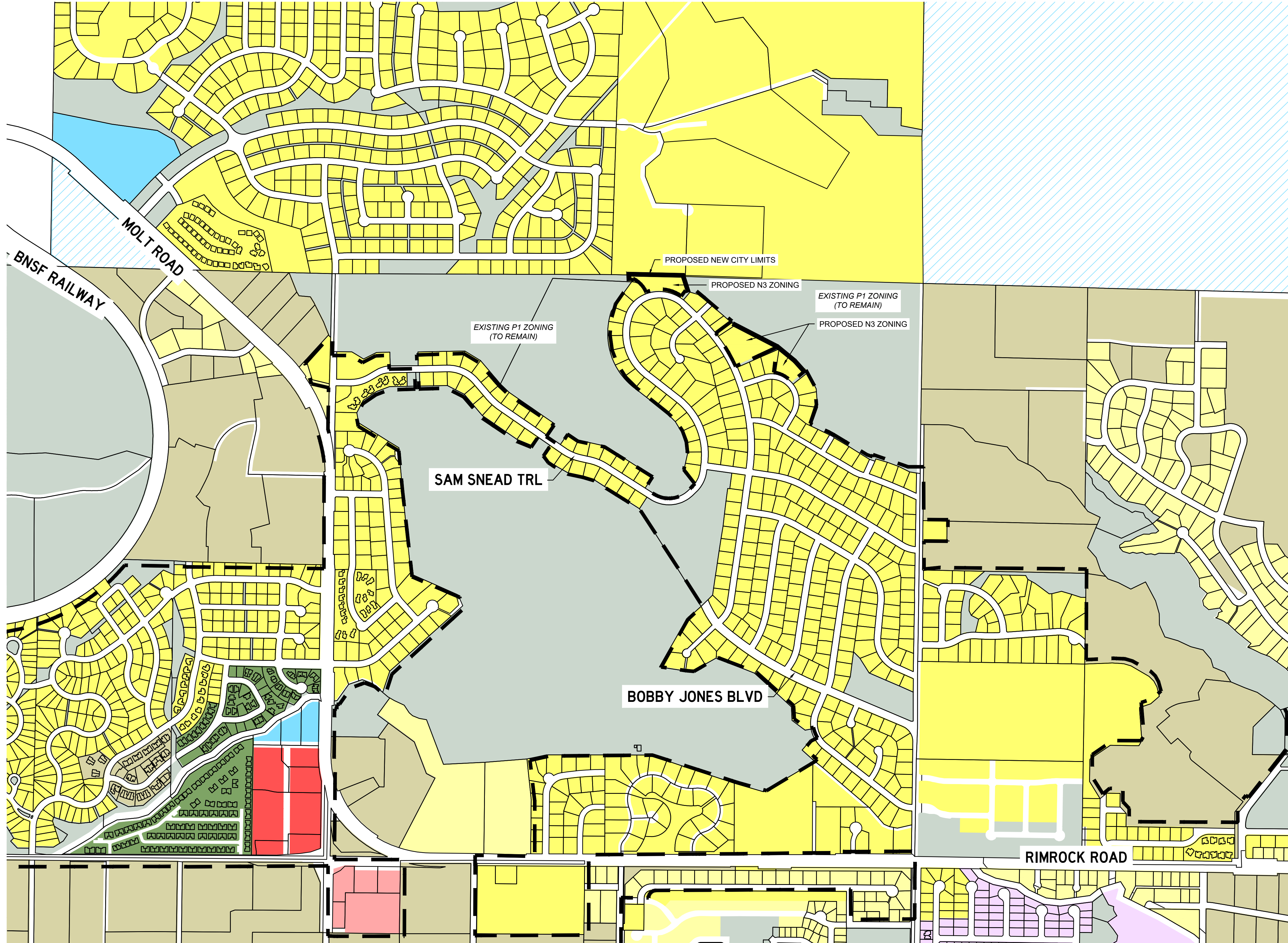


VICINITY MAP
 NOT TO SCALE

ZONING INFORMATION		
PROPOSED DISTRICT	ACRES	PERCENTAGE
N3 - SUBURBAN NEIGHBORHOOD	6.34	100.00
TOTAL	6.34	100.00

ZONING LEGEND

- A - AGRICULTURAL 10+ ACRES
- CMU1 - CORRIDOR MIXED-USE 1
- CMU2 - CORRIDOR MIXED-USE 2
- NO - NEIGHBORHOOD OFFICE
- N2 - MID-CENTURY NEIGHBORHOOD
- N3 - SUBURBAN NEIGHBORHOOD
- N4 - LARGE LOT SUBURBAN NEIGHBORHOOD
- PUD - PLANNED DEVELOPMENT
- P1 - PARKS AND OPEN SPACE
- RR3 - RURAL RESIDENTIAL 3 ACRES TO 9.99 ACRES



0 500 1000
 IN FEET



Zoning Neighborhood Meeting - Portion of Tracts 11-A-1 and 11-A-2 of COS 836 Amd.

1/21/2026

NAME	ADDRESS	Email
David + Maribeth	Daines - Billy Casper	
RECKI AMY SELENSKY	3625 TOMMY ARMOUR	rickselensky@yahoo.com
Candice Pierson	3319 Horton Smith	
David & Marissa Hurlburt	5550 Walter Hagen Dr	darchduy543@gmail.com
RYAN AUER	3612 TOMMY ARMOUR CIR	ryan.auer@gmail.com
Bill Windsor	4207 Snowywoods Dr	
Collin Kane	3459 Stone Mtn Cir	
CARRIE Von Hagen	3639 Quimet Cir	
Lynda + Dave Ballard	5425 Billy Casper Dr	lynda.nae.ballard@gmail.com
Terra Pierce	3623 Quimet Circle	T.pierce@Breanan.net
George Anker	3311 Jack Burke LN.	
JEFF REINERKING	5416 GEVE SARAZEN DR	
Cl Stenhouse	3620 Tommy Armour Dr	
Bill Morgan	3155 FAIRMeadow Drive	
Dave Whisenand	3603 Tommy Armour	
Tom/Roxanne DUNN	3324 LLOYD MANORUM	PISCATOR63@YAHOO.COM
BRIAN + JAN BLOO	5506 BILLY CASPER	
Rich Wrobel	3623 Quimet Cir	
Cheryl Whitney Robinson	5800 Sam Snead Tr.	whitneyrobinson2@icloud.com
Cari Piatkowski	5514 Billy Casper Dr	caripiatkowski@gmail.com
Lee Jackson	6016 Sam Snead	
Nancy Jada	" "	
PAT Curry	5412 Geve Sarazan Dr.	grizcope@yahoo.com
Colony	4024 Summerwood	
PETTER	5509 WALTER HAGEN	
RUSS + SUSAN Piatu	3617 Tommy Armour	RUSS@PKLAW.MT.COM

Agricultural Tract 11-A-2 of Amended Tract 11-A of the Remainder of Tract 11 of Certificate of Survey No. 836

North 1/2 of Section 30, T01N, R25E, Yellowstone County, Montana

Zone Change Neighborhood Meeting Notes

The meeting was conducted from 6:00-7:30 PM on January 21, 2026 at the Yellowstone Country Club. The meeting was hosted by Taylor Kasperick and Kinslee Todd of Performance Engineering (agents) and Justin Moser and Mike Walker of the Yellowstone Country Club (YCC) Board of Directors (developers).

There were approximately 64 public participants for the meeting that provided name and contact information on the provided sign-in sheet at the meeting.

The meeting began with Mike and Justin giving an overview of the property and the proposed zoning change to bring approximately 6 acres of currently zoned P1 land in to an N3 zoning for residential lot development. Taylor discussed the general procedures associated with zoning changes and opened the floor for public questions and comments.

Questions from individuals and subsequent responses are shown below:

- **Will access to the current trail system beneath the Rims be maintained?**

Access is generally not addressed during a zone change application; however, the YCC is interested in being a good neighbor and intends to continue to allow the public to enjoy the existing trails running on their property. It should also be noted that a full right-of-way dedication exists for Harry Cooper Place, allowing access to the noted trails. That access is located approximately 375 feet to the northwest of the existing unofficial trail off of Ben Hogan Lane.

- **Does this proposed zone change align with the City of Billings Growth Policy?**

The 2016 City of Billings Growth Policy presents six (6) different growth scenarios – three (3) in the north, and three (3) in the west. This property lies in the “west” area, and the three (3) growth scenarios are as follows: West High Density (WHD), West Low Density (WLD), and West Public Preferred (WPP). The property is not addressed in the WHD scenario, is identified as an area of medium density residential development in the WLD scenario, and is shown as an area to remain as open space in the WPP scenario.

The medium density residential development is defined as nine (9) dwelling units per acre in the Growth Policy. The proposed zoning change and nature of the land

itself will not allow for that high of a density ratio, so we find that this proposed zoning change finds an adequate middle ground between the WLD and WPP scenarios.

Additionally, the Growth Policy encourages “development within and adjacent to the existing City limits” with “preference given to areas where City infrastructure exists,” which provides for the opinion that this proposed zone change is in alignment with the adopted Growth Policy. This proposed zone change would incorporate areas that have existing street frontage with existing City water and sewer mains directly adjacent to the areas of interest. No extensions or construction will be required to connect any future lots.

- **What will the development do to manage stormwater? Will this add to the drainage/flooding problems that are already present in the area?**

Management of stormwater and drainage is not addressed during the zone change process, but if the zone change and annexation is approved, these items will be addressed during the subdivision process. Generally, with the area being residential, stormwater is managed “on lot” which would help with lowering current stormwater runoff in the area.

- **What is going to be done to address the increase in traffic in the area? Attendees stated they already have issues of speeding down Billy Casper.**

An increase in traffic is not a subject that is addressed during a zone change application. The YCC is still in the planning phases of any future subdivision; however, at most, the future subdivision will add seven (7) lots to the existing neighborhood. The existing neighborhood is a mature development and the said seven (7) lots will generate minimal to no noticeable traffic impact. City of Billings Subdivision Regulations only require a Traffic Impact Study (TIS) to be completed if the proposed subdivision will generate 1,000 or more new vehicle trips per day or 100 new peak-hour trips, which will not be the case for this potential subdivision.

- **Will any subsequent subdivision be required to adhere to current HOA regulations and/or will the new lots be adopted into the current HOA?**

It is the intention of the YCC to be a good neighbor. The HOA has made it clear that they would want to incorporate any new lots created during subdivision to be included under their bylaws and be subject to current covenants and restrictions.