

**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:** Parks and Open Space (P1)

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

Parks and Open Space (P1) to Public, Civic, and Institutional (P2), Small to facilitate the operation of a new restaurant, including the sale of alcoholic beverages, inside the new Ice Hockey Center

3. **Legal Description of Property:**

-S08, T01 S, R26 E, C.D.S. 2783, PARCEL: 1 (S101 King Ave E, Tax Code D01394) -POPELKA COMMERCE CENTER SUB 2ND FL (15), S08, T01 S, R26 E, BLOCK 1, Lot 3A4 (715 Commerce Way, Tax Code A35427) -POPELKA COMMERCE

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

NA TF inactive

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 21, day of Jan, 2026.

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

Owner (s):

City of Billings Telephone: \_\_\_\_\_

Address:

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

Agent (s):

Billings Parks Department, Gavin Woltjer Telephone: 406-657-8378

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

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

City Pre-app statement 2024-2025



January 8, 2026

City/County  
Planning Division

Billings  
Metropolitan  
Planning  
Organization

P.O. Box 1178  
Billings, MT 59103  
P 406.657.8247

Dear Property Owner,

This letter is to inform you that the City of Billings will be holding a neighborhood pre-application meeting for a proposed rezoning of the Amend Park Recreation Campus.

The City of Billings will be initiating a zone change for the City's Amend Park from *Parks and Open Space (P1)* to *Public, Civic, and Institutional (P2)*, to facilitate the operation of a new restaurant, including the sale of alcoholic beverages, inside the new ice hockey center.

This meeting will be held on **Wednesday, January 21<sup>st</sup>, 2026, at 5:30pm** in the Newman Elementary School gym, located at 605 S Billings Blvd. Billings, MT 59101

The properties are legally described as:

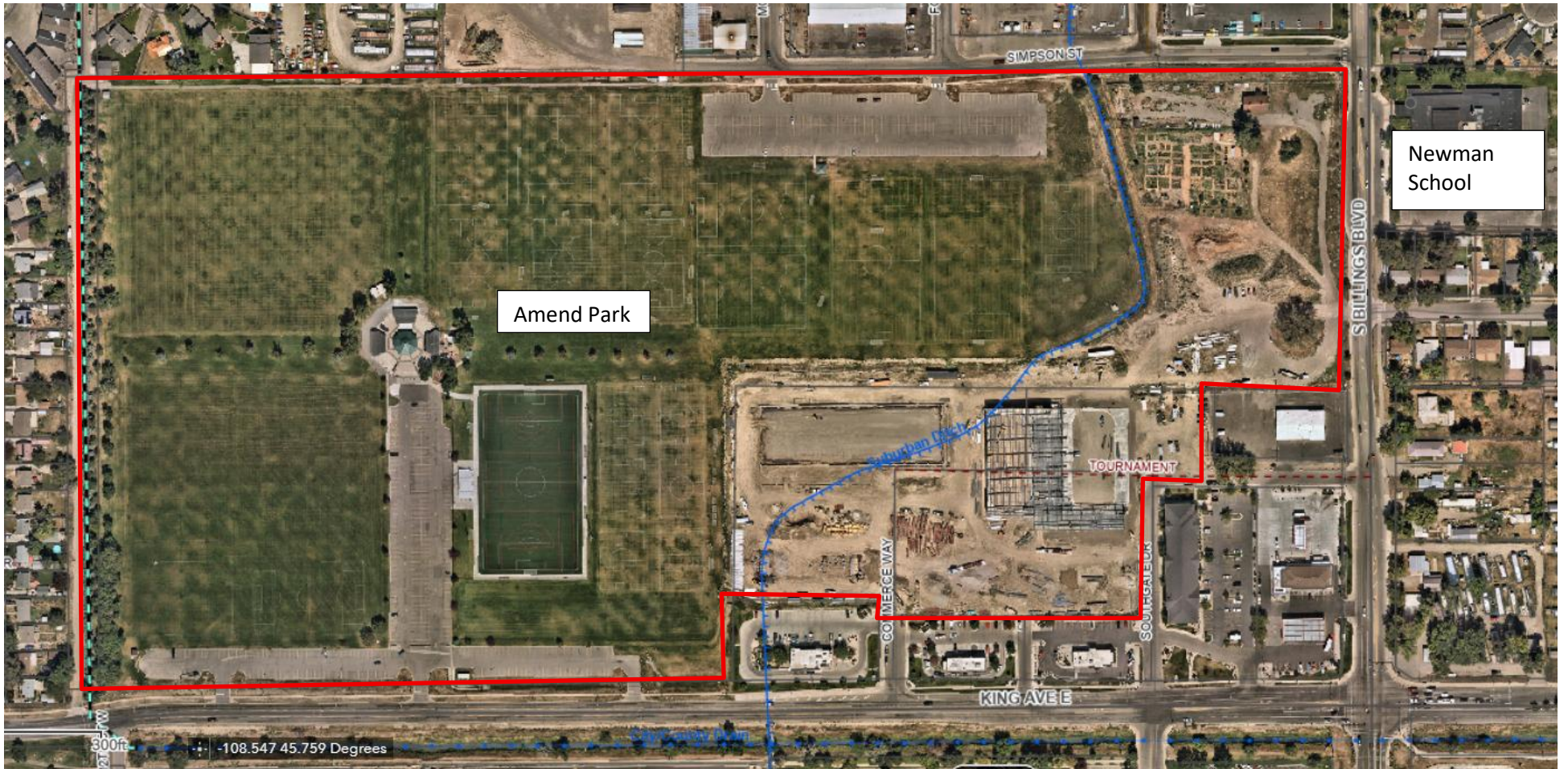
- Tract 1, C.O.S. 2783, S08, T01 S, R26 E (5101 King Ave E, Tax Code D01394)
- Lot 3A-4, Block 1 Popelka Commerce Center Subdivision, Second Filing S08, T01 S, R26 E, (715 Commerce Way, Tax Code A35426)
- Lot 3A-5, Block 1, Popelka Commerce Center Subdivision, Second Filing, S08, T01 S, R26 E, (715 Commerce Way, Tax Code A35427)
- Lot 3A-1A, Block 1, Amended Plat of Lots 3A-1 and 3A-3, Block 1, Commerce Center Subdivision, Second Filing, S08, T01 S, R26 E, (715 Commerce Way, Tax Code A31139)

If you have any questions about the meeting or the rezoning, or are unable to attend but would still like to make a written comment, please contact Zoning Coordinator Karen Husman on (406) 247-8684, or at [husmank@billingsmt.gov](mailto:husmank@billingsmt.gov).

Sincerely,

The Staff of the City-County Planning Department

Exhibit



Amend Park

Newman School

SIMPSON ST

S BILLINGS BLVD

TOURNAMENT

CC MERGEWAY

SOUTHSALE

KING AVE E

300ft

-108.547 45.759 Degrees



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Planning Division

Billings  
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The neighborhood meeting was held on **Wednesday, January 21<sup>st</sup>, 2026, at 5:30pm** in the Newman Elementary School gym, located at 605 S Billings Blvd. Billings, MT 59101

Staff members Gavin Woltjer (City Parks Director), Makayla Paul (Planner 1), and Anna Vickers (Planning Division Manager) waited for one hour for members of the public to attend the meeting. No members of the public attended.”

Sincerely,

The Staff of the City-County Planning Department