

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: A Agriculture, RR1 Rural Residential 1, NMU Neighborhood Mixed Use

2. Written description of the Zone Change Plan including existing and proposed new zoning:
Zone Change Request from A, RR1 and NMU to N1, NX1, CMU1 and P1

3. Legal Description of Property:

TRACTS 2B, & 2A1 OF AMENDED TRACT 2 C.O.S. 1100 AND TRACT D OF AMENDED TRACT 1-A-2 OF C.O.S. 1100

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

5. Roster of persons who attended the pre-application neighborhood meeting: please attach to on line application Exhibit A

6. A brief synopsis of the meeting results including any written minutes or audio recording.
please attach to on line application Exhibit B

7. The undersigned affirm the following:

- 1) The pre-application neighborhood meeting was held on the 23rd, day of Februa 2026.
- 2) The zone change application is based on materials presented at the meeting.

Owner (s):

Larson Family Properties LLC Telephone: (406) 855-8555

Address:

PO Box 80647 Email: kevin.james.larson@gmail.com

Agent (s):

John Halverson Telephone: 406-869-3311

Address: 1300 N Transtech Way, Billings, MT 59102 Email: jhalverson@sanbell.com

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



Exhibit B

MEETING MINUTES

Project Name: Larson Zone Change COS 1100 Tracts 2A1, 2B, and D

Project Number: 02025_04

Date: Feb 23, 2026 Time: 6:00 PM Location: 1300 N Transtech Way

Meeting Subject: Zone Change Pre-application Neighborhood Meeting Prepared By: John Halverson

Attendees: Ken Foreman, Colleen Foreman, Chad Boyle, Kristen Harper, Kevin Larson, Brenda Ambuehl, Marty Ambuehl, Brian Alexander, John Halverson

Sign-in Sheet Attached

Date of Issue: Feb 24, 2026

MINUTES:

Mr. Halverson opened the meeting at 6:00 PM with an introduction of himself, the applicant and the location of the property.

Mr. Larson introduced himself and gave a brief history of their family's ownership of the subject property.

Mr. Halverson gave a presentation on the zone change approval process, the zones included in the application, and the character of buildings allowed in those zones.

An attendee asked whether the applicants would be selling the land or developing it themselves.

Mr. Larson responded that they intend to sell the property to developers.

An attendee asked about the future of Summer Lane.

Mr. Alexander answered that, were Summer Lane to remain at its current location through development of the subject parcels, its access to Shiloh Rd. would be limited to right in-right out. He noted that vacation of Summer Lane's access to Shiloh will improve future access for the zoo and Pierce Parkway.

An attendee stated that they would be open to vacation of the Summer Lane access easement. They stated that accessing Shiloh since Costco opened has been very difficult, and that there has been an increase in the frequency of crashes on that segment of Shiloh and that their mailboxes are located such that accessing them is dangerous for residents of Summer Lane and stated a desire to relocate them.

Another attendee stated that the existing roundabout at Shiloh and Zoo Drive is too small. She stated several traffic concerns including zoo event traffic, Neigbauer truck traffic, structural deterioration of the shiloh overpass, and hazardous conditions for pedestrians and bicycle users of the Canyon Creek

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Mr. Halverson stated that a Traffic Impact Study (TIS) would determine the amount of traffic improvements the applicant would be required to pay for as a part of the subdivision process.

Mr. Larson described a previous effort to persuade MDT to share the cost of a roundabout at Shiloh and Pierce Parkway which was unsuccessful.

An attendee stated their difficulty accessing Shiloh from Autumn Lane.

Another attendee asked about the portion of the site to be zone P1 along the BBWA ditch and stated a concern that it may invite property crime.

Mr. Larson stated that the land was part of a future trail network. He also said that he had received offers from fast-food developers for purchase of some portion of the subject property but that he had rejected those offers to ensure a high quality of development.

An attendee asked if the current agricultural use would end soon.

Mr. Alexander stated that no construction would occur until at least some time after preliminary plat approval in several months' time.

Mr. Larson stated that farming of the subject parcels would likely end this summer.

Several attendees expressed appreciation of the opportunity to meet and learn about the development.

Mr. Halverson described several legislative changes that will do away with the requirement to hold such meetings.

The meeting closed at 6:43 PM.



February 13, 2026

Reference: Notice of Pre-Application Neighborhood Meeting for Zone Change
at C.O.S. No. 1100 Tracts 2A1, 2B, and D

Dear Neighbors,

You are receiving this letter because the City of Billings requires a pre-application neighborhood meeting for any zone change request on property located within or intending to be annexed to the City. By City Code, the surrounding property owners within 1,320 feet (quarter mile) are notified of this meeting so you can ask questions of the materials described in this letter. This is not your last opportunity to comment on this proposal, as future public hearings by the Zoning Commission and City Council will be scheduled.

The request for this property involves two tracts of land, as noted in the enclosed exhibit, changing their zoning from A - Agriculture, RR1 - Rural Residential 1, and NMU - Neighborhood Mixed-Use to a combination of N1-First Neighborhood, NX1-Mixed Residential 1 (1-4 dwelling units per structure), CMU1-Corridor Mixed Use 1 and P1-Open Space, Parks, Recreation.

The Neighborhood Pre-Application Meeting will be held on **Monday, February 23, 2026, at 6:00 PM**. This meeting will be held in-person at **1300 N Transtech Way, Billings, MT 59102**. If you plan on attending, please email John Halverson at jhalverson@sanbell.com so that we can verify accommodations.

Please plan on attending this Neighborhood Pre-Application meeting if you have comments or questions regarding the proposed Annexation and Planned Neighborhood Development Zone Change. If you have immediate questions or cannot attend the meeting, please contact me at (406) 869-3311 or via my email at jhalverson@sanbell.com

Respectfully,

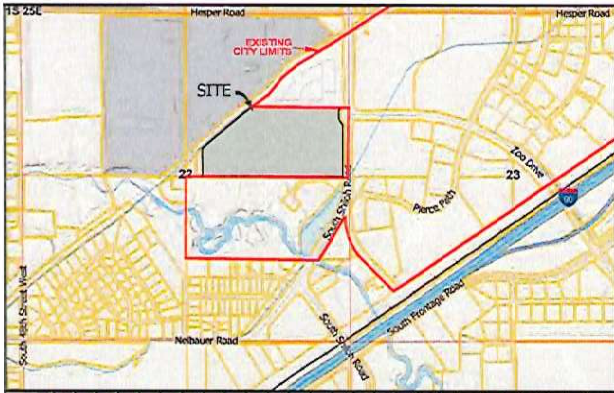
A handwritten signature in blue ink, appearing to read 'John Halverson', written over a blue horizontal line.

John Halverson, LEED AP, Planner

JDH/vp

Enc.

c: Karen Husman, Zoning Coordinator /Code Enforcement Supervisor, City of
Billings



VICINITY MAP
NOT TO SCALE

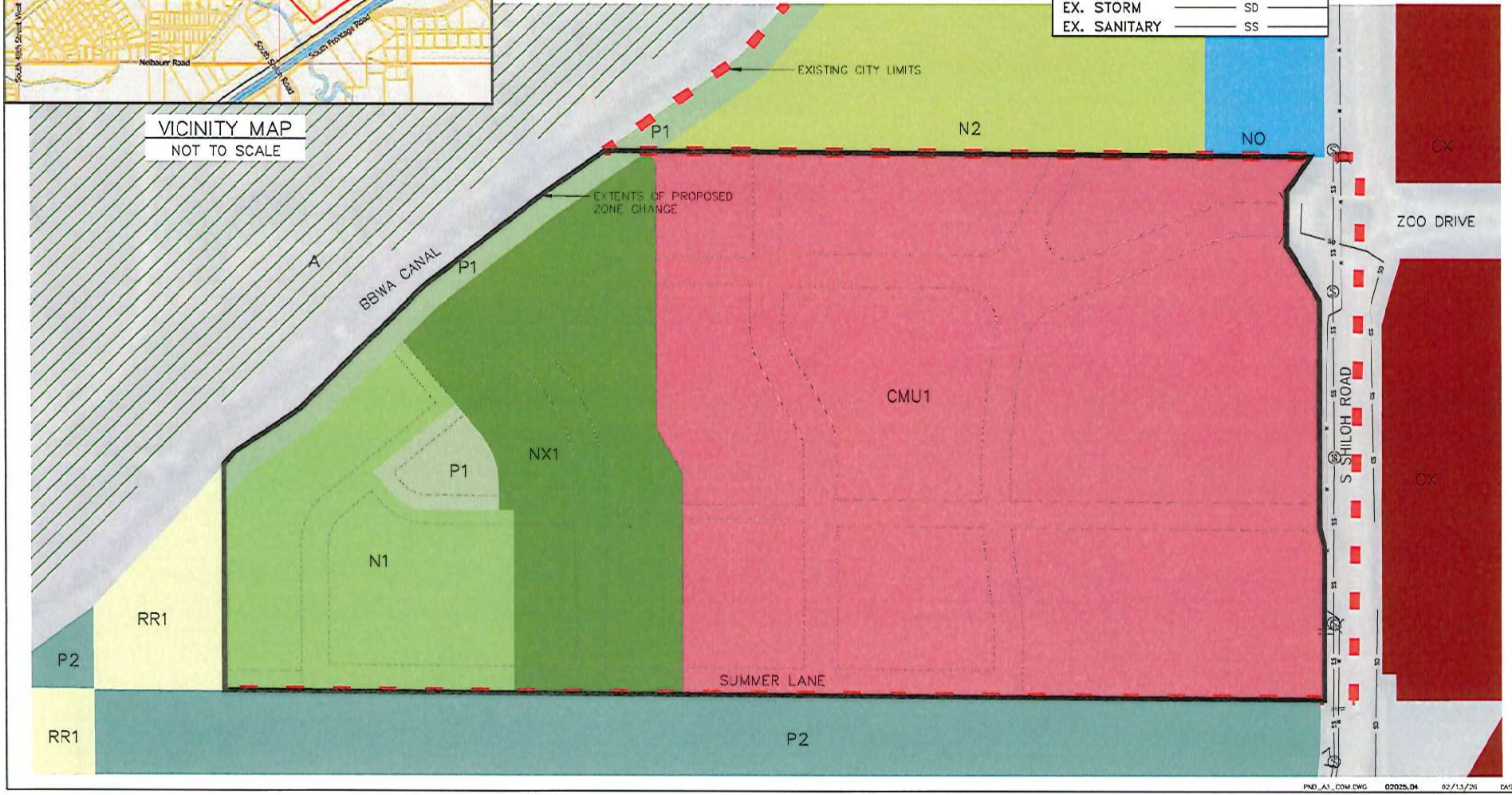
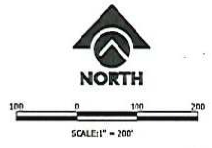
EXHIBIT A

ZONE CHANGE EXHIBIT WITHIN

TRACTS 2B, & 2A1 OF AMENDED TRACT 2 C.O.S. 1100
AND TRACT D OF AMENDED TRACT 1-A-2 OF C.O.S. 1100
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : LARSON FAMILY PROPERTIES, LLC
PREPARED BY : **sanbell**
FEBRUARY, 2026
BILLINGS, MONTANA

LEGEND	
PROPOSED ZONE AREA	
P1	2.10 AC - 3.96%
N1	6.99 AC - 13.19%
NX1	9.02 AC - 17.03%
CMU1	34.88 AC - 65.82%
EX. WATER	W
EX. STORM	SD
EX. SANITARY	SS



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