

**YELLOWSTONE COUNTY**

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form on-line and any attachments along with a completed zone change application form, including any required fees, for a zone change to be processed by the Planning Division.

- 1. Present Zoning: RR-3
- 2. Written description of the Zone Change Plan including square footage or acres of proposed new zoning:  
The zone change would seek to rezone an approximate 1-acre portion of the property from RR-3 to RR-1.
- 3. Subject Property Map: please attach to this form
- 4. Legal Description of Property: S21, T01 S, R25 E, NENWSW4 (LESS RD) (I-640 HERE) (02)
- 5. Roster of persons who attended the pre-application neighborhood meeting: please attach to this form
- 6. A copy of the meeting notice. please attach to this form
- 7. A brief synopsis of the meeting results. please attach to this form
- 8. The undersigned affirm the following:
  - a) The pre-application neighborhood meeting was held on the 23, day of February, 2026.
  - b) The zone change application is based on materials presented at the meeting.

Owner (s): Jeffrey & Riley Hudiburgh Telephone: 406-855-8830  
 Address: 5350 Rustic Avenue, Billings, MT 59106 Email: jhudiburgh@icloud.com  
Billings, MT 59106

Agent (s): James Papez, P.E. Telephone: 406-545-5284  
 Address: 5420 Molo Rd. Email: james@pds-eng.net  
Billings, MT 59106

**ZONE CHANGE NEIGHBORHOOD MEETING**

**Monday, February 23<sup>rd</sup>, 2026**

**5415 Rustic Avenue, Billings MT 59106**

A neighborhood meeting will be held to consider a zone change for a portion of a property located at 5415 Rustic Avenue. The meeting will take place at 5415 Rustic Avenue, Billings, MT 59106 on **February 23<sup>rd</sup>, 2026 at 5:00 PM.**

The existing property is currently zoned Rural Residential (RR3). The zone change would seek to rezone an approximate 1-acre portion of the property occupied by the single-family residence to Rural Residential 1 (RR1).

The legal description and ownership of the subject property is as follows:

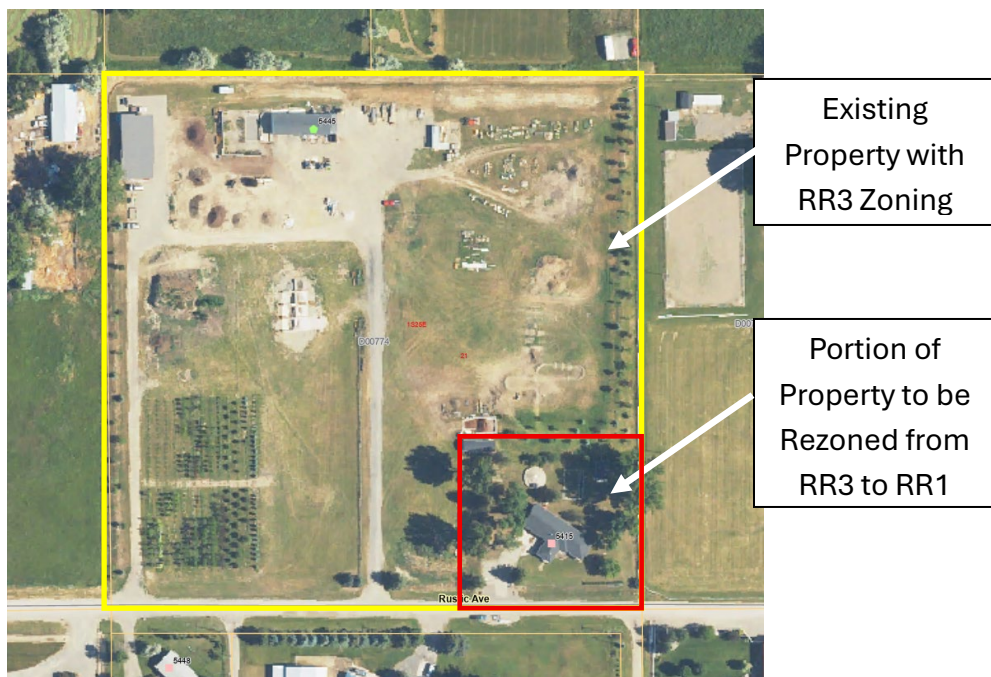
**Legal: NE ¼, NW ¼, SW ¼ of Section 21, T01S, R21E, Yellowstone County, Montana, less easements reserved or conveyed for road purposes.**

**Ownership: Jeffrey and Riley Hudiburgh**

**5415 Rustic Avenue**

**Billings, MT 59106**

This notice is provided to all property owners located within 300 feet of the subject property. Any person interested and/or affected by this change is welcome to attend to express their opinion.





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**MEETING MEMORANDUM**

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**TO:** CITY OF BILLINGS PLANNING DEPARTMENT  
**FROM:** JAMES W. PAPEZ, P.E.  
**SUBJECT:** NEIGHBORHOOD ZONE CHANGE MEETING\_5415 RUSTIC AVENUE  
**DATE:** MARCH 1, 2026

**NEIGHBORHOOD MEETING RECAP MEMORANDUM**

On Monday, February 23, 2026 at 5:00 PM, a neighborhood meeting was conducted to collect comments and/or concerns associated with a proposed zone change over a portion of property described as NE ¼, NW ¼, SW ¼ of Section 21, T01S, R21E, Yellowstone County, Montana, less easements reserved or conveyed for road purposes. The meeting was held at 5415 Rustic Avenue, Billings, MT 59106. Notification letters for the meeting were mailed out on February 16<sup>th</sup> to notify all property owners identified on the certified mailing list.

In attendance at the meeting were approximately 6 members of the public.

Questions/Concerns for the individuals present are shown below:

What is the existing and proposed zoning?

What is planned for the property?

The meeting concluded at 5:20 PM.