

### COUNTY APPLICATION FORM

**COUNTY ZONE CHANGE** County Zone Change # \_\_\_\_\_ - Project # \_\_\_\_\_

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the Yellowstone County Unified Zoning Regulations.

Present Zoning: RR-3

Proposed Zoning: RR-1

Property Tax ID # D00774 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: S21, T01 S, R25 E, NENWSW4 (LESS RD) (I-640 HERE) (02)

Address or General Location (If unknown, contact County Public Works): 5415 Rustic Avenue  
Billings, MT 59106

Size of Parcel (Area & Dimensions): 10.05 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) Jeffrey & Riley Hudiburgh

(Record Owner)

5350 Rustic Avenue, Billings, MT 59106

(Address)

406-855-8830

(Phone Number)

jhudiburgh@icloud.com

(email)

Agent(s): James Papez, P.E.

(Name)

5420 Molo Rd., Billings, MT 59106

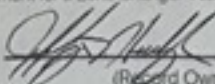
(Address)

406-545-5284 james@pds-eng.net

(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:  Date: 3/2/2026

(Record Owner - Digital Signature Allowed)

## Zone Change Questions

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

The portion of the property to be rezoned is already developed and occupied by an existing single-family residence. The requested zone change from RR-3 to RR-1 is consistent with the adopted growth policy by focusing on sustainability and community well-being. The similar density and structures allowed in the existing and requested zoning will conserve the value of the surrounding properties located within the community.

**2. Whether the new zoning is designed to secure from fire and other dangers;**

The proposed zone change from RR-3 to RR-1 should not create any additional fire dangers. The allowable structures and uses of RR-3 and RR-1 are very similar in nature. The portion of the property to be rezoned is already developed and occupied by an existing single-family residence.

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

The change from RR-3 to RR-1 will have little to no impact on public health, public safety, and general welfare. RR-1 and RR-3 zoning are very similar in nature to the type of structures allowed and usage of the property. The surrounding areas primarily consist of RR-3 and RR-1 zoning.

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

The zone change is not anticipated to impact existing transportation or traffic patterns. The portion of the property to be rezoned is currently occupied by a single-family residence which utilizes an existing well as a water supply and drain field for wastewater treatment. The change from RR-3 to RR-1 is not anticipated to have any impact on schools or parks, as the zone change allows for similar density.

**5. Whether the new zoning will provide adequate light and air;**

The zone change is not anticipated to have any impacts on light and air. The portion of property that will be rezoned is already developed and occupied by a single-family residence.

**6. Whether the new zoning will affect motorized and nonmotorized transportation;**

The zone change is not anticipated to have any impact on motorized and non-motorized transportation. The portion of the property to be rezoned is already developed and occupied by an existing single-family residence.

**7. Whether the new zoning will promote compatible urban growth;**

The portion of the property to be rezoned is already developed and occupied by an existing single-family residence. The requested zone change allows for a similar density and structures as the surrounding properties.

**8. Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;**

The subject property is surrounded primarily by single family residence on lots zoned RR-1 and RR-3. The requested zone change allows for a similar density and structures as the surrounding properties.

**9. Whether the new zoning will conserve the value of buildings;**

The portion of the property to be rezoned is already developed and occupied by an existing single-family residence. The similar density and structures allowed in the existing and requested zoning will conserve the value of the surrounding properties.

**10. Whether the new zoning will encourage the most appropriate use of land throughout the city.**

The subject property is surrounded primarily by single family residences with similar zoning. The change from RR-3 to RR-1 is compatible with the surrounding properties and will promote similar uses.