

**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:** \_\_\_\_\_
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning:  
\_\_\_\_\_  
\_\_\_\_\_
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** \_\_\_\_\_  
\_\_\_\_\_
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 \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.
  - b) The zone change application is based on materials presented at the meeting.

**Owner (s):** \_\_\_\_\_ **Telephone:** \_\_\_\_\_

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

\_\_\_\_\_

**Agent (s):** \_\_\_\_\_ **Telephone:** \_\_\_\_\_

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

\_\_\_\_\_

## **MT Rail Rezoning Meeting, February 23, 2026**

### **Discussion Points:**

1. Par Montana will be progressing an application to rezone a tract of land East of the Refinery and West of Johnson Lane from Agricultural to Heavy Industrial to allow for the development of a rail yard facility. The project focuses on improving rail logistics and enhancing storage flexibility.
2. The purpose of this meeting is to provide information about the proposed zoning change and to give neighbors an opportunity to ask questions and share comments before a formal application is submitted to Yellowstone County.
3. No official decisions will be made at this meeting. After the meeting, a formal application may be submitted to the County, and additional public notices will be provided as part of that process.
4. The rail storage facility will be an extension of the existing East Billings yard, which is directly in front of the refinery.
5. The facility will be designed and operated in accordance with federal rail safety standards and refinery safety programs. Par Montana will incorporate appropriate containment, monitoring, and operational controls consistent with our existing refinery operations.
6. As part of detailed design and permitting, Par Montana will evaluate operational practices and site layout to minimize impacts to neighboring properties where feasible.
7. The preliminary design includes:
  - a. Storage capacity for approximately 600 rail cars.
  - b. Feedstock unloading facilities.
  - c. Continued use of the existing BNSF rail connection through East Billings Yard.
  - d. An additional rail connection east of Johnson Lane.
8. Construction and operations would be subject to all applicable local, state, and federal permitting requirements.
9. Par Montana is working, and will continue to work, with the appropriate regulatory agencies to ensure compliance with safety, environmental, rail, and construction standards.
10. Par Montana anticipates the construction timeline would be approximately 2- 3 years.
11. Both construction and long-term operation of the facility are expected to create jobs in the Billings area. Construction would involve local contractors and skilled trades, and the facility would support permanent operational roles once completed.
12. Par Montana understands that projects like this raise questions. Par Montana is committed to being transparent throughout the process and to listening to community feedback.

**Summarized comments/questions from those in attendance:**

*(Questions / Comments in black, Response/answers in Red)*

Attendees asked whether, once the project is underway and material is being transported from the proposed borrow areas, will Par Montana use roads within the project area or would it be necessary to use Johnson Lane?

All material from the northeast borrow areas will be transported on existing Par Montana roads within the project area. If borrow material will be required from locations west of the main office building, then contractors will likely be required to utilize the frontage road and a portion of Johnson Lane.

What types of chemicals/products will be stored there?

The same products that Par MT stores in its East Billings Yard facility and other storage facilities will be stored at the proposed project facility.

Will an impervious liner be installed as part of the project?

Yes, an impervious fabric liner will be designed as part of the project.

How long will the rail cars be stored on site?

Rail cars will be on site for a minimum of 24 hours, but could be for an extended period, depending on the product and market demand.

Is this rail facility grandfathered into BNSFs....? This commenter's understanding is that BNSF was not allowed to build a rail project to the north.

No response, Par Montana is unaware of what this is in reference to.

There was concern about the overall water flow and stormwater management from the proposed project site. Currently, the commenter feels the infrastructure is old and at maximum capacity for water flow.

Par MT is designing for potential stormwater flow and maintaining all natural flowing bodies of water.

What could be the future use of the land once it's rezoned to Heavy Industrial?

Currently, there are no plans beyond the proposed project, but because the land is largely wetlands, it's unlikely anything will be proposed in the future.

Concern was expressed about the condition of Johnson Lane with the additional traffic that will use the road.

After construction is complete, traffic on Johnson Lane will be minimized as much as possible and, for the most part, limited to employees of the proposed facility.

There is concern over the proposed access road to the proposed project area and its proximity to the current railroad crossing on Johnson Lane.

Par Montana is working with the Yellowstone County Public Works Dept. to design and permit a safe access road that won't negatively impact current and future traffic flow.

Attendees were curious whether an additional track would be added to the Johnson Lane railroad crossing or if it would remain a single-track crossing.

The final design of the proposed project is not complete, but there is a potential that an additional track would be required.

Commenters emphasized that local contractors should be utilized for work associated with the construction of the proposed project.

Par Montana is currently using local contractors and will continue to consider them as the project progresses.

One attendee mentioned that MDOT would be starting a project on the Johnson Lane Interchange on I-90 as part of the Billings Bypass, converting the existing intersection into a Diverging Diamond Interchange (DDI) to improve safety and capacity. That work may be happening in parallel to any proposed project construction and could impede traffic flow.

Par Montana was not aware of this project but appreciates the information.



**Par Pacific**  
Logistics

# Par Montana Rezoning

February 23, 2026

	Name (printed)	Address	Phone Number	Email
1	Rob Ferguson	1458 Johnson Lane	406 670 8897	builtstronger@mta.com
2	Sam Buchanan	2348 N FRONTAGE	406 670 2205	sbuchanan@weaverind. Co
3	James Mauritz	1938 Tolson L	406-855774	JamesMauritz@weaverind. Co
4	Mark Mauritz	1938 Johnson Ln	406-670-0947	MarkMauritzson1953@gmail.com
5	Dorian Jorgensen	4952 Annapolis Trail	406-698-2001	620ratchefeg@gmail.com
6	Travis Yuzik	2885 Farley Ln, Billings, MT	406-794-2010	travis@atomicindustries.com
7	Melissa Townsend	2885 Farley Ln, Billings, MT	406-702-3283	melissa@atomicindustries.com
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**February 16, 2026**

**Neighborhood Meeting Notice – Proposed Zoning Change**

Applicant: PAR Montana LLC

Dear Neighbor,

You are receiving this notice because you own property near the site of a proposed zoning change in your neighborhood.

**Proposal:**

The applicant is requesting a zoning change from Agricultural to Heavy Industrial to allow for the development of a rail yard.

**Location/Parcels Included:**

Full Legal: S19, T01 N, R27 E, FRAC LTS 3 & 4 & NESW4 N OF RY  
(Tax Code: D06431, GeoCode: 03-1034-19-3-20-01-0000)

Full Legal: S19, T01 N, R27 E, C.O.S. 1069, PARCEL 2, CORR  
(Tax Code: D06428, GeoCode 03-1034-19-2-01-10-0000)

Full Legal: S18, T01 N, R27 E, C.O.S. 1069, PARCEL 1, CORR  
(Tax Code: D06427, GeoCode 03-1034-18-3-01-10-0000)

**Neighborhood Meeting Information:**

Date: February 23, 2026

Time: 1700

Location: 607 Par Montana Road  
Billings, MT 59101

The purpose of this meeting is to provide information about the proposed zoning change and to give neighbors an opportunity to ask questions and share comments before a formal application is submitted to Yellowstone County.

No official decisions will be made at this meeting. After the meeting, a formal application may be submitted to the County, and additional public notices will be provided as part of that process.

If you have questions or cannot attend but would like more information, please contact:

**Applicant/Representative Contact(s):**

Name: Tim Kalus

Phone: (307) 620-5204

Email: [TKalus@parpacific.com](mailto:TKalus@parpacific.com)

Name: Jeff Dusch

Phone: (406) 247-5524

Email: [JDusch@parpacific.com](mailto:JDusch@parpacific.com)

Thank you for your time and input.

Sincerely,

Jeff Dusch

Par Montana, LLC  
700 Par Montana Rd,  
Billings, MT 59101