



February 13<sup>th</sup>, 2026

**CITY Zone Change 1076**  
Project Number: PZX-26-00007

**City/County  
Planning Division**

**Billings Metropolitan  
Planning  
Organization**

P.O. Box 1178  
Billings, MT 59103  
[plnonline@billingsmt.gov](mailto:plnonline@billingsmt.gov)

406.657.8247

Dear Property Owner:

This is to inform you of the following request recently submitted to the City/County Planning Department.

**City Zone Change 1076**– 715 Commerce Way - (from P1 to P2) - A zone change request from Parks and Open Spaces (P1) to Public, Civic, and Institutional Small (P2) zoning, on Tract 1, C.O.S. 2783, Lot 3A-4, and Lot 3A-5, Block 1, Popelka Commerce Center Subdivision, Second Filing, and Lot 3A-1A, Block 1, of Amended Plat of Lots 3A-1 and 3A-3, Block 1, Commerce Center Subdivision, Second Filing, S08, T01 S, R26 E on an 67.307 acres parcel of land. A pre-application neighborhood meeting was held on January 21, 2026, at 5:30 PM, at Newman Elementary School. Tax ID: D01394, A35426, A35427, & A31139

**The City Zoning Commission will hold its public hearing in Council Chambers, 5<sup>th</sup> Floor of City Hall at 316 N 26<sup>th</sup> St. on March 3, 2026 beginning at 4:30 pm.** All interested people are invited to attend in person.

Additional information on this application is available on-line at

<https://www.billingsmt.gov/2361/Current-Zoning-Applications> or in the Planning Offices at City Hall, 316 N 26<sup>th</sup> St, 5<sup>th</sup> Floor.

Written comments may be sent to the Zoning Commission via US Mail to P.O. Box 1178, Billings, MT 59103 or via email to [husmank@billingsmt.gov](mailto:husmank@billingsmt.gov) or [bernsb@billingsmt.gov](mailto:bernsb@billingsmt.gov) before NOON on March 3, 2026. All emails received prior to this time will become part of the record for the zone change. Comments sent prior to this notice are also part of the public record.

**The City Council has designated March 23, 2026 at 5:30 p.m.** as the date and time to receive the Zoning Commission recommendation for the zone change and hold a public hearing. City Council hearing will be held in Council Chambers, 5<sup>th</sup> Floor of City Hall at 316 N 26<sup>th</sup> St.

Before taking any action on an application for a Zone Change, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a zone change other than the one advertised. The City Council shall take one of the following actions on the zone change requests: 1) approve the application; 2) deny the application; 3) refer the item back to the Zoning Commission based on new information; 4) allow withdrawal of the application; or 5) delay the application for a period not to exceed thirty (30) days.

The Zoning Commission and City Council will hear all people wishing to speak relative to the proposed Zone Change. Testimony regarding the above-mentioned items may also be submitted in writing to the Planning Division or to the Mayor and City Council, P.O. Box 1178, Billings, MT 59103.

Additional information on this item is available in the Planning and Community Services Office. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Brenda Berns, Planning Clerk, at [bernsb@billingsmt.gov](mailto:bernsb@billingsmt.gov) or (406) 247-8610.

Sincerely,  
The Staff of the City/County Planning Division

**billingsmt.gov**

#### **10 Criteria to be Used for Review of Zone Changes**

In making its recommendation to the city council for an amendment to the official map or text of this chapter, the city zoning commission shall consider, among other things, the following:

- (1) Whether the new zoning is designed in accordance with the growth policy;
- (2) Whether the new zoning is designed to secure from fire and other dangers;
- (3) Whether the new zoning will promote public health, public safety and general welfare;
- (4) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- (5) Whether the new zoning will provide adequate light and air;
- (6) Whether the new zoning will effect motorized and nonmotorized transportation;
- (7) Whether the new zoning will promote compatible urban growth;
- (8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
- (9) Whether the new zoning will conserve the value of buildings; and
- (10) Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

## CITY ZONE CHANGE APPLICATION FORM

**CITY ZONE CHANGE**

Billings Zone Change # 1076 Project # \_\_\_\_\_

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the **City of Billings** Zoning Regulations.

Present Zoning Parks and Open Space (P1)

Proposed Zoning: Public, Civic, and Institutional (P2)

PARCEL TAX ID# Do1394, A35427, A35426, A31139 CITY ELECTION WARD 3

**See attached.**

Legal Description of Property: \_\_\_\_\_

Address or General Location (If unknown, contact City Engineering): 715 Commerce Way

Size of Parcel (Area square feet or acres): Approximately 67.307 acres

Present Land-Use: Public Park

Proposed Land-Use: Public park, Recreation facility with concessions/restaurant serving Alcoholic bev.

\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s) City of Billings

(Record Owner)

316 N 26th St., Billings, Mt, 59101

(Address)

406-657-8247

plnonline@billingsmt.gov

(Phone Number)

(email)

Agent(s): Gavin Woltjer (Parks Dept.) Karen Husman (Planning Div.)

(Name)

P.O. Box 1178, Billings, MT 59103

(Address)

406-657-8373

(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: 1/22/2026

(Record Owner – Digital Signature Allowed)



Amend Park legal description;

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)

## **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.O.S. 2783, PARCEL 1 (5101 King Ave E, Tax Code D01394) •POPELKA COMMERCE CENTER SUB 2ND FIL (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



**City/County  
Planning Division**

**Billings  
Metropolitan  
Planning  
Organization**

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

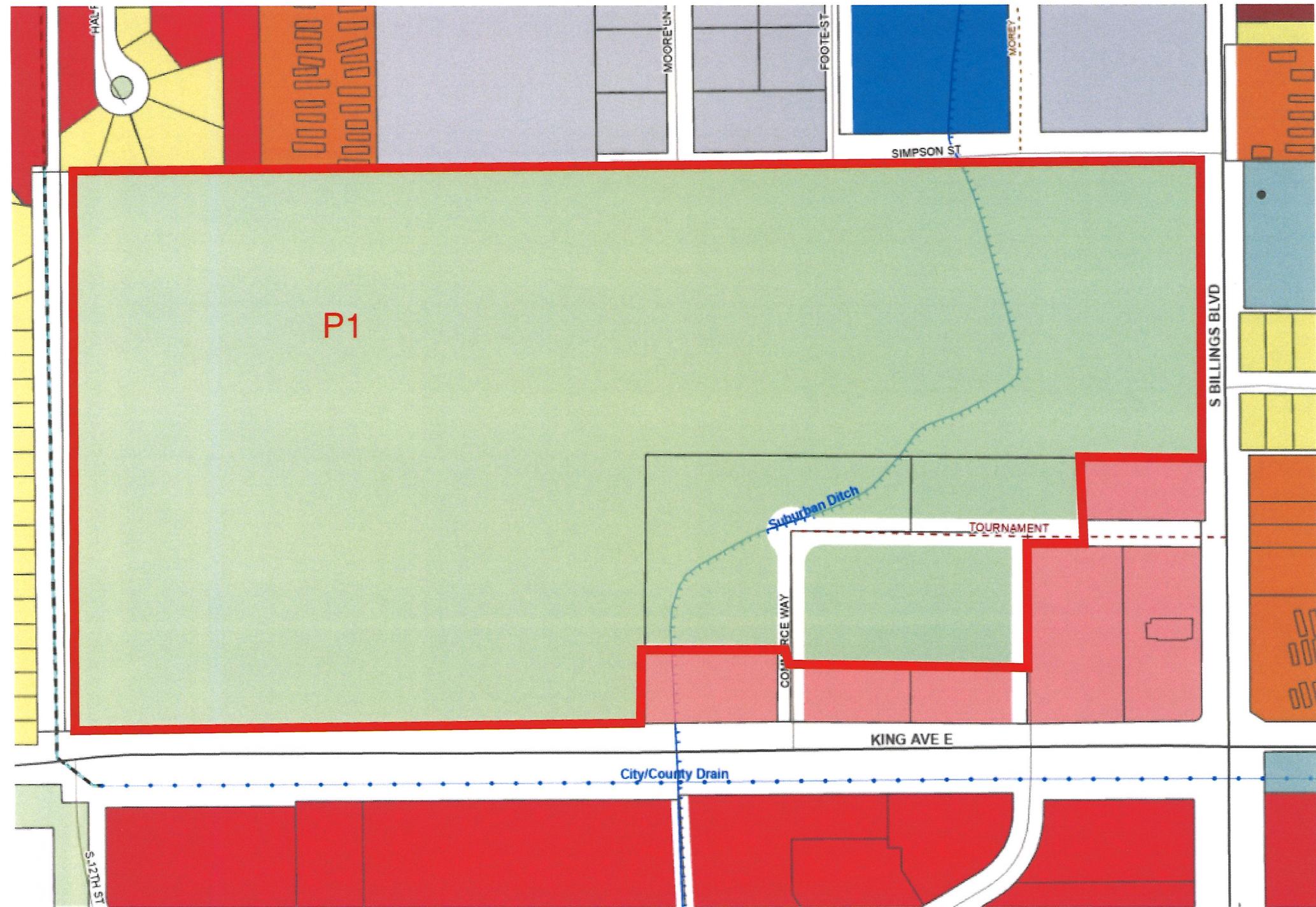
The City of Billings will be initiating a zone change for the City's Amend Park from *Parks and Open Space (P1)* to *Public, Civic, and Institutional (P2)*, to facilitate the operation of a new restaurant, including the sale of alcoholic beverages, inside the new ice hockey center.

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

There were no members of the public in attendance.

Sincerely,

The Staff of the City-County Planning Department





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

