

**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: Rural Residential 1 - RR1 \_\_\_\_\_
2. Written description of the Zone Change Plan including square footage or acres of proposed new zoning: Subject Parcel is 2 acres.  
  
\_\_\_\_\_
3. Subject Property Map: please attach to this form
4. Legal Description of Property: S21, T01, R25E, C.O.S. 2224, Parcel 2B Amd L:2 (2 ac) \_\_\_\_\_
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 22, day of February , 2024.
  - b) The zone change application is based on materials presented at the meeting.

**Owner (s):** Jeremiah Doucette

Telephone: (406) 670-6097

Address: 2409 Nina Clare Rd.; Billings, MT 59102

Email: doucette@bresnan.net

**Agent (s):** Neil Kiner

Telephone: (406) 850-0461 \_\_\_\_\_

Address: 1432 Teton Ave; Billings, MT 59102

Email: neil@secondnature.consulting



Feb. 22, 2024

Green Bee Zone Change.

Print Name

Neil Kiner.

Brian Duke 861-9002

KARA DUKE

Steve Redinger (letter left)

Connie Paulson

Randy Paulson

Cecilia Samuelson



**Zone Change Request Pre-Application Neighborhood Meeting Feedback  
5:00 pm February 22, 2024 – Meadowlark Brewery**

**Attendees:**    Brian & Kara Duke -            4852 Amber Lane  
                     Randy & Connie Paulson       4860 Amber Lane  
                     Curt Samuelson                        4824 Amber Lane  
  
                     Stever Redinger                        4845 Amber Lane  
   Steve was not in attendance, but wrote letter

Brian spoke most frequently. He started by saying he enjoys visiting with our gardener. They maintain a good relationship, often visiting and playing with dogs. He then spoke about the smell of cannabis and asked that more effort be provided by the Green Bee in odor control.

Kara spoke briefly about purchasing their home in 2018 and their need to preserve the value of the home and property. Neil spoke and explained that this zone change is also an effort to preserve the value of the businesses utilizing the property.

Randy and Connie mentioned that a piece of loose plastic on the greenhouse often flaps in the wind and they would appreciate that being trimmed off.

Neil thanked everyone for their attendance.

Respectfully Submitted,

Neil Kiner

**Steve Redinger**



4845 Amber Lane  
Billings, Montana 59106-3777  
(406) 698-2904  
*sadlem@bresnan.net*

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February 12, 2024

RE: Requested Zone Change Parcel ID 03092621117010000

To Whom It May Concern:

I am out of town and unable to attend the informational meeting held on February 22, pertaining to this parcel. However I wish to voice my disapproval of this request to change the zoning to C3, as I do not believe that doing so fits with the neighborhood and would detract from the peaceful enjoyment of my property at 4845 Amber Lane.

Thank you.



Steve Redinger