

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: N4

2. Written description of the Zone Change Plan including square footage or acres of proposed new zoning:

R-R M 1t

3. Subject Property Map: please attach to this form

4. Legal Description of Property: LOT 26 MEADOW BROOK SUB

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:

- The pre-application neighborhood meeting was held on the 22, day of NOVEMBER 2025
- The zone change application is based on materials presented at the meeting.

Owner (s): Justin Fields Telephone: 406-591-1518

Address: 2539 Rockwood St. Email: grampyjake1@gmail.com
Billings, MT 59101

Agent (s): _____ Telephone: _____

Address: _____ Email: _____

Attachments for Zone Change 733

Justin "Jake" Fields
2539 Rockwood St., Billings, MT 59101
(406) 591-1518 grampyjake1@gmail.com

November 13, 2025

Planning & Community Services Department
P.O. Box 1178
Billings MT 59103

Re: Neighborhood Meeting for Zone Change

Dear Landowner:



The purpose of this letter is to inform you of a neighborhood meeting pertaining to a potential zone change for 2535 Rockwood St. (MEADOWBROOK SUBD, S30, T01 N, R27 E, Lot 26). As part of the zone change process, this meeting is required to provide information to the surrounding property owners of the potential zone change for their review and comment prior to submitting the zone change application.

The current zoning of property is N4, Large Lot Suburban Neighborhood Residential, and the proposed zone change will be to R-RMH, Rural Residential Manufactured Home. The owner, Justin Fields, intends to perform this zone change to allow for the addition of his manufactured home to the property. Below is an excerpt from the Yellowstone County Zoning Regulations defining the two different types of zoning, along with a web address where additional information on regulations can be found.

N4: LARGE LOT SUBURBAN NEIGHBORHOOD RESIDENTIAL

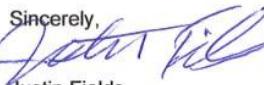
The N4 district is intended for large lot residential neighborhoods primarily with single-family homes. Characteristics include wide, large lots and attached garages often located on the front building façade. Regulations include basic setback and height parameters.

R-RMH: RURAL RESIDENTIAL MANUFACTURED HOME

The R-RMH district is intended to provide stable environments for individual manufactured homes and compatible accessory uses.

<https://www.billingsmt.gov/DocumentCenter/View/53645/Yellowstone-County-Zoning-Regulations-APR-2025-UPDATE>

The meeting will be held on the subject property, 2535 Rockwood Street, Saturday November 22 at 3:00pm. If you are unable to attend the scheduled meeting and have comments on the zone change, please provide them to me in writing at the email address below.

Sincerely,

Justin Fields
grampyjake1@gmail.com

Sacie Fields ~~Joiner~~ 406-860-7633
322 Green Terrace Drive 59102

Heather & Shane Durman 406.500.2370
~~Heather Durman~~ No/No

Richard Hibbs No
Rockhurst Hobbs 406-425-2302

Will Johnson No
William Johnson 406 698-4720

Review Code/CCS for age of mobile home.

Eric & Rose Runestad 406 698-3880 Yes/Yes
mrunestad@gmail.com

Renata & Kew Hazel 406 670-5914
No

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Justin "Jake" Fields
2539 Rockwood St., Billings, MT 59101
(406) 591-1518 grampyjake1@gmail.com

ZONE CHANGE PRE-APPLICATION NEIGHBORHOOD MEETING NOTES 3:00pm, Saturday, November 22

Seven people representing six properties attended

ATTENDING:

Shane & Heather Luhman, 2520 Rockwood St.
Richard Hibbs, 2514 Old Hardin Rd.
William Johnson, 2511 Rockwood St.
Eric & Marisa (Rese) Runestad representing Marjorie Runestad, 531 Greenwood Ave.
Ken Hagel, 2537 Silverton St.

ALSO ATTENDING:

Jacie Fields, daughter of Justin Fields, 3221 Green Terrace Drive, 59102

NOTES BY JUSTIN FIELDS:

Shane Luhman was concerned that I had not moved the mobile home as soon as I received the notice of zone violation.

The Luhmans and Mr. Johnson expressed confusion as to what property would be affected by the zone change. They had the idea that a block of several properties including theirs would all have their zones changed along with mine. They expressed their intent to research the matter, and I encouraged them to do so.

Mr. Hibbs, Mr. Johnson, and the Luhmans, thought the presence of a mobile on my property would negatively affect the value of their properties.

I pointed out that the properties immediately to the east and west of mine have mobiles already present and that there are two trailer courts within view of my property. I also pointed out that I have improved the value of my property by removing several large and in some cases dangerous trees, bringing in gravel to stabilize the ground and provide driveway and parking, and skirting my mobile by building a 2x4 frame and insulating and siding it.

Mrs. Luhman indicated her intent to have a realtor assess the possible property disparity in view of the presence of my mobile.

Mr. Hibbs became quite agitated and left the meeting.

Mr. Luhman was combative, argumentative, and was asked not to use foul language at one point. He made the statement that he was going to see to it that my zone change request would be denied and that when that happened, I would have to move my mobile within a week. He continued to bring up the same points in a combative posture to the point that I had to tell him our conversation was over.

Once Mr. Luhman was gone the remaining neighbors were able to express their viewpoints and each, Erick and Rese Runestad and Ken Hagel, had no objection to the presence of my mobile. Mrs. Runestad stated that because the mobile is behind the house that is on the property it is not visible.

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NOTES BY JACIE FIELDS:

I attended the community meeting at 2535 Rockwood Street, Billings, MT 59101 on Saturday, November 22 at 3:00 p.m. Justin Fields is the property owner. I am his daughter. I do not have an ownership interest in the property. I attended in order to take notes.

My father began the meeting with a humble acknowledgement that his intention in improving the property through extensive tree removal, dirt work, and gravel laying had all been done in an effort to create a quality addition to his property and the neighborhood. He is a seventy-three-year-old man who is retired but is currently working full time at the refinery in Lockwood to help with finances in his retirement. He has worked hard, blue collar jobs his whole life. He has owned the mobile home that has been placed on the property for some time. His pride in ownership is apparent throughout the careful updates to the mobile home and the land itself. He was not private about his intentions as he had opportunity to talk with neighbors when he began extensive tree removal on the property in June. In July, the mobile home was professionally moved to the site, hooked to utilities, and only then did he receive notice that he would need to request a zone change, prompted by a call to zoning by Shane Luhman, who acknowledged at the meeting that he made the call instead of directly contacting Justin. When he received the letter, Justin immediately called the zoning department and was directed to Mike Scheino who told him that as long as he stayed in communication and began the process, he did not need to take action. Based on that guidance, Justin moved forward with finalizing the project. He walked the attendees through this timeline and calmly asked that they be understanding of his intention to use the rental income from the pre-existing home to cover his mortgage and allow him to retire soon.

Attendees Shane and Heather Luhman and Richard Hibbs were the most outspoken, stating that they believed that the zone change would affect the whole neighborhood zoning. I attempted to clarify for them that the zone change request was only specific to the subject property parcel. They then claimed that the presence of one additional mobile home- while another is more in line of sight of both of their properties and is in a blighted condition- would affect their property values. I recommended that they speak with licensed real estate agents who can confirm for them that the presence of one additional mobile home in a neighborhood does not affect their specific property value. Shane Luhman became irate and began to cuss at my father and me. I calmly asked him to maintain a professional decorum. He claimed that he had also spoken to the same gentleman from zoning just the day before and that he had been reassured that if the zoning request didn't pass, the mobile home would have to be removed within a week. Mr. Hibbs became belligerent and left the meeting abruptly, shouting obscenities back at us as he left.

I had a side conversation with Heather Luhman where I once again attempted to clarify for her that everything Justin had done had been in an effort to improve his property and live in peace with his neighbors. She and I both know a REALTOR® named Jacque Lorang who is a specialist in the Lockwood area. I recommended that she reach out to her to discuss a Comparative Market Analysis which does not take into account the specific zoning or presence of a single mobile home in the overall pricing of their home. She and her husband seem to have a singular mindset that is based on the belief that because they "told Justin to stop" by making a call to zoning, that he needs to be "punished" and forced to remove his home, at a severe loss to my father's overall net worth.

Neighboring landowners Marisa and Eric Runestad made statements of support for the change, noting their long-standing involvement in the neighborhood through family-owned property nearby. They have recently torn down a blighted home located at 531 Greenwood which has been in their family for a very long time. When the attendees who had been taking part in the shouting and cussing had left, they, along with Ken Hagel, shared their support of the zone change.

My father is an upstanding, hardworking citizen. He will continue to improve the property, providing a safe rental to the new English teacher at Lockwood High School, and peacefully living on the property as well. He has served the Lockwood community throughout his life. He volunteered at local retirement homes and churches for 20+ years, taking part in free sports camps for local youth, and selflessly mowing lawns for less fortunate members of the neighborhood even when he lived in the Heights. He owned and operated a business, The Big Dipper Drive Inn, in Lockwood for six years. Allowing him to live in his

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mobile home in Lockwood would allow him the opportunity to live amongst an area he has cared for in one way or another throughout his adult life. He carries the core values of a good neighbor, and someone who will seek to improve not only his own property, but the lives and properties of those around him.

Thank you for considering this zone change on his behalf.

Warmly,
Jacie Fields
3221 Green Terrace Drive
Billings, MT 59102