

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 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:** Agriculture _____
2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

Existing use of Agriculture to be changed to Residential use N2, NX1, NX3 AND P1

3. **Subject Property Map:** please attach to this form

4. **Legal Description of Property:**

S10, T01 S, R25 E, C.O.S. 2828, TRACT 1

S10, T01 S, R25 E, C.O.S. 2828, TRACT 2

Drain ROW (legal description attached)

5. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force and mailing address of Chairperson:

Yes. West End Task Force. Chairperson: Howard Holz: billingswetf@gmail.com

6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form

7. **A copy of the meeting notice.** please attach to this form

8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form

9. **The undersigned affirm the following:**

1) The pre-application neighborhood meeting was held on the 23, day of Nov, 2021, 20__.

2) The zone change application is based on materials presented at the meeting.

Owner (s): Robert D & Bonnie E Bell FAMILY TRUST Telephone: (406) 860-4746

Address: 2128 Wyndham Park Dr Email: _____
BILLINGS, MT 59102

Agent (s): Dorn/ Lowe LLC Telephone: (406) 652-8232

Address: PO BOX 81524 Email: rick@dornrealestate.com
BILLINGS, MT 59108-1524

PRE-APPLICATION NEIGHBORHOOD MEETING
ATTENDANCE SIGN-IN SHEET

Date: November 23, 2021

Time: 5:00 PM

Project: Notice of Pre-Application Neighborhood Meeting for Annexation
and Planned Neighborhood Development (PND) Zone Change
Certificate of Survey No. 2828, Tracts 1 and 2.

Project No.: 12004.01

Meeting Location: Sanderson Stewart, 1300 North Transtech Way, Billings, MT 59102

Name and Title: (Please Print)	Address:	Phone Numbers:		Email Address:
		Office	Mobile	
JAN Ross	4129 Sedgewick Pl	406 598 1641		Janaross349@gmail.com
Linda Rekdal	8 Twin Pines Ln	406 860-7689		
Nancy Pederson	26 Twin Pines Ln	406 860 0150		
Doug Nordel	3 Twin Pines	307 757 6310		dnordel30@gmail.com
Terr Kaufman	110 Big Pine Ct	928-242-7966		kaufmanterr@gmail.com
Roger Fuhrman	191 Legends Way	307-267-8052		rifuhrman@msu.com
Toby Erickson	4142 Bunbury Pl	281-468-1872		TEricksonmail@gmail.com
Ardy + Mary Ann Hall	4126 Sedgewick Pl	307 763 2455		cahall@wave.com.net
Judi Powers	4185 Oriole Ln	406 855-5149		Powersjudi@gmail.com
Ron + Denise Johnson	34 Twin Pines	406 545-3615		ron.johnson@zeme.com
Tyler J. Jensen	215 S. 4th St W	855-3093		
Brandon Reiter	37 Clark Ave	697-2088		breiter55@gmail.com
Rick + Kathy Brookshire	4222 Limber Pine Ln	670-5205		L2ly 59106@gmail.com
Mike Henthorn	4160 Bell Ave	656-0977		

**PRE-APPLICATION NEIGHBORHOOD MEETING
ATTENDANCE SIGN-IN SHEET**

Date: November 23, 2021

Time: 5:00 PM

Project: **Notice of Pre-Application Neighborhood Meeting for Annexation
and Planned Neighborhood Development (PND) Zone Change
Certificate of Survey No. 2828, Tracts 1 and 2.**

Project No.: 12004.01

Meeting Location: **Sanderson Stewart, 1300 North Transtech Way, Billings, MT 59102**

Name and Title: (Please Print)	Address:	Phone Numbers:		Email Address:
		Office	Mobile	
<u>Rick Dorn</u>	<u>2680 Overland</u>	<u>652-8232</u>	<u>861-1002</u>	<u>rick@dornrealestate.com</u>
<u>Michael VanHoover</u>	<u>4115 Deer Lane</u>	<u>(406) 657 5762</u>	<u>502 419 1041</u>	<u>mvanhoover@gmail.com</u>
<u>Bonnie Bell</u>	<u>2128 Wyndam</u>	<u>534-2846</u>	<u>_____</u>	<u>_____</u>
<u>Scott Bell</u>	<u>2203 Louise Ln</u>	<u>406 534 1551</u>	<u>406 860-4746</u>	<u>_____</u>
<u>Donna Timmerman</u>	<u>4129 Ashford Pl</u>	<u>_____</u>	<u>406-860-4597</u>	<u>2golflife@gmail.com</u>
<u>Charlie & Marilyn</u>	<u>48 Twin Pines Ln</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>Dianne & Vern</u>	<u>121 Big Pine</u>	<u>_____</u>	<u>406-860-5031</u>	<u>_____</u>
<u>Steph & Linda Biggs</u>	<u>14 Twin Pines Loop</u>	<u>_____</u>	<u>692-7203</u> <u>606 6664</u>	<u>_____</u>
<u>Blaine Poppler</u>	<u>5403 King</u>	<u>671-0399</u>	<u>_____</u>	<u>blaine@ccmontana.com</u>
<u>Jack Anne Radden</u>	<u>4992 2000</u>	<u>_____</u>	<u>970-290-9340</u>	<u>jackradden33@gmail.com</u>
<u>Reference</u>	<u>4246 Central</u>	<u>_____</u>	<u>406 695 4500</u>	<u>_____</u>
<u>BRIAN LEITZ</u>	<u>4420 CENTRAL</u>	<u>_____</u>	<u>928 600 0375</u>	<u>AZHEAVYCHEVY@GMAIL.COM</u>

MEETING MINUTES

PROJECT: Certificate of Survey #2828 Tracts 1 & 2			
Project No: 12004.01			
Meeting Location: 1300 N Transtech Way, Billings, MT		Meeting Date: 11/22/21 - 5:00 P.M.	
Meeting Subject: Neighborhood Meeting		Prepared by: John Halverson	
Attending:	(See attached sign-in sheet)		
Sanderson	Rick Leuthold	Dorn Real Estate:	Rick Dorn
Stewart:	John Halverson		
Date of Issue: 11/30/21			

Minutes:

- Rick Leuthold opened by stating the purpose of the meeting is to inform the surrounding neighborhood of the process the property owners have begun on COS 2828, Tracts 1 and 2, to petition for annexation and zone change. He also reviewed the existing surrounding land uses, including N2 at Legends West and Twin Pines.
- Rick then explained that under the new Billings "Recode" a PND (Planned Neighborhood Development) would occur at this location.
- Traffic concerns were brought up by attendees.
- Rick Leuthold noted that traffic concerns would be addressed in the Annexation, Zone change, PND process. He stated that information on the zones included in the site (N2, NX2, NX3, P1) is available on the planning department's website. He discussed the character of these zones, NX2 being composed of 3-to-8-unit buildings of residential character, and that NX3 is larger, 9+-unit buildings of multi-family residential scale. He noted that N2 zoning is included in the site at the west end of Bell Estates as a transitional zone. He stated that the north end of the site zoned NX2 would likely contain town homes with parking at their southern end. Rick also called out the areas on the site

map zoned P1 that will serve as pedestrian paths in the NX3 and Bannister Drain areas.

- Rick stated that anticipated residents per housing unit would be 1.6-1.8, and that those same units would produce about 8-10 trips per unit. He noted that Shiloh experiences 18,000 trips per day and committed to finding relative current traffic numbers for the attendees on adjacent roads.
- Rick explained that the site would be accessed via an extension of Big Pine Court.
- A meeting attendee stated that residents had the option to gate off Big Pine Court north of Bell Avenue as it is a private drive.
- Rick stated that the site will have vehicular access via Monad and 44th street (under construction), and that Bell Avenue will never function as a collector because of its right-in-right-out only intersection status at Shiloh.
- An attendee stated shared concerns about traffic, and that bicyclists present a danger at the intersection of Bell Ave. and Shiloh along the multi-use path.
- Rick stated that signage could be installed for cyclists at this location, and that most of the site is expected to be accessed via Monad.
- An attendee noted the Legends West neighborhood to the north of the site cannot gate its streets, as they are public rights of way.
- Attendees voiced further concern about poor existing safety conditions at Bell Avenue, noting that drivers often exceed speeds of 60 mph, that the nearby nursing home uses the street as parking for its staff, and that, rather than use the narrow, winding sidewalk, pedestrians often walk in the street.
- Rick Leuthold stated that new development would have five foot wide sidewalks, that the number of units in the development is yet unknown, and that zoning requires parking and green space.
- Attendees stated their perception that apartment buildings would bring higher crime rates and stated a preference that single family housing be developed in the area.
- Rick Leuthold stated that current demographic trends do not support single family development in this area. He noted that many need smaller housing options as they downsize, and that many cannot afford single-family construction now. He referenced more compact development undertaken by McCall Homes and explained a market shift toward smaller living units and more mobility.

- Attendees re-stated their preference for single-family housing and their concern that anything else would de-value their homes.
- Rick reiterated the need for affordable housing and pointed out that apartments have been developed nearby. He also noted that changes in planning practice have come to favor mixed-density development with a diversity of housing types. He agreed that the infrastructure in the area should support the density at the subject site. He also noted that the site included areas to transition from existing single-family neighborhoods to the more-dense NX3 zone. He stated that the NX3 zoned area of the site will include green space.
- Attendees expressed concern as to what effect new development would have on their property values.
- Rick Leuthold stated that current single-family development is producing homes in the \$275,000-\$300,000 value range, which is not considered entry level housing, and that, in Billings, development tends to occur in 20-acre phases. He stated also that more-dense development uses infrastructure more efficiently and provides people economical access to housing.
- Attendees expressed a perception that development to the south of the subject property (Interurban and Farmstead) used too much street parking, and that crime and theft were rampant at that location.
- Rick noted that city regulations determine the amount of parking in each development.
- Attendees reiterated their opposition to affordable housing in their neighborhood, and a concern that low-income people would live in the proposed development.
- Rick Leuthold stated that rent-controlled units would not be included in this development, and that market rate rents would be charged, which would be approximately \$1800 per month and up. He stated also that issues of overcrowding are controlled by city code.
- Attendees stated that the zoning designation of NX3 “scares everyone in this room,” and expressed a desire for a schematic site plan.
- Rick stated that the processes for Annexation, Land Use Designation, Subdivision, and Site Development would all require notifications to go out to the those that received notice for this meeting.

From: Janice Munsell <janicemunsell@bresnan.net>
Sent: Wednesday, December 1, 2021 11:11 AM
To: John Halverson <jhalverson@sandersonstewart.com>; Rick Leuthold <rleuthold@sandersonstewart.com>
Subject: Certificates of Survey #2828 Tracts 1 & 2

We are writing as neighbors of the above proposed development. After attending the neighborhood pre-ap meeting via Teams, we have the following comments.

1. We acknowledge Billings is similar to other localities in the need for more affordable housing. The goal is to provide additional housing while maintaining the neighborhood character. “Section 27-302 District Descriptions: Neighborhood districts are primarily intended to allow a mix of residential uses within appropriately scaled buildings to maintain and promote the desired physical character of neighborhoods within the city.”
2. We agree with other neighbors in attendance that the extension of Twin Pines Lane south of Bell Avenue would likely lead to non-residents of the Twin Pines development using Twin Pines Lane for access off of Central. Therefore, we oppose the extension of Twin Pines Lane for accessing the northern end of the proposed development.
3. We agree with other neighbors in attendance that Bell Avenue essentially allows one free-flowing lane of traffic due to its dimensions, parking patterns, and neighbors walking dogs or walking side-by-side while using walkers. Therefore, we oppose adding additional traffic to Bell Avenue for accessing the northern end of the proposed development.
4. Since the northern portion of the proposed development is bordered by Twin Pines (N2 twin homes) and Bell Estates (N2 single family homes on larger lots), we suggest zoning the northern portion at N2 and oppose jumping to NX2.
5. Since the southern portion of the proposed development would then be bordered by N2 to the north and cornered by Bell Estates (also N2) to the northeast, we suggest zoning the southern portion at NX1 and oppose jumping to NX3.

Randy Spear & Janice Munsell
4220 Limber Pine Ln
Billings MT 59106
406-208-0258
janicemunsell@bresnan.net