

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: N3 Suburban Neighborhood

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

Zone Change Request from N3 Suburban Neighborhood Residential to N1 First Neighborhood Residential, NX1 Mixed Residential 1, NX2 Mixed Residential 2, and P1 Parks and Open Space

3. Legal Description of Property:

Attached Exhibit C

4. Neighborhood Task Force Area: Yes /// No . If Yes, Name of Task Force

Yes, West End Neighborhood Task Force

5. Roster of persons who attended the pre-application neighborhood meeting: please attach to on line application Exhibit A

6. A brief synopsis of the meeting results including any written minutes or audio recording.

please attach to on line application Exhibit B

7. The undersigned affirm the following:

1) The pre-application neighborhood meeting was held on the 25th, day of January 2024.

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

Owner (s):

WH Copper Ridge 54 LLC Telephone: 661-222-9207

Address:

24911 Avenue Stanford SANTA CLARITA, CA 91355 Email: lwilliams@williamshomes.com

Agent (s):

John Halverson Telephone: 406-869-3311

Address: 1300 N Transtech Way, Billings, MT 59102 Email: jhalverson@sandersonstewart.com

Complete this form and upload to your on-line Zone Change application

MEETING MINUTES

PROJECT: COPPER RIDGE CONCEPT & ZONE CHANGE			
Project No: 21266.03			
Meeting Location: 7043 Copper Sunset, Billings MT 59106		Meeting Date: 01/25/24 5:30 PM	
Meeting Subject: Zone Change Neighborhood Pre-Application Meeting		Prepared by: Dominic Neameyer	
Attending:	(See attached sign-in sheet)		
Sanderson Stewart:	John Halverson	Dominic Neameyer	
Williams Homes	Marc Smith		
Date of Issue: 02/01/24			

Minutes:

- Mr. Halverson opened the meeting at 5:30 PM by introducing himself and outlining the agenda, which included a presentation on the zone change, a brief explanation of the new zoning code and why zoning is necessary for municipalities, and time for questions and comments.
- After completing that presentation, Mr. Halverson took questions and comments from the attendees.
- An attendee commented Bronze Boulevard and Shiny Penny Way connect to the new development area and people will drive through those streets to the new development
 - Mr. Halverson responded connectivity and multiple points of access is required by the city.
- An attendee commented they would like the construction to be accessed via Rimrock
- An attendee asked if the project will be in phases
 - Mr. Halverson responded the project will be likely built in four phases and showed the estimated phase one boundary.
- An attendee commented this project will lower the existing homes property values

- An attendee commented the affordable housing and apartments will bring unwanted activity and homeless population from downtown Billings
- An attendee commented apartments should not be in residential areas
- An attendee commented this is going to be a neighborhood killer
- An attendee commented the schools cannot handle higher density
- An attendee commented they will have to pay for a new school because of this project
- An attendee asked if Williams Homes will be the main contractor in building the homes
 - Mr. Smith responded that Williams Homes will be the main builder
- An attendee commented that they moved out to Copper Ridge for no lights and quiet
- An attendee commented that if lower value homes are built it will tank the existing home property values
 - Mr. Halverson commented there is no factual backing that a smaller product increases or decreases property values
- An attendee asked if Williams Homes is only building smaller homes because they are losing money
- An attendee commented that Rimrock is only two lanes and will not be able to handle this density
 - Mr. Halverson commented that Rimrock improvements and access points will be determined by the Traffic Impact Study
- An attendee commented that they can single family only
- An attendee commented that Williams Homes should sell the land and get out of town
- An attendee commented complaining about construction activity
- An attendee commented that when they bought their home, they were told the future would be single family only
- An attendee commented that this sounds like a lawsuit because they were told it would be single family only
- An attendee asked when construction would start
 - Mr. Halverson responded that grading and earth work would start in the fall/winter of 2024
- An attendee asked if there will be an HOA
 - Mr. Halverson responded yes, a new HOA will be formed
- An attendee commented that the HOAs' don't do anything to enforce rules

- Mr. Smith commented that residents can report infractions to the HOA and recommended residents participate in serving on their HOA board
- An attendee asked what size the single-family homes will be
 - Mr. Halverson responded the homes will be about 25' wide
 - Many attendees said they don't want that small of homes in the neighborhood
- An attendee commented that people think smaller homes works better but they are wrong, it doesn't work better
- An attendee commented that this proposed product mix just isn't right
- An attendee asked if Williams Homes is building other places in Billings
 - Mr. Smith responded that they are building in Copper Ridge and High Sierra
 - The attendee commented that a handshake deal still means something in Montana and if Williams Homes does this it will put a bad taste in the mouth of Billings residents and Williams Homes won't be building in Billings anymore because of a bad reputation
- An attendee commented that building a more densely populated project on the outskirts of town is urban sprawl
- An attendee commented that if this is affordable housing how will people get to work? The bus system doesn't serve this area and how will they be able to afford gas and a mortgage
- People started to get up and leave and attendees started going to Mr. Halverson, Mr. Neameyer, and Mr. Smith individually to ask questions and comment their push back on the project

PRE-APPLICATION NEIGHBORHOOD MEETING
ATTENDANCE SIGN-IN SHEET

Date: 1/25/2024

Time: 5:30 PM

Project: Copper Ridge 7th + 8th Filing Zone Change

Project No.: 21266.03

Meeting Location: 7043 Copper Sunset Dr.

Name and Title: <i>(Please Print)</i>	Representing:	Phone Numbers		Email Address
		Office	Mobile	
BRIAN GEORGE	CONCERNED RESIDENT		671 7561	
CHUCK SMITH	RESIDENT		406 690 6341	CJ-mm@msn.com
Judith Diane Walker	Resident		307-262-2664	maebrown@fritel.net
Richard Wike	"		406-981-5919	229. 70th st
Gary + Angela Lapin	resident		-	GKL321@hufmail.
Joe Chilcoat	resident		406 794 3597	Zerock111@yahoo.com
Mark Turner	Resident		406-671-6808	Mark.Turner2@BNSF.com
Gene Scott	Resident		406.213.6034	GeneScott815@gmail.com
Jonathan McCroskey	Resident		817-507-7404	Mmarcum99@yahoo.com
Robert Gill	Resident		714-227-1166	Gill.Family@csbc.org
Karen Gill	"		"	Gill.Family@sbcbglobal.net
Tammy BRUNS	"		425 870 9892	Tammy.BRUNS5@gmail.com
Renee Maynard	Resident		406 750 0879	renee.fencee@gmail.com

PRE-APPLICATION NEIGHBORHOOD MEETING
ATTENDANCE SIGN-IN SHEET

Date: 1/25/2024

Time: 5:30 PM

Project: Copper Ridge 7th + 8th Filing Zone Change

Project No.: 21206.03

Meeting Location: 7043 Copper Sunset Dr.

Name and Title: <i>(Please Print)</i>	Representing:	Phone Numbers		Email Address
		Office	Mobile	
Gail Flack	Resident		406-861-8408	flackg@icloud.com
Rich Bruns	Resident		425-870-8217	RTBRUNS@aol.com
TREY ADKINS	Resident		406 697 1423	trejadki@gmail.com
TOM FLACK	Resident		406-262-1640	FLACKT@icloud.com
Braden & Kayla Shortidge	Resident		406-690-3925	KMarie412@hotmail.com
Resden (about to be 4 sale)	Resident		408-6661-6978	Kathy@Justinpelos.com
Joey Zehring (Victor Grant's)	Resident		208-296-9782	Joey.zehring@gmail.com
Ron & Mervin Person	Resident		406-652-8715	ronscappetto@yahoo.com
John & Ruth Meave	Resident		850-723-4379	jemeave98@gmail.com
Robert Gill	Homeowner Res		714-227-1186	gill.family@sbglobal.net