

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: RR-3
2. Written description of the Zone Change Plan including square footage or acres of proposed new zoning:
N2 - Mid-Century Neighborhood Residential
3. Subject Property Map: please attach to this form
4. Legal Description of Property: COS 540; Section 30, T01N, R27E
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 21, day of May, 2025.
 - b) The zone change application is based on materials presented at the meeting.

Owner (s): Dianne K & Arron E King Telephone: _____

Address: 238 Johnson Lane, Billings, MT 59101 Email: _____

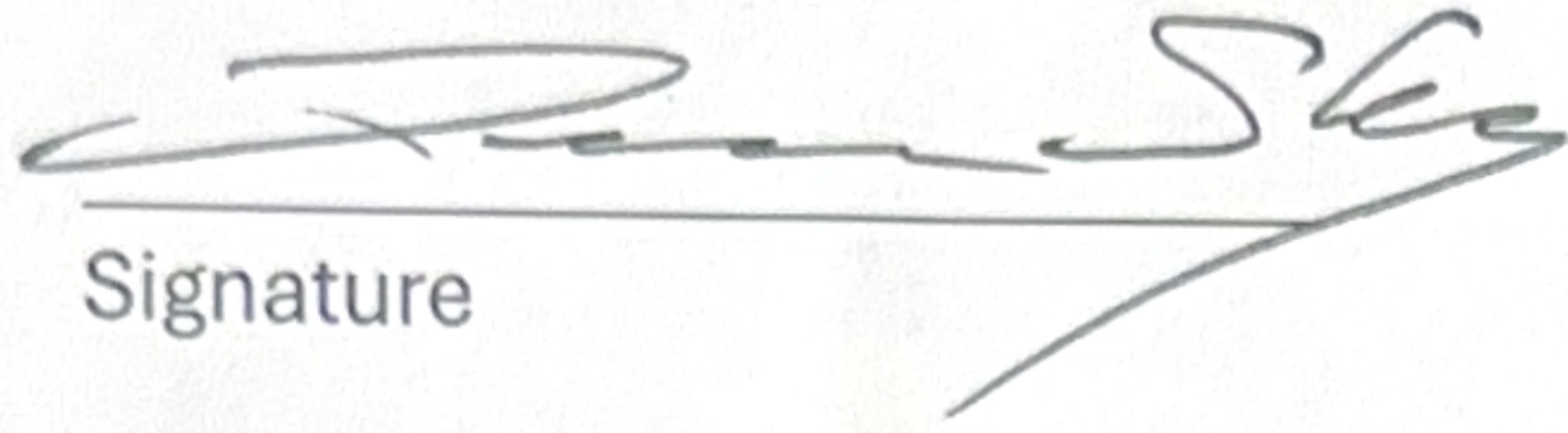
Agent (s): *Dianne K King* *Arron E King*
WWC Engineering - Greg Reid Telephone: 406-894-2210

Address: 220 S. 24th Street W, Ste 201 Email: aredland@wwcengineering.com
Billings, MT 59102

Owner Under Contract: Copper Forge Ventures, LLC – Lance Story

Phone Number: 406-561-7911

Email Address: lance.story23@gmail.com

A handwritten signature in black ink, appearing to read "Lance Story". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Signature



550 S. 24th STREET W., SUITE 201, BILLINGS, MT 59102 | 406.894.2210

May 27, 2025

Re: Neighborhood Meeting for Zone Change - CORRECTION

Dear Landowner:

With guidance from the Billings Zoning Department, this is a courtesy letter to inform you of corrections to the zone change letter that was sent on May 12, 2025 for Certificate of Survey No. 540; see included Exhibit A. The letter was not correct on the current and proposed zoning. The property is currently zoned RR-3, Rural Residential and the proposed zone change will be N2-Mid-Century Neighborhood Residential. Below are excerpts from the Yellowstone County Zoning Regulations defining the two different types of zoning, along with a web address where additional information on the regulations can be found.

RR: RURAL RESIDENTIAL

The RR districts are intended for single-family homes, with or without agricultural uses. In addition to residential homes, small-scale agricultural uses may be allowed including stables, livestock and agricultural crops raises for personal use. Basic setback and height parameters apply with a range of allowed lot areas defined by “-1” and “-3”, meaning RR-1 has a minimum lot size of 1 up to 3 acres, and RR-3 has a minimum lot size of 3 up to 10 acres. Accessory barns are allowed.

N2: MID-CENTURY NEIGHBORHOOD RESIDENTIAL

The N2 district in the county is intended for use only with a planned neighborhood development process (PND) per Article 800. This district is intended to be similar in character of single-and two-family homes developed during the middle of the twentieth century. These characteristics include homes wide on the lot, garages located on less than a third of the front facade, low-pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.

<https://www.billingsmt.gov/DocumentCenter/View/50877/Yellowstone-County-Zoning-Code-Updated-1-November-2023?bidId=>

My sincere apologizes for the confusion. The pre-application neighborhood meeting was held on May 21, 2025 and those in attendance provided comments. If you have comments on the zone change, please provide them to me in writing to the email address linked below by June 9, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Reid".

Greg Reid, P.E.

Billings Branch Manager greid@wwcengineering.com

Encl.: Exhibit A

Copper Forge Ventures Zone Change Pre-Application Neighborhood Meeting Minutes

May 21, 2025 at 6:30 pm

Attendance:

Aaron Redland and Greg Reid – WWC Engineering

See attached sign-in sheet and emails received

The meeting was opened by WWC Engineering (WWC) and an explanation of the zone change process along with the Zoning and County Commissioners meetings that are required for the zone change to be completed was provided. WWC also explained that the descriptions of the current and proposed zoning identified in the letter were incorrect and explained what the correct zoning was.

The attendees were then asked to provide comments or concerns regarding the zone change. The following list summarizes the comments received. Additional comments unrelated to zoning of the property were made and those were not included within the list below, such as asking how traffic would be provided to the future lots. The consensus of the attendees was against the zone change allowing further development of the parcel contributing to increased impacts to the area.

- The discrepancy between the identified zonings in the letter caused less individuals to show up. A new letter was requested to be sent and reschedule the neighborhood meeting so that all potentially interested parties would come.
 - WWC would contact the Yellowstone County Zoning Department for guidance on providing clarification to the nearby residents or if the meeting needed to be rescheduled.
- What is the proposed layout of the subdivision?
 - A layout is not determined at this time. This question was discussed around with some residents stating that a zone change should not be allowed without a layout of exactly what is to be constructed. It was noted to the residents that a zone change and a subdivision are separate actions that are completed and further to that, a sketch of the site would only be a concept rendering and that the layout would be subject to change as the process continues.
- Are duplexes being constructed on the lots south of Clayton Street?
 - No, the CCRs will not allow duplexes to be constructed on those lots, only single-family homes.
- A property owner on Silverton Street expressed that it is not desired for Silverton Street to be extended through. He asked how will access be provided to the future subdivision?
 - Since a subdivision plat is not in review, WWC was not able to answer with certainty how access would be provided for the future subdivision. However, it was explained that per county subdivision regulations, two points of access will be required and that potentially four are available (three to the west and Sherwood Ave to the northeast). It was also noted that the southern potential connection on the unconstructed Clayton Street may provide the most flexibility of connection by being included.
- Can we get a copy of the residents contacted by the mailers?

- Yes, WWC will email a copy of the list provided by Zoning Department to those that requested it.
- How many acres is the subject parcel?
 - WWC did not have that information on hand; the parcel is approx. 6-8 acres
- What is the approximate number of lots that could be created?
 - Maybe 20-30 lots but that is highly variable with parkland dedication, irrigation easement area, roadway dedication, and stormwater requirements that would be necessary in the future.
- Traffic issues through the adjacent roadways was raised as a concern.
 - An explanation of the process of the zone change and then a major subdivision application was given to outline that a Traffic Impact Study (TIS) would be part of the subdivision process as the number of units for the impacts is based upon the subdivision.

Pre-Application Neighborhood Zone Change Meeting - Copper Forge Ventures LLC

May 21, 2025 at 6:30pm

	<u>Name</u>	<u>Address</u>	<u>Phone no.</u>
1	Danny + Marilyn Smith	2533 Sterling St	406-671-6096
2	Ken Hoag	2537 Silverdon	406-670-5914
3	Jason Fish	2535 Rockwood	406-591-1518
4	Leonard & Cathy Consoni	2545 Sterling St	406-248-7061
5	Christos Nakos	832 Granite Estate Lane	406-672-3661
6	Jay Erickson	2517 Sterling St	406-697-6941
7	CHARLES RIDWELL	406 JOHNSON LANE	509-496-1146
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