

CITY/COUNTY PLANNING BOARD

“Serving Billings, Broadview and Yellowstone County”

April 26, 2016

Approved by a motion on May 24, 2016

1. Call the Meeting to Order

President Darell Tunnickliff called the meeting to order at 6:00 p.m. on Tuesday, April 26, 2016, in the Miller Building 1st Floor conference room, 2825 3rd Avenue North, Billings, Montana.

Introduction of Planning Board Members and Planning Department Staff

President Tunnickliff called for introductions of the members of the Planning Board and staff. Attending Planning staff members were: Candi Millar, Director, Planning & Community Services Department; Wyeth Friday, Dave Green, Planner II, Scott Walker, Transportation Coordinator; Tammy Deines, Planning Clerk

1a. Planning Board Recognition of Retiring Members: Jared LeFevre, City Ward II; Donna Forbes, City Ward III, and Dean Clark, Board of County Commissioners District 6. Presentation by Candi Millar, Director, Planning & Community Services Department. Jared LeFevre was unable to attend this evening. Director Millar acknowledged each of the Board members by thanking them for their service and presented those in attendance with a plaque. She spoke to the overall commitment of each of the members to this community.

Ms. Millar thanked long term Board member Forbes for her 12 years of service, and commented on Ms. Forbes advocacy for improving subdivisions with boulevard sidewalks and access to parkland for children. Board member Forbes stated it has been a privilege to serve in this manner and spoke to the need for more City and County volunteers for Boards and Commissions. She said she has learned the importance of planning for growth and has enjoyed meeting community leaders and developers. She thanked Director Millar, the Board members, and Planning staff for their work and dedication.

Others in attendance: Councilman Richard Clark; Retiring Board member Dean Clark; Pat Blakley, Earl Blakley, Leroy Walter, Norma Walter, Dennis Randal, Sanderson Stewart; Mac Fogelson, Sanderson Stewart; Gary Oakland, Greg McCall, McCall Development; Peter Freivalds, Jordon Ornquist, Patrick G. Weber, Gary Owen, Sanderson Stewart; Nancy Belk; Woody Woods, Sandra Wulff, Landy Leep, BobRiehl, Lockwood Steering Committee

2. Approval of the Agenda: President Tunnickliff called for approval of the agenda with a correction to the Heading of Agenda Item 7a. to read, “Lockwood Growth Policy”.

Motion

Board member Saldivar made a motion and Dennis Cook seconded the motion to the April 26, 2016 meeting agenda with the correction to Agenda Item 7a. The motion carried with a unanimous voice vote.

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3. April 12, 2016 meeting minutes.

Motion

Board member Forbes made a motion and Board member Cook seconded to approve the April 12, 2016 meeting minutes were approved as submitted. The motion carried with a unanimous voice vote.

4. **Public Comment:** President Tunnicliff asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public may be heard on any subject that is not on the agenda; the Planning Board will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion. There were no public comments.

5-6. Disclosure of Conflict of Interest – Board members and Planning Staff

Disclosure of Outside (Ex Parte) Communication– Board Members and Planning Staff. The Ex Parte Communication Binder is available at the Sign-In and Agenda station. There were no disclosures of Conflict of Interest or Ex Parte Communications.

7. OLD BUSINESS:

7a. PUBLIC HEARING. MOTION/RECOMMENDATION. LOCKWOOD

GROWTH POLICY. CANDI MILLAR, DIRECTOR, PRESENTING. President Tunnicliff asked Candi Millar to open this agenda item. Ms. Millar opened this agenda item with a PowerPoint presentation. The staff recommendation is that the Planning Board sign and forward a Resolution of Intent recommending adoption of the Lockwood Growth Policy. This is the first of two public hearings for this Growth Policy. Director Millar continued and gave the following highlights:

--This is a plan for the next 20 years for Lockwood.

--**Lockwood Population Projections** (2010-2035) 1% Growth Rate, which will add 1,000-1,500 people.

--**Proposed Land Use.** The general map gives guidance to future land use applications. This is the essence of the Lockwood Growth Policy. The area designated as the "Town Center" would be similar to existing Montana small towns such as Laurel or Big Timber. There is an effort to create a Targeted Economic Development District, (TEDD), and this is denoted on this map. This is not a mandate for changing zoning and is not regulatory. Instead this plan accommodates the landowners' desire to be zoned in accordance with the Lockwood Growth Policy. The presentation provided examples of the Proposed Land Uses for the Small Town Center and Residential Density.

--**Draft Growth Policy Statement**

“Lockwood is a community that will evolve with a Main Street-style TOWN CENTER surrounded by a range of housing options that support and sustain, both fiscally and

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socially, the community investments in schools, public water and sewer, transportation, recreation, and public safety while providing economic opportunities in general commercial and light and heavy industry businesses in areas shown on the preferred land use map.”

--**Draft Growth Policy Guidelines**-permissive guidelines for zoning

--**Proposed Transportation Plan** (Lockwood Functional Road Classification) This provides the ability for the County to accept alignment with a proposed roadway.

--Adoption Schedule

- 4/26/16 - Planning Board Public Hearing/Resolution Recommending Adoption
- 5/3/16 - BOCC – Resolution of Intent to Adopt 2016 Lockwood Growth Policy
- 5/17/16 – BOCC – Resolution to Adopt 2016 Lockwood Growth Policy

Discussion

Don Reed thanked Director Millar for her work with the Lockwood Growth Policy. He said this policy is “just a start”; and a lot of the problems in Lockwood is a result of the lack of planning in the past. He stressed the need for people to get involved in order to get the planning done. He thanked the Lockwood residents for their attendance this evening.

Public Hearing

President Tunncliff opened the Public Hearing at 6:32 p.m., and asked if there was anyone wanting to speak in favor or against the Lockwood Growth Policy.

Bob Riehl, 126 Rolling Meadow Drive, Lockwood, Montana

Mr. Riehl is a member of the Lockwood Steering Committee. He stated he is in favor of this plan.

Peter Freivalds, 1022 Noblewood Drive, Billings, Montana

Mr. Freivalds stated he has read the Lockwood Growth Policy and was impressed with its contents. His biggest concern is the discussion with higher density and growth and the potential for industrial development. He pointed out there is proportionally very little area designated for retail development. He commented on the need to capitalize on the opportunity to diversify the businesses in Lockwood, especially along the Johnson Lane Corridor. He said the plan does not have zoned areas large enough for business such as Olive Garden, IHOP, or a Target Store. He said there is a need for a medical center. Mr. Freivalds asked why these types of jobs are kept on the West End of Billings.

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Woody Woods, 129 Rolling Meadow Drive, Billings, Montana

Mr. Woods has been a resident of Lockwood since 1977. He is actively involved in the Lockwood Community and the Lockwood Pedestrian Safety District. He said the Safety District has had meetings with MDT regarding a resolution to provide a means to get pedestrians and bicyclists from Lockwood to Dover Park. Mr. Woods said although retail development is not specifically called out in the policy, it could be included.

Mr. Woods asked the Board to recommend moving forward with this Growth Policy as it is the first step in future planning for Lockwood.

President Tunnickliff asked if there was anyone else wanting to speak in favor or against the Lockwood Growth Policy there was none. President Tunnickliff closed the Public Hearing at 6:39 p.m. and called for a motion.

Discussion

Director Millar said Mr. Frievald’s comments about the absence of designation for retail development has a lot of merit. She said if the Board could consider an amendment to the plan. The amended language would state the areas identified for Light Industrial, (LI), and Controlled Industrial, (CI), zoning may also include retail development along the Johnson Lane Highway Corridor.

Board member Reed said he feels strongly the current planning boundary may need to be expanded to include the entire Lockwood area. He asked if this amendment is possible at this point in the review process. Director Millar clarified and said the map designates the zoning district.

Motion

Board member Reed made a motion and it was seconded by Board member Forbes to sign and forward a Resolution of Intent to the Board of County Commissioners recommending adoption of the Lockwood Growth Policy.

Motion

Board member Reed made a motion and Board member Goodrich seconded the motion to amend the Lockwood Growth Policy to include a statement that the areas identified for areas identified for Heavy Industrial, (HI), may also be used for retail purposes along principal arterial roads.

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RESOLUTION 16-01

RESOLUTION RECOMMENDING ADOPTION OF THE 2016 LOCKWOOD GROWTH POLICY TO THE YELLOWSTONE COUNTY BOARD OF COMMISSIONERS AND BILLINGS CITY COUNCIL.

WHEREAS, the Yellowstone County Board of Planning desires the Yellowstone County Board of Commissioners to adopt the 2016 Lockwood Growth Policy; and

WHEREAS, on the 26th day of April, 2016, a public hearing was held by the Yellowstone County Board of Planning for the purpose of receiving public comments on the proposed Lockwood Growth Policy; and

WHEREAS, pursuant to Montana Codes Annotated Section 76-1-601, the Yellowstone County Board of Planning may prepare and propose a Growth Policy for any part of its entire jurisdictional area; and

WHEREAS, pursuant to Montana Codes Annotated Section 76-1-603, the Yellowstone County Board of Planning must recommend, by resolution, the proposed Growth Policy and any proposed ordinances and resolutions for implementing to the governing bodies;

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE YELLOWSTONE COUNTY BOARD OF PLANNING recommends the Yellowstone County Board of Commissioners adopt the proposed 2016 Lockwood Growth Policy.

DONE BY ORDER of the Yellowstone County Board of Planning this 26th day of April, 2016.

YELLOWSTONE COUNTY BOARD OF PLANNING


Darell Tunnicliff, President

ATTEST:


Candi Millar, Executive Secretary

Discussion

President Tunnicliff thanked everyone who participated in this planning process. Board member Forbes commented it is impressive the Lockwood community has worked with the Planning Board to start moving toward progress in the Lockwood.

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President Tunncliff called for a vote on the amended motion. The Amended motion carried with a unanimous voice vote.

President Tunncliff called for a vote on the original motion. The original motion carried with a unanimous voice vote.

8b-1. PRESENTATION/DISCUSSION. 2015-2019 TIP AMENDMENT III

Scott Walker, Transportation Coordinator, presenting.

President Tunncliff asked Scott Walker to open this agenda item. The Planning Board heard a presentation at the April 12, 2016 meeting and will forward a recommendation at tonight’s meeting. Scott Walker noted the highlights below and discussion that was provided in the April 12, 2016 Planning Board minutes. Planning Board will forward a recommendation at this meeting.

2015-2019 TIP AMENDMENT II ADOPTION SCHEDULE

Council Work Session (<i>due to budget, work session may not be feasible</i>)	April 18 th at 5:30 PM, City Council Chambers – info to Wynnette by week before
Council Meeting	Action - Monday, May 9 th at 6:30 p.m. - memo by Thursday 4/21 - Meeting held in the City Council Chambers, 2nd Floor City Hall
County Discussion	Discussion - Monday, May 2 nd or May 9 th at 2:00 p.m. Info to Vicki week before
Commissioner Meeting	Presentation/Action – Tuesday, May 3 rd or May 10 th - Both meetings held in the County Commissioners Board Room, 4th Floor, County Courthouse – Memo to Teri week before
PCC	Final Action – Tuesday, May 17 th at 12:00 p.m. - 4th Floor County Courthouse, Commissioner Board Room

Discussion

President Tunncliff called for questions and discussion.

- The intersection of Rimrock and Zimmerman Trial-This intersection is under design. Engineers are considering existing right-of-way. He commented on the following
- Wicks and Governors Intersection-The City is considering at left hand turn arrow from N Bound Governors to Wicks. This is an illustrative project in the Transportation Plan but it may move forward in the next year.
- Billings By Pass-projected for a 2019 construction timeframe and completed in 2021.
- Widening the Yellowstone Bridge on I-90. There is an Engineering increase on this project. There have been ongoing discussions on how to accommodate pedestrians.

Public Hearing

President Tunncliff opened the public hearing and asked if there is anyone wanting to speak in favor or against the 2015-2019 TIP Amendment III. There was none. President Tunncliff called for a motion.

Motion

Board member Reed made a motion and Board member Saldivar seconded the motion to forward a recommendation to the Board of County Commissioners of approval of the 2015-2019 TIP Amendment II as presented by staff.

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The motion carried with a unanimous voice vote.

8b-2. PUBLIC HEARING. MOTION/RECOMMENDATION. HIGH SIERRA SUBDIVISION, 11TH FILING. Dave Green, Planner II, presenting..

President Tunncliff asked Dave Green to open this agenda item. Dave Green opened with a PowerPoint presentation.

INTRODUCTION

On March 1, 2016, Sanderson Stewart, agent for High Sierra II, Inc., applicant, applied for preliminary major plat approval for High Sierra Subdivision, 11th Filing. The proposed subdivision creates 70 lots for single-family residences and one large lot for future development on a 16.8-acre parcel of land. This proposal is part of a larger approved master plan of High Sierra Subdivision which includes a total of approximately 1,375 lots platted from 400 acres in multiple filings. The subject property is generally located north of Benjamin Boulevard, west of High Sierra Boulevard in the northwest Billings Heights. The property is zoned Residential-7,000-Restricted (R-70-R). The Billings City Council will act on the proposal on May 23, 2016.

RECOMMENDATION

Staff recommends that the Planning Board recommend conditional approval of the preliminary plat of High Sierra Subdivision, 11th Filing to the City Council, and adopt the Findings of Fact as presented in the staff report.

PROPOSED CONDITIONS OF APPROVAL

Planning staff recommends the following conditions of approval:

1. To provide for the installation of utilities, utility easements shall be shown on the final plat as requested by the affected public and private utility companies.
2. To provide for the installation of utilities and mitigate impacts on local services, recordable easement documents shall be provided with the final documents for the temporary storm detention basins and swales.
3. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
4. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

Discussion

President Tunncliff called for questions and discussion from the members of the Board. Board member Reed asked Developer Gary Oakland what the impact will be on the population of Skyview High School.

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Public Hearing

At 7:00 pm, President Tunncliff opened the public hearing and asked if there is anyone wanting to speak in favor or against the High Sierra Subdivision, 11th Filing.

Gary Oakland, Oakland Companies, 175 N 27th Street, Suite 900, Billings, Montana

Mr. Oakland explained that this phase is part of a pre-approved master plan that will be built in a logical sequence based on sewer services and flows. This filing will have 70 lots. A number of the homes will be targeted for seniors or "last time home buyers". Other market segments in this subdivision tend to sell to families with children. Mr. Oakland said he is unable to give an estimate of potential students. They are anticipating a build out of about 100 lots per year in the next 10-13 years. He referred to a posted map and pointed out areas planned for an elementary school and parkland. Board member Forbes pointed out that every subdivision submittal received by the Planning Division is forwarded to the school district for comments.

President Tunncliff closed the public hearing and called for a motion.

Motion

Board member Cook made a motion and Board member Reed seconded the motion to forward a recommendation of conditional approval of the preliminary plat of High Sierra Subdivision, 11th Filing to the City Council, and adopt the Findings of Fact as presented in the staff report.

There was no discussion on the motion.

The motion carried with a unanimous voice vote.

8b-3. PUBLIC HEARING. MOTION/RECOMMENDATION. COPPER RIDGE SUBDIVISION, 6TH FILING. Dave Green, Planner II, presenting.

President Tunncliff asked Dave Green to open this agenda item. Dave Green opened with a PowerPoint presentation.

INTRODUCTION

On March 1, 2016, Sanderson Stewart, agent for Copper Ridge Development Corp., owner, applied for preliminary major plat approval for Copper Ridge Subdivision, 6th Filing. The proposed subdivision creates 60 new lots for single-family residential development. The subject property is generally located on the north side of Rimrock Road, east of 70th Street West, west of the existing Copper Ridge Subdivision. The property is zoned Residential-7000-Restricted (R-70-R). The Billings City Council will act on the proposal on May 23, 2016.

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RECOMMENDATION

Staff recommends that the Planning Board recommend conditional approval of the preliminary plat of Copper Ridge Subdivision, 6th Filing to the City Council, and adopt the Findings of Fact as presented in the staff report.

PROPOSED CONDITIONS OF APPROVAL

Planning staff recommends the following conditions of approval:

1. *To minimize effects on local services, the street vacation of the section of Palladium Drive previously platted on the south side of Copper Ridge Square Park shall be approved prior to final plat approval.*
2. *Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.*
3. *The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.*

Discussion

President Tunncliff called for discussion from the members of the Board. Board member Klugman asked what come from the traffic study, and if the signal on the east is a part of the impact study. Dave Green noted the Findings of Fact and said they have met the proportional contributions. He deferred this question to the applicant’s agent.

Public Hearing

President Tunncliff opened the public hearing and asked if there is anyone wanting to speak in favor or against Copper Ridge Subdivision 6th Filing.

Mac Fogelsong, Sanderson Stewart, 1300 N Transtech Way, Billings, Montana

Mr. Fogelsong is the applicant’s agent. He said a traffic study was conducted with the first and second filing and another updated with the fifth and sixth filings. Cash contributions have been made with each filing, primarily for improvements at the intersection at 62nd Street West and Rimrock Road.

Gary Oakland, Oakland Companies, 175 N 27th Street, Suite 900, Billings, Montana

Mr. Oakland offered to address questions. Board member Goodridge thanked the developer for his inclusion of parkland in the subdivision. Mr. Oakland stated they believe good design is good business. He said this subdivision has had some national publicity and he thanked this Board for its support. He thanked Board member Forbes for the suggestion to use beige fencing, which is included in the purchase of a lot in this subdivision.

At 7:23 pm, President Tunncliff closed the public hearing and called for a motion.

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Motion

Board member Goodrich made a motion and Board member Cook seconded the motion to forward a recommendation of conditional approval of the preliminary plat of Copper Ridge Subdivision 6th Filing to the City Council, and adopt the Findings of Fact as presented in the staff report.

There was no discussion on the motion.

The motion carried with a unanimous voice vote.

8b-4. PUBLIC HEARING. MOTION/RECOMMENDATION. JOSEPHINE LANDING SUBDIVISION, 1ST FILING. Dave Green, Planner II, presenting.

President Tunnick asked Dave Green to open this agenda item. Dave Green opened with a PowerPoint presentation.

INTRODUCTION

On March 1, 2016, Sanderson Stewart, agent for McCall Development, Inc., applied for preliminary major plat approval for Josephine Landing Subdivision, 1st Filing. The proposed subdivision creates 136 new lots for residential and commercial development. The subject property is generally located south of Elysian Road, and east of East Road, on the west edge of the Hogan Slough. The property is progressing through the annexation process and will be completed when this application is acted upon by City Council. The property is zoned Planned Development (PD) and the proposed lots will be developed in substantial compliance with the approved Planned Development Master Plan. The Billings City Council will act on the proposal on May 23, 2016.

PROPOSED CONDITIONS OF APPROVAL

Planning staff recommends the following conditions of approval:

- 1. To ensure that water lines are installed to meet City of Billings Engineering requirements, prior to final plat approval, the applicant will add a paragraph in the section **VI Utilities A. Water**, of the SIA addressing construction of the water main to the east property line in Story Road and that it must be completed with the construction of the Hogan Slough road crossing.*
- 2. To minimize impacts on storm water detention facilities and ensure proper maintenance of the proposed system, prior to final plat approval, the applicant will provide an HOA Storm Water Facility Maintenance Agreement for review by City of Billings Engineering Division. This agreement shall outline the maintenance responsibilities of the storm water facilities.*
- 3. To minimize potential flooding impacts to future property owners and to ensure future property owners are informed, prior to final plat approval language shall be added to section **V Storm Drainage** in the SIA that provides greater detail of how the 100-year storm will impact the subdivision and whether mitigation measures are required to address potential flooding in the subdivision from Hogan Slough. The applicant also will add a paragraph in the **Conditions That Run With The Land** section of the*

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SIA informing property owners of any mitigation requirements for lots in the subdivision and identifying the possibility of the Hogan Slough overflowing during large storm events.

- 4. To minimize impacts on future property owners and to ensure future property owners are informed, before final plat approval a hydrogeological evaluation must be completed to determine if there will be any impacts to adjacent properties. If mitigation measures are required, these will be identified in section **V Storm Drainage** in the SIA and within the **Conditions That Run With The Land** section of the SIA to inform future property owners.*
- 5. To minimize impact of future road infrastructure and to ensure any impacts the subdivision may have on the existing Story Road east of the subdivision, prior to final plat approval the applicant will add language to **Section III Transportation A. 4.** of the SIA that says, ‘At the time of the second filing of Josephine Landing, the applicant will provide a TIS update addressing the subdivision's connection to Story Road to the east and the impacts Josephine Landing Subdivision will have on that road. Any cash contributions that may be required due to those impacts also must be identified in the updated TIS.’*
- 6. To ensure the requirements of parkland dedication are met in this Planned Development subdivision per Section 23-709 (E) of the City Subdivision Regulations, prior to final plat approval the applicant will receive a letter from the City Parks Department stating it is in agreement with the park land proposal for the subdivision.*
- 7. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.*
- 8. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.*

RECOMMENDATION

Staff recommends that the Planning Board recommend conditional approval of the preliminary plat of Josephine Landing Subdivision, 1st Filing to the City Council, and adopt the Findings of Fact as presented in the staff report.

Discussion

President Tunncliff called for discussion from the members of the Board. : Board member Goodridge asked for clarification on Condition of Approval #5, and if there is a tie to Harmony Meadows Subdivision to trigger an update of the Traffic Impact Study to determine if there are any impacts on Story Road. Dave Green clarified and stated if the impacts warrant the threshold for a proportionate contribution, it would be provided by Josephine Landing Subdivision. Dave Green responded to a question by Board member Klugman and said the extension of the trail system to Elysian School was not a

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requirement but a result of collaboration between the developers of Harmony Meadows Subdivision and Josephine Landing Subdivision.

Public Hearing

At 7:36 pm, President Tunncliff opened the public hearing and asked if there is anyone wanting to speak in favor or against Josephine Landing Subdivision, 1st Filing.

Greg McCall, McCall Homes, 1615 Front Street, Billings, MT

Mr. McCall said they worked with the developer of Harmony Meadows to coordinate building the trail system to extend o the school. He introduced property owners LeRoy and Norma Walter and said the streets will be named after their family. This will be a traditional neighborhood development similar to Josephine Crossing Subdivision. Board member Goodridge asked about Condition of Approval #5.

Mr. McCall said he doesn't feel there will be a lot impact but they will pay their proportionate share. Board member Reed asked Mr. McCall if they are anticipating future expansion to the west. He suggested to Staff that the Master Plans be included as part of the staff presentation. Mr. McCall noted the design accommodates the Tvetne and Walter farms. Board member Reed asked if consideration was given to long term connectivity for trails. Mr. McCall stated they considered the Heritage Trail Master Plan for other points of connectivity along with opportunities to go along the Yellowstone River.

Patrick Weber, 2210 Andrew Drive, Billings, Montana

Mr. Weber stated they worked with the McCalls for trail connectivity. He said everything located south of Story Road in Harmony Meadows Subdivision is designated for parkland. He pointed out the connection to the Heritage Trail on a posted map. Board member Reed complemented both developers for their coordination.

At 7:45 pm, President Tunncliff asked if there was anyone else wanting to speak in favor or against Josephine Landing Subdivision. There was none. President Tunncliff closed the public hearing and called for a motion.

Motion

Board member Klugman made a motion and Board member Reed seconded the motion to forward a recommendation of conditional approval of the preliminary plat of Josephine Landing Subdivision, 1st Filing to the City Council, and adopt the Findings of Fact as presented in the staff report. The motion carried with a unanimous voice vote.

Discussion

Patrick Klugman commented the collaboration of developers is a great thing. He commended the McCalls and Mr. Weber for “going above and beyond” and Board member Saldivar concurred. Board member Goodridge thanked the McCalls for the “community feel” of Josephine Crossing subdivision. He commented he doesn't like the idea of developers being responsible for construction of County roads in a County subdivision, as it puts a burden on the developer.

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The motion passed with a unanimous voice vote.

8. OTHER BUSINESS

9a. DISCUSSION. CITY PARKS MASTER PLAN STEERING COMMITTEE REPRESENTATIVE. Wyeth Friday, Planning Division Manager, Presenting.

Wyeth Friday said the Parks and Recreation Department is starting on a re-write of the 2020 Parks Master Plan. They would like to have a Planning Board member serve on the Steering Committee for this project. A consultant will be selected in May and the Steering Committee will meet once a month to discuss issues. Dave Green is the Planning Division representative. President Tunnick appointed Board member Francisco Saldivar to serve in this capacity.

9b. Standing Item. Staff update. Long Range Strategic Issues and an overview of future City and County issues and projects. –

FUTURE AGENDA ITEMS FOR TUESDAY, MAY 10, 2016

- Presentation/Discussion. Rimrocks to Valley Bike/Pedestrian Feasibility Study
- Presentation/Discussion. Westend Multi-Modal Traffic Modeling Study
- Plat Review Discussion. West King Subdivision Lots6-7 Block 4.
- Plat Review Discussion Emma Jean Heights Subdivision, 3rd Filing

ADJOURNMENT: 7:53 p.m.

ATTEST: Approved by a motion on May 10, 2016

