

CITY/COUNTY PLANNING BOARD

"Serving Billings, Broadview and Yellowstone County"

MAY 8, 2018

DRAFT-To be approved by a motion on May 22 2018

1. Call the Meeting to Order

President Tunnickliff called the meeting to order at 6:00 p.m. on Tuesday, May 8, 2018, 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: Wyeth Friday, Director, Planning & Community Services; Monica Plecker, Planning Division Manager; Dave Green, Planner II; Tammy Deines, Planning Clerk; Darin Swenson, YC Public Works Department

Others in Attendance: Ron Isakson, CTA; Marshall Phil, Blueline Engineering

Approval of the May 8, 2018 Agenda

Motion:

Board member Boucher made a motion and it was seconded by Board member Woods to approve the May 8, 2018 meeting agenda as submitted. The agenda was approved with a unanimous voice vote.

Approval of Minutes: April 24, 2018.

Motion

Board member Cook made a motion and Board member Woods seconded the motion to approve the April 24, 2018 meeting minutes as submitted. The motion carried with a unanimous voice vote.

3. **Public Comment:** President Tunnickliff 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 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 Conflicts of Interest and no Ex Parte Communications reported by the Board.

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7. OLD BUSINESS: There is no Old Business.

8. NEW BUSINESS

8a. Plat Review. Discussion. Coal Creek Subdivision Lts 7-17. City Major Subdivision. Magnus Land Development, Owner. Ron Isackson, CTA agent. Dave Green, Planner II, presenting.

Dave Green opened this agenda item with an overview of the staff report. A public hearing will be held during the May 15, 2018 Planning Board meeting. City Council will take action on June 25, 2018.

Discussion

President Tunncliff called for questions and discussion from the members of the Board. He asked when the roundabout will be constructed at 62nd Street West and Rimrock Road. Dave Green pointed out the easement on Lot 4-A which will allow for the roundabout. He asked if there will be a left turn movement coming out of the commercial subdivision. Dave Green stated Lot 2-A and Lot-1-A will have limited movement going north. President Tunncliff voiced concern with the potential for safety issues resulting from high vehicle speeds and high levels of traffic.

Ron Isackson, CTA Architects, Bozeman, roni@ctagroup.com

Mr. Isackson said they are amending the subdivision and it will contain six commercial lots with 2 full access points located off of Rimrock Road. There is no set phasing for the project and they are planning around the roundabout construction. Board member Cook asked if neighborhood meetings have been held. Mr. Isackson said the public hearing during the May 22 Planning Board meeting will be the first opportunity for public comment. In response to question by Board member Woods, Mr. Isackson said the improvements on the north side of Rimrock will be carried to 62nd Street West, and cost sharing will take place with the three intersections using a percentage value based on the Traffic Improvement Study. Board member Thompson asked regarding the storm water management and a trail connection. Mr. Isackson explained it is understood that timing may an issue. He commented that until the City's storm water facility is constructed, the storm water will be either managed at an onsite location, on Lot 3-A, or they will work with the multi-family development to the west. The trail system is located to the north of this parcel but he is unsure of connection point at this time. Discussion followed on the benefits of having a trail connection to the commercial sites.

****Planning Board will hold a public hearing ant the next meeting on May 22, 2018. A recommendation will be made at that time.**

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8b. Plat Review. Discussion. Mackenzie Meadow Subdivision, David E. Wagner, owner. Blueline Engineering agent. Dave Green, Planner II, presenting.

Dave Green opened this agenda item with an overview of the staff report. Board member Woods pointed out that the City and County jurisdictional boundary is located between Phase 1 and Phase 2 of this subdivision plat and the developer does not plan to construct sidewalks in the County portion. He said it doesn't make sense to have sidewalks in one phase and not the other. He said the Planning Board went through a long process to update the County Subdivision Regulations to alleviate this type of development. Per Board member Thompson's request, Dave Green pointed out the parkland on the plat map.

Marshall Phil, Blueline Engineering, 2110 Overland Ave, Billings, MT

Mr. Phil said the parkland will be grassy open areas that may be further developed for parkland uses with equipment or gazeboes. The remaining area will be used for drain fields. The idea is to do the minimum now, and as time goes on, additional monies may be spent for sidewalks or walkways. There are several access points through the lots to get to these areas. Board member Thompson observed that the dedicated strip of land along Neibauer Road is not large enough for a play area.

Mr. Phil said Abbey Road will have sidewalk through the east side and will end at the lower intersection. President Tunnicliff voiced his disappointment with the developer's intentions not to construct sidewalks throughout the subdivision to alleviate pedestrian safety issues. He commented he intends to vote against this subdivision as 183 lots are proposed with a cavalier attitude for subdivision development. Planning Division Manager Plecker asked if the owner has assumed he would be required to construct the sidewalk as a part of the public improvements. Mr. Phil explained the developer has the option that to construct sidewalks as the individual homes are built. He said the issue with building sidewalks with the subdivision is there is no knowledge of where the driveways should be located. President Tunnicliff commented this process has the homeowner bearing the hidden cost of sidewalk installation. Board member Woods stated it would be better to construct the sidewalks now as people do not pay attention to easements.

Planning Board will hold a public hearing at the next meeting on May 22, 2018. The Board of County Commissioners are scheduled to review and act on the preliminary plat on June 19, 2018. The motion carried with a unanimous voice vote.

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9. OTHER BUSINESS/ANNOUNCEMENTS

9a. Standing Item. Long Range Strategic Issues and an overview of future City and County issues and projects.

1. Project ReCode Director Friday said City Council approved the consultant contract with “Safe Built Studios” for Project ReCode. A kick-off meeting will be held in May and the consultant will begin with an audit of the existing zoning code and the guiding principles developed by the Steering Committee.

2. Director Friday gave a brief overview of the Aspirational City Visit to Allentown, Pennsylvania to get input for the proposed One Big Sky Master Development Plan for the downtown core area.

ADJOURNMENT: 7:10 p.m.

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