

CITY/COUNTY PLANNING BOARD

"Serving Billings, Broadview, and Yellowstone County"

1 Board Attendance Roster: Please note: "E" stands for excused absence, "A" stands for un-excused absence, "1" stands for present, "Z" stands for Zoom participation. **BYLAWS, YELLOWSTONE COUNTY BOARD OF PLANNING, (Amended, May 25, 2004)**
Section 4. Absences and Removal A. Each member shall inform the Planning Director at least one day before the meeting of his/her inability to attend a Board or Committee meeting. Such an absence shall be considered an excused absence. If any Board member accrues three (3) or more consecutive unexcused absences from regular meetings, notice of which has been given at his/her usual place of work or residence, or by announcement at a meeting attended by him/her, the President may call such absences to the attention of the Board which may then recommend to the appointing authority that such member be asked to resign and that another person be appointed to serve out the unexpired term. Schedule: (** denotes a Wednesday meeting)

	Position	01/10/2023	01/24/2023	02/14/2023	02/28/2023	03/14/2023	03/28/2023	04/11/2023	04/25/2023	05/09/2023	05/23/2023	06/13/2023	06/27/2023	07/11/2023	07/25/2023	08/08/2023	08/22/2023	09/12/2023	09/26/2023	10/10/2023	10/24/2023	11/14/2023	11/28/2023	12/12/2023
Jim Ronquillo	Mayor/Billings Ward I	1	1	1	1	1	1	E	1	1	1	1	A	1	1	1	1	C	C	C	1	A		
Roger Gravgaard	Mayor/Billings Ward II	1	1	1	1	1	1	1	1	1	1	V	1	V	V	1	1	C	C	C	1	V		
Dennie Stephenson	Mayor/Billings Ward III	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	C	C	1	1	1		
John Staley	Mayor/Billings Ward IV	1	1	1	1	1	1	1	1	1	E	V	V	1	1	1	1	C	C	C	V	A		
David Nordel	Mayor/Billings Ward V	1	E	E	1	1	1	1	1	1	1	1	1	1	1	1	1	C	C	C	1	A		
Troy Boucher	YC District 1	A	A	A	A	A	1	A	1	1	E	A	A	A	A	A	A	C	C	C	V	A		
Dennis Cook	YC District 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	C	C	C	1	1		
Vacant	YC District 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Vacant	YC District 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Woody Woods	YC District 5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	C	C	C	1	1		
Vacant	YC District 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Morgan Tuss	YC District 7	-	-	-	-	-	-	-	-	-	-	V	1	E	A	1	1	C	C	C	A	A		
Vacant	Y County Cons. District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

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Dave Green gave a brief overview of the project.

This is a County Major Subdivision located on the south west corner of the intersection of Neibauer Road and South 48th Street West. The general description is Lot 2 of the LM subdivision with existing zoning of N4-Large Lot Suburban/Agriculture. The existing land use is Farmland, which the Applicant is proposing Residential use. There is 86.351 acres with 59.55 net area, and 58 lots proposed. Parkland dedication requirement is 3.939 acres, which the Applicant is providing 4.398 acres.

Recommendation

The Planning Board will conduct a plat review at this meeting and a public hearing, with action at the November 28 meeting. Staff is proposing that after the plat review and public hearing process, the Planning Board recommend to the Board of County Commissioners conditionally approval for the preliminary plat of Serenity Subdivision and adopt the Findings of Fact as presented in the staff report.

Proposed Conditions of Approval

Pursuant to Section 76-3-608(4), MCA, the following conditions are recommended to reasonably minimize potential adverse impacts identified within the Findings of Fact.

1. To protect public health and safety, prior to final plat approval, the applicant will receive approval from the MDEQ for the proposed water systems, septic systems, and the proposed storm water management.
2. To protect public health and safety and provide for future road maintenance, prior to final plat approval, the applicant will create an RSID for the maintenance of the new public roads within the subdivision.
3. To protect public health and safety, prior to final plat approval, any information in the TIS that needs to be included in the SIA will be added to the final SIA for the subdivision. Any recommendations for infrastructure County Public Works and the Board of County Commissioners determine need to be built will also be included in the final SIA.
4. To protect public health and safety with proper fire suppression, prior to final plat approval, the applicant will submit construction drawings for the dry hydrant system to Billings Fire Department for review and approval. Once installed the applicant will request Billings Fire Department to test the system to ensure it works correctly and get a sign off from Billings Fire Department. The applicant will also create an RSID for the dry hydrant system maintenance and create a public easement for where the fire tank is located.
5. To provide for future maintenance of the public parkland, prior to final plat approval, the applicant will create an RSID for the maintenance of the public parkland.
6. To minimize the effects on local service, prior to final plat approval, the applicant will coordinate with the USPS for locating and providing the correct amount of space for safely delivering the mail to the residents.
7. To minimize effects on the natural environment, prior to final plat approval a weed management plan and property inspection shall be completed by the County Weed Department.
8. 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.
9. The final plat shall comply with all requirements of the Yellowstone County Subdivision Regulations, rules, regulations, policies, and resolutions of Yellowstone County, and the laws and Administrative Rules of the State of Montana.
10. In order to minimize the impacts to local services, prior to final plat approval, the developer is required to contribute a cash contribution based on its proportionate share of use for future

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improvements on South 50th St W. Cost estimates for the proportionate share should include the aspects required to bring the existing road to the standards identified in Section 4.6.C.2 of the Yellowstone County Subdivision Regulations. The developer shall use trip generation data from the Traffic Impact Study submitted with the subdivision application. The methodology for determining proportionate share will all be approved by public works and the funds shall be received by the County prior to final plat approval.

Discussion

President Cook called for questions and discussion from the members of the Board.

Board Member Woods asked if there are any plans for improvements to the park other than grass, or will there be equipment for the children and families.

Mr. Lorenz stated that has not yet been discussed.

Board member Woods said, we see quite a few subdivisions with parks and some of them are basically unusable land, I believe you have enough usable land for some improvements to be made, that could be an asset to the subdivision.

Mr. Lorenz said absolutely, there is certainly enough usable land.

Board President, Dennis Cook asked if anyone had a question or comment regarding the Plat Review for Serenity Subdivision and reiterated to the Applicant that there will be a Public Hearing on November 28, 2023, which will go before the County Commissioners on December 12, 2023.

7b. Public Hearing. MPO Boundary Map Amendment. Lora Mattox, Transportation Coordinator. Due to lack of a quorum, no hearing was held and information only was received by the board members present.

Lora gave a brief overview of the Boundary Map Amendment for informational purposes.

Recommendation

The Technical Advisory Committee and MPO staff recommends the Planning Board receive a presentation on the proposed Map Amendment, conduct a Public Hearing to gather public comment, and forward a recommendation to the Policy Coordinating Committee (PCC). In absence of a quorum, these actions will not occur at this meeting. Given the limited scope of this item and the schedule expected by MDT, this will be forwarded to the Policy Coordinating Committee without a vote from the Planning Board.

Background

The Billings Metropolitan Planning Organization (MPO) is tasked with coordinating transportation planning within the Billings metropolitan area. Its responsibilities encompass long-term transportation planning, allocation of funding, and ensuring that transportation projects align with regional goals and objectives. The MPO's planning boundary defines the specific geographic area over which it exercises planning authority. In response to the recently released 2020 Census data, the Federal Highway Administration (FHWA) mandates that the MPO, in collaboration with the Montana Department of Transportation (MDT) and local government agencies, adjust the planning boundary accordingly. These adjustments are based on the 2020 Census urban area boundaries, which are determined by housing density. The population within these adjusted urban areas determines their respective share of urban

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program funds. Final approval of the proposed boundaries is granted by the FHWA. To define the MPO boundary, certain criteria were employed: Reasonable Distance: Areas within the urban boundary must be reachable within a 0.5-mile drive. Large Traffic Generator: This category includes industrial, commercial, or retail areas that do not encompass residential zones. Large traffic generators must primarily serve the urban area's population and have a significant impact, such as major hospitals, for example. Minimizing Impacts to the Highway Systems: The overarching goal is to avoid any adverse effects on the state highway system. Additionally, when adjusting the urban boundaries, it is essential to consider the most recent city limit boundary, create a single contiguous area, adhere to political boundaries, census blocks, or physical features/intersections. The first attached map illustrates the 2010 Urban Boundary, City Limits, 2020 Census Urban Area Boundary, and the proposed 2020 Urban Area Boundary. After discussions involving MDT Helena, MDT Billings District, City and County Public Works, and the Billings MPO, all proposed changes were accepted, with the exception of a section of King Avenue West. MDT Helena recommended converting a portion of this route from an Urban to a Secondary route. However, MDT Billings District and MPO and City and County staff opposed this change due to the area's complex and rapidly changing land use. Ultimately, MDT Helena reviewed and concurred with the local recommendation. The second map illustrates the ultimate proposed version, and MDT Helena is seeking a review and endorsement of this map from the municipal and county authorities. On October 18, 2023, the Technical Advisory Committee (TAC) conducted a review of the map amendment. TAC is recommending the Planning Board approve the map to the PCC, which would then enable the Mayor and the Board of County Commissioners to officially sign the map.

Discussion

Board President Cook asked if any Board members or Planning Staff had any additional questions.

Board Member Woods asked if the new subdivision they were going to plat in Lockwood, falls within that boundary.

Lora stated, yes it does.

No other information was received.

11. ADJOURNMENT 6:27 PM

The next Planning Board meeting will be held Tuesday, November 28, 2023 in the Miller Building 1st Floor Conference Room, 2825 3rd Ave N at 6:00pm

DRAFT—TO BE APPROVED BY A MOTION AT THE NEXT SCHEDULED MEETING

-Brenda J Berns, Planning Clerk