

CITY/COUNTY PLANNING BOARD

"Serving Billings, Broadview, and Yellowstone County"

Tuesday, August 27, 2024 at 6:00pm

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	01/09/2024	01/23/2024	02/13/2024	02/27/2024	03/12/2024	03/26/2024	04/09/2024	04/23/2024	05/14/2024	05/29/2024	06/11/2024	06/25/2024	07/09/2024	07/23/2024	08/13/2024	08/27/2024	09/10/2024	09/24/2024	10/08/2024	10/22/2024	11/12/2024	11/26/2024	12/10/2024
Jim Ronquillo	Mayor/Billings Ward I	A	1	A	1	A	1	C	C	C	1	C	C	C	1	1	1							
Roger Gravgard Co-Chair	Mayor/Billings Ward II	1	V	1	V	1	1	C	C	C	1	C	C	C	1	1	1							
Dennie Stephenson	Mayor/Billings Ward III	1	1	1	1	1	1	C	C	C	1	C	C	C	1	1	1							
John Staley	Mayor/Billings Ward IV	1	1	A	1	V	1	C	C	C	1	C	C	C	1	1	1							
David Nordel	Mayor/Billings Ward V	A	1	1	1	V	V	C	C	C	1	C	C	C	1	V	1							
Troy Boucher	YC District 1	V	V	A	A	V	A	C	C	C	A	C	C	C	V	V	A							
Dennis Cook	YC District 2	A	1	1	1	1	1	C	C	C	1	C	C	C	V	1	A							
Vacant	YC District 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vacant	YC District 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woody Woods, President	YC District 5	1	1	1	1	1	1	C	C	C	1	C	C	C	1	1	1							
Alexis Bonogofsky	YC District 6	1	V	V	V	A	V	C	C	C	1	C	C	C	1	1	1							
Morgan Tuss	YC District 7	1	A	A	A	A	A	C	C	C	A	C	C	C	A	A	A							

CITY/COUNTY PLANNING BOARD

"Serving Billings, Broadview, and Yellowstone County"

Tuesday, August 27, 2024 at 6:00pm

Vacant	Y County Cons. District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Scott Reiter	Ex-Officio SD2	A	V	A	A	A	V	C	C	C	A	C	C	C	A	A	A					

Call the Meeting to Order: President Woods called the meeting to order at 6:00 p.m. on Tuesday, August 27, 2024.

Introduction of Planning Board Members and Planning Department Staff
 President Woods called for introductions of the members of the Planning Board and staff.

Participating Planning staff members; Anna Vickers, Planning Division Manager; Hunter Kelly, Planner; Brenda Berns, Planning Clerk

Virtual Participation: Wyeth Friday, Planning & Community Services Director

- 1. Others in Attendance:** Kolten Knatterud, IMEG Corp
- 2. Approval of Agenda:** Motion by Board member Stephenson, seconded by Board member Staley to approve the agenda as submitted. The motion was carried with a unanimous vote.
- 3. Approval of Minutes:** August 13, 2024

Motion by Board member Gravgard, seconded by Board member Stephenson to approve the August 13, 2024 minutes as submitted. The motion was carried with a unanimous vote.

4. Public Comment: As required (3 minute maximum per person). Any member of the public might 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 comments from the public.

5- 6. Disclosure of Outside (Ex-Parte) Communication or Conflicts of Interest: None were disclosed.

Tuesday, August 27, 2024 at 6:00pm

7. Old Business

7a. Public Hearing. Motion/Recommendation to BOCC. Eastslope Meadows County Major Subdivision. Hunter Kelly, Planner

Hunter Kelly gave an overview of the subject property and the review criteria necessary to recommend approval to the BOCC. Mr. Kelly elaborated on the criteria briefly outlined below:

1. Protect public health and safety.
2. Build internal roads to County standards and provide for the maintenance of these roads.
3. Work with County Public Works to provide an acceptable Traffic Impact Study and address findings.
4. Provide fire suppression facilities.
5. Minimize the effects on local service.
6. Minimize the efforts on the natural environment.
7. Update the SIA and final documents as specified by Planning, Legal, or the Public Works department.
8. Final plat shall comply with all the requirements of the Yellowstone County Subdivision Regulations, as well as the rules, regulations, policies, and resolutions of Yellowstone County, and the laws and Administrative Rules of the State of Montana.

Staff is recommending approval with those conditions.

Questions:

Board member Ronquillo commented that the final user is unknown, but they will need to comply with state regulations for the property. Hunter Kelly confirmed this.

Board member Gravgaard said that the facilities seem to be warehouses and that large trucks will be using the area. He asked if any traffic studies have been conducted. Anna Vickers explained that the Public Works department conducts studies based on worst-case scenarios.

Board President Woods asked if the ultimate end use is addressed in the Traffic Impact Study (TIS). Anna affirmed it was.

CITY/COUNTY PLANNING BOARD

"Serving Billings, Broadview, and Yellowstone County"

Tuesday, August 27, 2024 at 6:00pm

Board member Staley requested Mr. Kelly explain the distance criteria between the proposed subdivision and the existing underground 30,000-gallon tank. Hunter stated that if the furthest structure in the subdivision is within half a road mile of the nearest dry hydrant tank, it must connect to that system and participate in its maintenance. If it's beyond that distance, an additional tank will be necessary. There's a slight margin for error, so it's not yet clear whether they will connect to the existing system or need a new tank. This will be determined in consultation with the Billings Fire Department once the distance is finalized.

Board member Staley pointed out that if the end user is deemed 'high hazard,' they might have to install their own tank. Board member Nordel concurred, adding that this consideration should happen before an end user takes possession of the building.

Board member Nordel asked about the two bodies of water shown on the aerial view map, to which Anna confirmed they are classified as ponds and not for recreational use.

Applicant's Agent

Kolten Knatterud from IMEG reported that a Traffic Impact Study (TIS) was submitted to Billings Public Works, and they have received feedback. If the study indicates an increase in traffic trips, a new TIS will be required. He also noted that the two bodies of water originated from a historical gravel pit with high groundwater, which is why development is focused solely on the east side of the property.

Board member Bonogofsky remarked that original plans often differ from actual outcomes, citing her experience with a nearby property. She questioned how the impact can be assessed if the end user is unknown.

Kolten acknowledged the concern but noted that it allows for fewer restrictions on the developer.

Public Hearing:

In Opposition

Doug Hayes, 6312 Bear Paw Dr S, expressed concerns about increasing traffic from trucks and the constant noise they generate. He also noted that the well water in the area is diminishing and questioned where it will come from with further development.

Darrell Sept, 6318 Bear Paw Dr S and the HOA President for Grizzly Creek, raised issues about the noise from semi-truck jake brakes and their speed. He mentioned that his water well pump is set at 26 feet and has been consistently lowering.

CITY/COUNTY PLANNING BOARD

"Serving Billings, Broadview, and Yellowstone County"

Tuesday, August 27, 2024 at 6:00pm

Dolores Lix, 3019 S 67th St W, inquired whether the drainage will be covered and if the roads in the subdivision will be paved.

Applicant's Agent Rebuttal

Kolten Knatterud confirmed that the roads within the subdivision will be paved according to regulations. However, there are no plans to cover drains or ditches. If stormwater enters a property, historical drainage patterns will be maintained as part of the DEQ approval process.

Motion:

Board member Stephenson made a motion, seconded by Board member Nordel, to recommend to the Board of County Commissioners (BOCC) that the preliminary plat of Eastslope Meadows Subdivision be conditionally approved, along with the eight conditions and the Findings of Fact as outlined in the staff report.

Board President Woods called for any additional comments or questions from the board.

Comments

Wyeth Friday, the Planning & Community Services Director, addressed the board and attendees about matters beyond the Planning Board's scope. He mentioned that the West End Ground Water Study is forthcoming and will be shared with the board, as well as the City and County, to discuss the declining groundwater levels. Mr. Friday pointed out that the County has an ordinance outlining truck routes, which applies to regular trucking operations, except for local deliveries. He recommended consulting County Public Works regarding these regulated routes. Additionally, he noted that gravel mining permits come with conditions based on location and require a contract with the mining company, allowing residents to report any issues that may arise.

Board President Woods called for a voice vote on the motion to recommend the Eastslope Meadows Subdivision to the BOCC. The motion carried with a vote of 5 in favor and 2 against.

8. New Business

Anna Vickers shared that the creation of the Planning Commission will be presented to the City Council on September 9, 2024. Following this, staff will provide a debrief on the implications of this development. Until the growth policy and future land use map are adopted by May 2026, all subdivisions will continue to be reviewed by the Planning Board as they currently are. The Planning Board will maintain its role in evaluating major subdivisions for both the City and County. Meanwhile, the Planning Commission will serve as an advisory role, gathering input from residents on the growth policy and neighborhood plans to make recommendations to the City Council.

CITY/COUNTY PLANNING BOARD

“Serving Billings, Broadview, and Yellowstone County”

Tuesday, August 27, 2024 at 6:00pm

Board President Woods emphasized the importance of initiating communication with the County Commissioners about the upcoming process and the operation of the Planning Commission.

Wyeth Friday agreed, suggesting that a review of the collaboration between the City and Yellowstone County would be beneficial at some point.

9. Other Business.

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

ADJOURNMENT: 7:07pm

10. Future Agenda Items. There was no discussion on this topic.

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

-Brenda J Berns, Planning Clerk