ATTENTION

The City Council meeting will be held in a hybrid format that may include both in-person AND virtual attendance via Zoom. Unless they have cause to appear virtually, Councilmembers will attend the meeting in person in Council Chambers, fifth floor of City Hall, 316 N. 26th Street. In order to honor the Right of Participation and the Right to Know in Article II, Sections 8 and 9, of the Montana Constitution, the City of Billings and City Council are making every effort to meet the requirements of the open meeting laws.

Citizens are invited to:

- Review the Agenda Packet on the City's website at: www.billingsmt.gov and click on "Your Government," "City Council," and "Agendas & Minutes".
- View the meeting:
  - On Community 7 TV - Channel 7 or Channel 507 -- Spectrum Cable. *(On evenings when there is a conflict with School District No. 2 Board meetings, the City Council meeting will be broadcast on Channel 8 - Spectrum Cable.)* Channel 7 or Channel 978 - TDS Fiber.
  - Online at www.comm7tv.com and click on the "Watch Live" icon. Community 7 also has links to their Facebook page and YouTube channel.
  - On the City's website at www.billingsmt.gov and click on "Watch Meetings Online" on the homepage.
  - In-Person.

Citizens may submit public comment via the following methods:

- Mail: City Clerk, P.O. Box 1178, Billings, MT 59103
- Email: Council@billingsmt.gov.
  - Emails received after 3:00 PM on the day of the meeting, may be posted on the Council's webpage the following day for public viewing.
- Attend the meeting in person

Please contact Denise Bohlman, City Clerk, at bohlmand@billingsmt.gov, or at 406.657.8210, with any questions.

CITY OF Billings

VISION STATEMENT:
"The Magic City: A diverse, welcoming community where people prosper and business succeeds."

CITY COUNCIL
REGULAR BUSINESS MEETING
AGENDA

COUNCIL CHAMBERS **OCTOBER 27, 2025** **5:30 P.M.**
316 N. 26th Street, 5th Floor

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Tidswell

ROLL CALL: Councilmembers present on roll call were: ☐ Shaw, ☐ Gulick, ☐ Neese, ☐ Owen, ☐ Rogers, ☐ Kennedy, ☐ Aspenlieder, ☐ Tidswell, ☐ Boyett, ☐ Rupsis

MINUTES:

- September 22, 2025
- October 13, 2025

COURTESIES:

PROCLAMATIONS: November - Epilepsy Awareness Month

COUNCIL REPORTS:

ADMINISTRATOR REPORTS - CHRIS KUKULSKI

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1 ONLY. Speaker sign-in required. (Comments are limited to three (3) minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium. Comments on items listed as public hearing items will be heard ONLY during the designated public hearing time for each respective item. For items not on this agenda, public comment will be taken at the end of the agenda.)

1. CONSENT AGENDA -- Separations:

   A. **Bid Awards:** None.

   B. **Purchase** of a Caterpillar bulldozer from Tractor and Equipment Co. for the landfill.

   C. **Amendment No.1,** to Contract for Professional Engineering Services with Sanbell for W.O. 25-36: Rimrock Road - 54th Street West to 62nd Street West.

   D. **Donation** to the Parks, Recreation and Public Lands Department from PickleBall Smiles for bench purchases and installation.

   E. **Agreement** for encroachments with the Birely Drainage District and Trails West Homes, LLC.

   F. **Preliminary Major Plat** of Trestles Subdivision, 1st Filing. *Quasi-Judicial

   G. **Final Major Plat** of 44 West Subdivision. *Quasi-Judicial

   H. **Final Major Plat** of Clearwater Estates Subdivision, 2nd Filing. *Quasi-Judicial

   I. **Second/Final Reading Ordinance** amending BMCC 22-406 - Sidewalk Impediments.

J. **Second/Final Reading Ordinance** for Zone Change 1070: Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms.

K. **Second/Final Reading Ordinance** expanding the boundaries of Ward IV to include recently annexed property in Annexation 25-04.

L. **Council Holiday Meetings Schedule.**

M. **Bills for the Weeks of:**

1. September 9, 2025
2. September 17, 2025
3. September 22, 2025

Recommended Motion: I move to approve the items of the Consent Agenda as submitted, with the exception of items moved for separation.

REGULAR AGENDA:

2. **PUBLIC HEARING AND SPECIAL REVIEW 1002:** a special review to allow the development of a new casino as part of a multi-tenant commercial building at 5545 Holiday Avenue. Zoning Commission recommends conditional approval and adoption of the findings of the 9 review criteria. *Quasi-Judicial

   Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve Special Review 1002 and adopt the findings of the 9 review criteria, as recommended by the Zoning Commission.

3. **PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE 1071:** The south 1.775 acres of Lot 2 and all of Lot 3, Clearwater Estates Subdivision. Zoning Commission recommends approval and adoption of the 10 review criteria. *Quasi-Judicial

   Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve First Reading Ordinance for Zone Change 1071 and adopt the findings of the 10 review criteria, as recommended by the Zoning Commission.

4. **PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE 1072:** On approximately 3 acres of Lot 1, all of Lot 4 and approximately 14 acres of Lot 5, of Clearwater Estates Subdivision. Zoning Commission recommends approval and adoption of the 10 review criteria. *Quasi-Judicial

   Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve First Reading Ordinance for Zone Change 1072 and adopt the findings of the 10 review criteria, as recommended by the Zoning Commission.

5. **PUBLIC HEARING AND FIRST READING ORDINANCE** to expand the boundaries of the South Billings Boulevard Urban Renewal District (SBBURD) and adopt a modified Urban Renewal Plan. Staff recommends approval.

   Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve the First Reading Ordinance expanding the boundaries of the South Billings Boulevard Urban Renewal District (SBBURD) and adopting a modified Urban Renewal Plan, as recommended by staff.

PUBLIC COMMENT on "NON-AGENDA ITEMS". Speaker Sign-in required. (*Restricted to ONLY items not on this printed agenda. Comments are limited to 3 minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium.)*

COUNCIL INITIATIVES:

ADJOURN:

Council Chambers are readily accessible to individuals with physical disabilities.

For more information or to make requests for special arrangements, please contact the City Clerk's Office at 657-8210 or e-mail bohlmand@billingsmt.gov, 72 hours prior to the meeting date.

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City Council Regular

Date:	10/27/2025
Title:	Purchase of Bulldozer
Presented by:	Jennifer Duray
Department:	Public Works
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends that City Council approve the purchase of a Caterpillar bulldozer from Tractor and Equipment Co. in the amount of $1,481,573.08, less a trade amount of $20,000 for a net amount of $1,461,573.08.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The landfill currently operates three bulldozers: one assigned to Class II waste, one to Class IV waste, and a third used for slope erosion repairs, road construction and maintenance, and building ponds for fats, oil, and grease (FOG). This third bulldozer also serves as a backup to ensure high compaction rates are maintained when either of the other units is down. One of the existing bulldozers has exceeded its useful life and was scheduled for replacement in FY26, with funding included in both the FY26 Solid Waste budget and FY26 Equipment Replacement Plan.

However, about a month ago, the engine in this bulldozer failed, rendering it inoperable. The cost of repair is high relative to the limited additional service life it would provide. As part of the replacement process, staff evaluated both John Deere and Caterpillar options. Our current John Deere bulldozers incur approximately $199,500 annually due to frequent repairs as well as rental costs due to downtime, while the Caterpillar unit costs significantly less, around $112,000 annually, making it the more cost-effective choice over the equipment's lifespan.

Staff recommends procuring the Caterpillar bulldozer through the Sourcewell cooperative purchasing agreement.

ALTERNATIVES

City Council may:

- Approve the purchase of a Caterpillar bulldozer from Tractor and Equipment Co.; or,
- Not approve the purchase of the bulldozer. If not approved, staff will need to rent equipment for landfill operations as one of the current bulldozers is inoperable and it is too expensive to repair given it's age and condition.

FISCAL EFFECTS

The bulldozer will be purchased through the Sourcewell cooperative purchasing agreement for a total of $1,481,573.08. Two trade-in options were offered for the existing inoperable bulldozer: $20,000 as-is, or $65,000 if repairs were completed prior to trade in. However, the cost to make the unit operable again far exceeds the additional $45,000 in trade-in value, making the repair option economically unfeasible. As a result, we will proceed with the $20,000 trade-in offer for the inoperable equipment. This brings the net purchase price of the new bulldozer to $1,461,573.08.

City Council Regular

Date:	10/27/2025
Title:	W.O. 25-36: Rimrock Road - 54th Street West to 62nd Street West, Amendment 1 to Contract for Professional Engineering Services
Presented by:	Debi Meling
Department:	Public Works
Presentation:	No
Legal Review:	Template Contract
Project Number:	N/A

RECOMMENDATION

Staff recommends that City Council award Amendment 1 to the W.O. 25-36 professional engineering services contract to Sanbell in the amount of $240,410.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Council is asked to authorize and execute Amendment 1 to W.O. 25-36 Rimrock Road 54th to 62nd Contract for Professional Services with Sanbell. The City of Billings is continuing its two-phase effort to improve Rimrock Road from 54th Street West to 62nd Street West and from Clearview Drive to 54th Street West to meet arterial street standards and accommodate current and future traffic demands. Phase 1 of this effort, W.O. 25-36 Rimrock Road -- 54th Street West to 62nd Street West, is currently under design by Sanbell Engineering. The next phase of the work will cover the second phase of Rimrock Road from Clearview Drive to 54th Street West. The amendment includes three main elements of engineering services:

1) Design of W.O. 26-07 Rimrock Road -- Clearview Drive to 54th Street West (Phase 2), which represents the next segment of the overall Rimrock Road corridor improvement initiative. Phase 2 includes full roadway reconstruction between Clearview Drive and 54th Street West, with improvements such as street widening, curb and gutter, storm drainage, sidewalks and/or multi-use path, and street lighting. The design will also evaluate and include sidewalk and street lighting improvements along the south side of Rimrock Road from Shiloh Road to 54th Street West. Coordination with the Rimrock Road corridor master planning efforts will also be included.

2) The City's Safe Routes to School Plan Phase 2 identified a need for a pedestrian crossing at Rimrock Road and 46th Street West. This amendment includes the preliminary and final design of that crossing, that can be bid as an additive alternate to the W.O. 26-07 Rimrock Road -- Clearview Drive to 54th Street West project and awarded if budget allows. Staff believes a bid price for this work element could be more cost-effective when bid as part of the Rimrock Road project rather than as a stand-alone project.

3) As part of the Rimrock Road 54th to 62nd Street phase, additional professional services are needed to complete floodplain analysis and permitting required by the City of Billings, Yellowstone County, and FEMA. These services are necessary to ensure project compliance and to advance the project toward construction readiness.

Construction of Rimrock Road from 54th Street West to Clearview Drive is anticipated to begin in summer 2026, with funding programmed in the FY26 budget and proposed FY27 Capital Improvements Plan (CIP). A separate contract amendment for construction administration services will be requested following completion of design and bidding, once construction duration and funding are finalized. Considering the original contract for Phase I in the amount of $542,840 and this amendment in the amount of $240,410, the total design fee is about 5.4% of the construction cost of the two phases, currently estimated at $14,438,000.

A request for proposals was solicited for both phases of Rimrock Road when a selection was made for Phase 1. Sanbell was selected for W.O. 25-36 (phase 1) and W.O. 26-07 (phase 2) based on City staff review of proposals from pre-qualified firms experienced in arterial reconstruction and major storm drain design. Three firms submitted proposals, and Sanbell was selected based on their project team and availability, approach to the project, and relevant qualifications and experience. The other firms considered for the work included AE2S, DOWL, HDR, Jacobs, KLJ, Morrison-Maierle, and Stahly Engineering. The selection was based on Project Team and Availability; Project Approach; and Firm Qualifications and Experience as related to the project needs.

ALTERNATIVES

City Council may:

- Approve Amendment 1 to the Contract for Professional Services with Sanbell in the amount of $240,410 ; or,
- Not Approve Amendment 1 to the Contract for Professional Services with Sanbell. If the contract is not approved, the design to replace deteriorated pavement, add storm drainage, improve safety, install multi-modal facilities, and perform required flood plain analysis and permitting cannot be completed.

FISCAL EFFECTS

The Rimrock Road phase 2 project was budgeted in FY26 using Gas Tax Funds and Storm Assessments in the amount of $475,000 for engineering. There are adequate funds to award this amendment ($240,410.00).

Attachments

Amendment 1

AMENDMENT #1 TO CONTRACT FOR SERVICES

For

W.O. 25-36 Rimrock Road 54th to 62nd

Between:

THE CITY OF BILLINGS P.O. BOX 1178 Billings, MT 59103	and	SANBELL 1300 North Transtech Way Billings, MT 59102

This will constitute an Amendment to the Contract for Services entered into by the above parties on **July 1, 2025**, to provide:

Survey, planning, engineering, and bid administration services for the above-referenced project.

This signed Amendment, dated _____, will serve to amend the existing Contract as follows:

This amendment adds a phase to the original W.O. 25-36 Rimrock Road - 54th to 62nd project scope of work to account for the floodplain analysis and permitting required by the City of Billings and Yellowstone County and the DNRC (coordination or submittals through FEMA are not anticipated). The intent is to design the roadway improvements to minimize impacts on the floodplain (particularly the delineated floodway) and adjacent properties, ensuring that permitting requirements are minimal.

The amendment also adds project scope to complete survey, design, and construction-phase work for the W.O. 26-07 Rimrock Road – Clearview to 54th (project, including the extension of sidewalk along the south side or Rimrock Road to 41st Street West and installation of street lighting all the way to Shiloh Road. Lastly, the amendment adds a phase to contract for survey, design, and bid administration for a signalized pedestrian crossing located at the 46th Street West intersection.

1. **SCOPE OF CONSULTANT'S SERVICES:** The scope of the work has been amended to add the services and fees outlined below:

Detailed phase and task breakdowns for the scope of work additions are included as Attachment A. The fee estimate by phase is shown in Attachment B. The proposed schedule for the Engineer's work is shown in Attachment C.

All other Sections of the original Contract remain the same.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

CITY OF BILLINGS, MONTANA

_____
(PRINT BUSINESS NAME ABOVE)

_____
WILLIAM A. COLE,
MAYOR

_____
SIGNATURE

_____
PRINT NAME

_____
PRINT TITLE

Contract Amendment #1 – Attachment A

Scope of Work

Phase 700. Work Order 25-36 (Phase I) Floodplain Analysis and Permitting

This work was excluded from the original Phase I contract. The intent was to try to design the project improvements such that floodplain analysis and permitting would not be required. It has since been determined that some level of analysis, modeling, and permitting will be required to accomplish the project goals.

Task 1. Meetings and correspondence with City, County, and Montana DNRC staff to facilitate floodplain permitting.

Task 2. Research and review of current and historical floodplain mapping, modeling, and other information.

Task 3. Creation of a corrected, effective HEC-RAS model to include current ground and LiDAR survey data. This scope of work anticipates that Sanbell will be provided with an existing effective HEC-RAS model to update and modify, rather than creating a new model from scratch or from older, ineffective models.

Task 4. Creation of a proposed project HEC-RAS model to evaluate the impacts of proposed Rimrock Road improvements. This scope of work anticipates that Sanbell will be provided with an existing, effective HEC-RAS model to update and modify, rather than creating a new model from scratch or from older, ineffective models.

Task 5. Developing No-Rise Certification, including supplemental narrative, exhibits, and attachments.

Task 6. Plan view layout and corridor modeling design modifications as required to try to achieve a “no rise” status in the floodplain (floodway and flood fringe) prior to submitting for permit.

Task 7. Filling out and submitting the Montana DNRC Joint Application Form with associated supporting documents (including a City of Billings Floodplain Permit Application). The package will be submitted to the City of Billings and Yellowstone County. If the City of Billings or Yellowstone County determine that a Conditional Letter of Map Revision (CLOMR) or a Letter of Map Revision (LOMR) are required to permit the project, or if a no-rise condition cannot be met with the proposed improvements, an additional amendment will be processed for preparing the necessary FEMA applications, and potentially collecting additional information required for analysis.

Phase 700 Deliverables:

Updated HEC-RAS model and associated reports; Montana DNRC Joint Application. All deliverables will be submitted electronically unless hard copies are requested.

Phase 800. Work Order 26-07 (Phase II) Project Administration

This phase provides for the additional administrative work associated with Phase II of the project, as described in more detail below.

Task 1. Project scoping, fee estimate development, and negotiations.

Task 2. Meetings and correspondence with City of Billings staff.

Task 3. Weekly project status update emails and/or bi-weekly design update Teams calls with City Project Manager, Ken Ard.

Task 4. Monthly project invoicing.

Phase 800 Deliverables:

Draft and final scope of work and fee estimate documents for use in the consultant contract; weekly project status update emails; monthly invoices. All deliverables will be submitted electronically unless hard copies are requested.

Phase 900. Work Order 26-07 (Phase II) Research and Field Investigations

The majority of this work for both Phase I and Phase II was completed via the original contract. This contract phase accounts for the additional research and survey work needed to design the proposed extension of sidewalk to 41st Street West and street lighting to Shiloh Road.

Task 1. General project management, including internal team meetings, coordination of work, and other administrative tasks.

Task 2. Supplemental control survey work, including additional control placement, horizontal GPS ties, levels and adjustments. Reciprocal Differential levels will be performed to ensure vertical accuracies to within 0.03 feet.

Task 3. Topographic and boundary survey field work, processing of survey data, and drafting of line work in existing and boundary base Autocad files

Phase 900 Deliverables:

There are no specific deliverables associated with this work.

Phase 1000. Work Order 26-07 (Phase II) Concept (30%) Design Development

The original Phase I contract included scope of work for concept design for the Phase II segment of Rimrock Road. This contract phase accounts for the additional concept-level

work associated with design of the proposed extension of sidewalk to 41st Street West and street lighting to Shiloh Road.

Task 1. General project management, including internal team meetings, coordination of work, and other administrative tasks.

Task 2. Coordination with private utility companies and review of available maps/data.

Task 3. Limited traffic data collection and analysis to justify recommended typical sections and intersection lane configurations. Analysis and recommendations to be summarized in a technical memo.

Task 4. Concept phase (plan view) geometric design layout of proposed surface improvements in AutoCAD.

Task 5. Concept phase corridor modeling as required to review sidewalk alignment and grade considerations and street light placement.

Task 6. Concept phase roadway plans/design exhibits preparation.

Task 7. Concept phase drainage and irrigation impacts analysis associated with proposed improvements.

Task 8. Concept phase design of roadway lighting (power utility coordination, pole and fixture research/layouts).

Task 9. Quantity takeoffs and concept phase construction cost estimates (includes storm drain system alternatives cost estimates).

Task 10. Revisions to concept phase plans and construction cost estimate to address internal QC and City of Billings review comments.

Phase 1000 Deliverables:

Concept phase (30%) plan and profile plans/exhibits; concept phase construction cost estimate; graphics/information for PowerPoint presentation to City Council; website/social media project update content; traffic analysis tech memo. All deliverables will be submitted electronically unless hard copies are requested.

Phase 1100. Work Order 26-07 (Phase II) Preliminary (60%) Design Development

The hydrology and hydraulics analysis and reporting, and the concept and preliminary phase design of the storm drain system facilities for both Phase I and Phase II were accounted for in the original Phase I contract. This contract phase accounts for the additional preliminary phase design development work associated with the proposed extensions of sidewalk to 41st Street West and street lighting to Shiloh Road.

Task 1. General project management, including internal team meetings, coordination of work, and other administrative tasks.

Task 2. Preliminary phase revisions to plan view geometric layouts in AutoCAD.

Task 3. Preliminary phase revisions to horizontal roadway alignment(s) and vertical roadway profiles in AutoCAD. Development of an independent profile for sidewalk extension.

Task 4. Preliminary phase drainage and irrigation evaluations and design work.

Task 5. Preliminary phase corridor/surface grading design.

Task 6. Preliminary phase grading details.

Task 7. Preliminary phase cross sections.

Task 8. Preliminary phase typical sections and other design details.

Task 9. Preliminary phase roadway lighting analysis and electrical design in AutoCAD. Additional work reviewing SILMD assessments and developing assessment calculations and exhibits in support of City administration of district.

Task 10. Preliminary phase general plans production/layout and review for compliance with CADD standards.

Task 11. Development of preliminary project specifications book, including special provisions.

Task 12. Design of preliminary construction traffic control concepts and supportive special provisions.

Task 13. Constructability reviews. Through this task, Sanbell will leverage our own construction staff and consult with contractors to optimize constructability and cost-efficiency.

Task 14. Quantity take-offs and preliminary phase updates to the construction cost estimate.

Task 15. Internal quality control review of preliminary phase deliverables.

Task 16. Revisions to preliminary phase deliverables to address internal review comments and submittal of package to City.

Phase 1100 Deliverables:

Preliminary plans, project specifications book, construction cost estimate, preliminary storm report; preliminary geotech report (completed via Phase 1 contract); SILMD assessment calculations and exhibits.

Phase 1200. W.O. 26-07 (Phase II) Final (90%) Design Development

Task 1. General project management, including internal team meetings, coordination of work, and other administrative tasks.

Task 2. Final phase updates to geometric layout and striping design in AutoCAD.

Task 3. Final phase updates to horizontal roadway alignment(s) and vertical roadway profiles in AutoCAD.

Task 4. Final phase updates to storm drain design in AutoCAD.

Task 5. Final phase updates to corridor/surface grading design in AutoCAD.

Task 6. Final phase updates to grading details in AutoCAD.

Task 7. Final updates to phase cross sections in AutoCAD.

Task 8. Final phase updates to typical sections and other design details.

Task 9. Final phase updates to roadway lighting analysis and electrical design in AutoCAD.

Task 10. Final phase updates to labeling and dimensioning.

Task 11. Final phase general plans production/layout and review for compliance with CADD standards.

Task 12. Final phase updates to project specifications book, including special provisions.

Task 13. Final phase updates to construction traffic control exhibits and special provisions.

Task 14. Final phase updates to SILMD calculations and exhibits.

Task 15. Quantity take-offs and final phase updates to construction cost estimate.

Task 16. Internal quality control review of final phase plans, specifications book, construction cost estimate, storm report, and geotech report.

Task 17. Updates to final phase plans, specifications book, cost estimate, and storm report to address internal QC review comments.

Phase 1200 Deliverables:

Final plans, storm report, project specifications book, SILMD calculations and exhibits, and construction cost estimate.

Phase 1300. Bid Phase (100%) Design Development/Administration

Task 1. Comprehensive review of private property irrigation (sprinkler) system infrastructure and anticipated impacts. Development of plan notes and special provision language to reinforce Contractor responsibility for restoration of all impacted systems.

Task 2. Final internal quality control review of bid phase construction documents. Revisions as needed.

Task 3. Responses to contractor requests for information (RFIs) during the bidding process. Preparation and distribution of bid addenda (as required).

Phase 1300 Deliverables:

Bid plans and project specifications.

Phase 1400. 46th Street West Signalized Crosswalk

Task 1. General project management, including internal team meetings, coordination of work, and other administrative tasks.

Task 2. Survey-related research, setting of supplementary control (as required), topographic survey field work, processing of survey data, and drafting of line work in Autocad.

Task 3. Concept-level plan view geometric design of improvements in AutoCAD.

Task 4. Concept-level plans/exhibits preparation.

Task 5. Concept-level quantity take-offs and construction cost estimates.

Task 6. Preliminary design layout and plan revisions implementing feedback/comments from City Council and Public Works.

Task 7. Preliminary detailed grading of proposed improvements.

Task 8. Preliminary design details.

Task 9. Preliminary plans production, labeling, and cadd standards review.

Task 10. Preliminary design specifications and construction traffic control design.

Task 11. Preliminary updates to quantity take-offs and construction cost estimate.

Task 12. Final design, specifications, and cost estimate updates.

Task 13. Final plans production, labeling, and formatting to prepare for bidding.

Exclusions from Scope of Work

The following work items are excluded from the scope of work for this project and shall be considered as Additional Work. If the City of Billings determines that Additional Work is required, Sanderson Stewart will provide those services for an additional agreed-upon fee.

1. All construction phase work, including but not limited to construction staking survey, shop drawing submittals review, responses to contractor requests for information (other than during bidding), inspection, materials testing, preparation of record drawings, and project closeout.
2. Soils (geotech) borings, analysis, and reporting (completed with W.O. 25-36 (Phase 1) project.
3. Landscape or irrigation design and specifications other than as required to hold Contractor accountable for all landscape restoration and

disturbed sprinkler systems. The Contractor will be required to stabilize and re-seed disturbed areas as per the requirements of MPWSS/City of Billings “standard mods” regulations.

4. Design, specifications or permitting related to erosion control and stormwater management during construction. This work shall be considered to be the responsibility of the contractor. Sanbell will not be responsible for reviewing, approving, or monitoring Contractor-required stormwater pollution prevention plan (SWPPP) documentation or installation measures. The Contractor shall be required to prepare and submit for approval the Notice of Intent (NOI), Notice of Termination (NOT), and all related supportive materials.
5. Design of retaining walls, bridges, or other structural features other than basic block retaining walls that don’t require structural engineering design or analysis. If structural design or analysis of such features is required for the project design, the additional services can be provided by amendment to the contract.
6. Design of private utilities (natural gas, oil, power, fiber optic, telephone, cable television, or other) facilities. Sanbell will, however, provide coordination with private utility companies to address any anticipated conflicts and/or replacement/relocation work.
7. Right-of-way or easement acquisition services, including design, negotiation, meetings/correspondence, or creation of exhibits. Sanbell does not anticipate that right-of-way or easement acquisition will be necessary for this project.
8. Permit fees for any floodplain permits; wetlands delineation or permitting (assumed not to be required); creation of an existing floodplain model and permitting/ coordination/exhibit creation through FEMA
9. Floodplain (HEC-RAS) modeling outside of the project area from the effective model (approximately from Cross Section C to the current downstream limits of detailed study on the Effective FEMA FIRM).

Contract Amendment #1 – Attachment B

Not to Exceed Time and Materials Fee Estimate

A. For services rendered based on the Scope of Work in Attachment A, the Engineer shall be paid based upon actual time accrued, but not to exceed the total contract amount.

1.	**Flood Plain Analysis and Permitting**	**$26,510.00**
2.	**Project Administration**	**$16,620.00**
3.	**Research and Field Investigations**	**$8,990.00**
4.	**Concept (30%) Design Development**	**$29,040.00**
5.	**Preliminary (60%) Design Development**	**$76,290.00**
6.	**Final Phase (90%) Design Development**	**$44,880.00**
7.	**Bid Phase (100%) Design/Administration**	**$21,010.00**
8.	**46th Street West Signalized Crosswalk**	**$17,070.00**
	CONTRACT TOTAL	**$240,410.00**

Contract Amendment #1 – Attachment C

Project Schedule

Based on an anticipated Notice to Proceed from the City of Billings in early November of 2025, the following is an approximate key milestone schedule for completion of the work associated with this amendment proposal.

A. W.O. 25-36 (Phase I) Floodplain Analysis and Permitting

   1. Joint Application Submittal – late December 2025

   2. Anticipated Permit Approval – early February of 2026

B. W.O. 26-07 (Phase II) Concept (30%) Design Development

   1. Deliverables Submittal – mid-November 2025

   2. City Council Work Session Presentation – December 1, 2025

C. W.O. 26-07 (Phase II) Preliminary (60%) Design Development

   1. Deliverables Submittal – February 2026

D. W.O. 26-07 (Phase II) Final (90%) Design Development

   1. Deliverables Submittal – April 2026

E. W.O. 26-07 (Phase II) Bid (100%) Design Development/Administration

   1. Advertise for Bid – early June 2026

   2. Bid Opening – late June/early July 2026

Delays affecting the completion of the work within the time specified of more than ninety (90) days, not attributable to or caused by the Parties hereto, may be considered as cause for the renegotiation or termination of this Contract.

If the Engineer is behind on this Contract due to no fault of Billings, then the Engineer hereby acknowledges the right of Billings to withhold future Contracts to the Engineer in addition to any other remedy until this Contract is brought back on schedule or otherwise resolved.

City Council Regular

Date:	10/27/2025
Title:	Pickleball Smiles donation acceptance and use of funds.
Presented by:	Brad Wright
Department:	Parks/Rec/Public Lands
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

PRPL seeks City Council consent to accept funds in the amount of $2,500 (two-thousand five-hundred dollars) donated by PickleBall Smiles to be utilized to install two (2) new park benches close to the newly resurfaced courts in North Park.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Pickleball Smiles' donation for new park benches aligns with past and ongoing improvements at North Park. The proposed bench location is around/close to the newly resurfaced courts. PickleBall Smiles is a group that donates to PRPL for continued improvements to the parks throughout Billings.

STAKEHOLDERS

City of Billings
PRPL
Users of North Park
Citizens and visitors of Billings
Pickleball Smiles

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

The purchase of the benches and the installation will come at no cost to PRPL. PRPL does not expect to hire any FTEs. Any work that may be needed with the benches will be handled while the current park attendant is onsite.

City Council Regular

Date:	10/27/2025
Title:	Agreement for Encroachments on Birely Drain District Easement
Presented by:	Debi Meling
Department:	Public Works
Presentation:	No
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends that the City Council approve the agreement for encroachments with the Birely Drainage District and Trails West Homes, LLC.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The preliminary plat for Trails West Subdivision, Sixth Filing, was approved by City Council in December 2019. Trails West Subdivision, Sixth Filing is located south of Grand Avenue west of 56th Street West. With the subdivision plat, the Developer is required to install a culvert through and across the Birely Drain in order for Stockman Avenue to connect Trails West Subdivision, Sixth Filing to Buffalo Crossing Subdivision. The construction of Stockman Avenue will complete a street and sidewalk connection between Buffalo Crossing Subdivision and Trails West Subdivision, Sixth Filing.

The Birely Drain District requested that the City enter into an encroachment agreement with the Birely Drainage District and the Developer. The attached agreement between the City, Developer, and the Birely Drainage District requires the Developer to install the improvements and the City to maintain the improvements.

ALTERNATIVES

City Council may:

- Approve the agreement; or,
- Not approve the agreement. If the agreement is not approved, the Birely Drain may not allow the culvert for the street crossing to be installed.

FISCAL EFFECTS

Acceptance of the agreement requires the City to maintain the culvert for the public street crossing of the Birely Drain. The City maintains culverts that cross ditches and drains within the city limits so absent the agreement, the maintenance responsibility would be the same, therefore there is negligible cost to the City related to this agreement.

Attachments

Birley Drain Agreement

After recording, please return to:

AGREEMENT FOR ENCROACHMENTS ON BIRELY DRAIN DISTRICT EASEMENT

This Agreement for Encroachments ("Agreement"), made this _____ day of _____, 2025, is by and among the **CITY OF BILLINGS, MONTANA**, a municipal corporation, with a mailing address of 210 North 27th Street, Billings, MT 59101 ("City"); **TRAILS WEST HOMES, LLC**, a Montana limited liability company, with a mailing address of 115 Shiloh road, Suite 2, Billings, MT 59106 (together with its successors in title to any portion of the Trails West Property described below, "Trails West"); and the **BIRELY DRAIN DISTRICT**, with a mailing address of c/o Renée L. Coppock, P.O. Box 2529, Billings, MT 59103-2529 ("Birely").

RECITALS

WHEREAS, Birely has a perpetual easement for its drainage ditch and 25 feet on each side of the drainage ditch for the purpose the drainage of the lands, removal of surface waters therefrom, and the repair and maintenance of the drainage ditch ("Birely Easement"), which easement runs over and across real property in Yellowstone County, Montana, including without limitation the following-described lands ("Trails West Property"):

> Township 1 South, Range 25 East, M.P.M.
> That part of the NE¼ of Section 5, Township 1 South, Range 25 East of the Principle Montana Meridian, in Yellowstone County, Montana, described as Trails West Subdivision 6th Filing, filed _____, 2025, in the office of the Yellowstone County Clerk and Recorder as Document #_____.

WHEREAS, in order to develop the Trails West Property, the City is requiring the installation of certain drainage pipes and culverts within the Birely Easement.

WHEREAS, Birely has agreed to grant to the City the right to encroach upon the Birely Easement under the terms and conditions set forth herein and as set forth in that certain Agreement for Encroachments on Birely Drain District Easement, dated May 28, 2024, and recorded May 29, 2024, in the records of the Yellowstone County, Montana Clerk and Recorder, under Document No. 4074945 ("Buffalo Crossing Encroachment").

WHEREAS, Trails West and Buffalo Crossing LLC have both agreed to construct certain improvements on the Birely Easement as agreed with the City and as described herein and in the Buffalo Crossing Encroachment.

NOW THERFORE, in consideration of the mutual promises and covenants contained herein, the parties do hereby agree as follows:

1. Grant of Encroachment Right. Under the terms and conditions set forth herein, Birely hereby grants to the City the following encroachment rights:

a. Culvert to Access Stockman Avenue West of the Trails West Property. At the City's direction, a culvert may be installed by Trails West for crossing the Birely Drainage Ditch to access Stockman Avenue west of the Trails West Property, which culvert shall be at least 60 inches in diameter and shall be located within the proposed public right-of-way dedication for Stockman Avenue depicted on the Buffalo Crossing Subdivision plat and the Trails West Subdivision 6th Filing preliminary plat and on Exhibit 1 attached hereto. The Buffalo Crossing Encroachment provides that Buffalo Crossing may install the culvert. Trails West shall begin the construction prior to Buffalo Crossing and shall install the culvert. Buffalo Crossing must equally share the cost and expenses therefore as may be outlined in an agreement between the parties.

b. The City shall be responsible for the maintenance, repair, cleaning, and replacement of the culvert. The City shall keep the culvert free of debris and shall maintain the culvert in such a manner as to allow the free flow of water through the culvert with no impediments whatsoever. The City may also require the installation of a water main underneath the culvert. If other utilities are to be located near the culvert, such utility companies shall contact the Birely Drainage Ditch commissioners for permission.

2. Construction. Trails West and Buffalo Crossing shall be responsible for all costs and expenses relating to the construction and installation of the culvert to access Stockman Avenue west of the Trails West Property, the placement of a water main under the culvert to access Stockman Avenue west of the Trails West Property. Trails West shall comply with all applicable codes, laws, rules and regulations related to the installation and construction allowed hereby. All construction on, in, or around the Birely Drainage Ditch shall be conducted using professional skill and care and in a manner that does not damage the integrity of the Birely Drainage Ditch or cause soil or silt to be placed therein. Trails West shall reclaim the portions of the Birely Easement that it disturbs by re-seeding the area with native grasses and taking precautions to avoid the proliferation of noxious weeds. If, in the sole opinion of Birley, the Trails West's construction or the City's maintenance, repair, or replacement activities in any way disturb the integrity of the Birely Drainage Ditch, Trails West or the City, as applicable, shall be responsible for all expenses and costs associated with the remediation of the Birely Drainage Ditch to at least as good of condition as it was prior to such disturbance.

3. Notice. Except in cases of emergency, the City shall give Birely at least 24 hours' notice before conducting any maintenance or repair within the Birely Easement. As soon as practical after an emergency entry onto the Birely Easement, the City shall notify Birely and advise Birley how the City will repair any resulting disturbance of, or damage to, the Birely Easement. Birely has no responsibility to notify the City prior to conducting work on the Birely Drainage Ditch and shall continue to repair, maintain and operate the ditch system in accordance with decisions made by the Birely Drainage Ditch commissioners.

4. Maintenance and Repair of Birely Drainage Ditch. It is imperative that Birely have free access to the Birely Drainage Ditch for maintenance, cleaning, and repair. When conducting cleaning activities, Birely has historically deposited dirt and debris on and along the Birely Drainage Ditch bank

without smoothing or re-seeding. Nothing in this Agreement shall be construed to in anyway to prevent or limit Birely's right to continue such activities.

5. No Warranties. Birely make no representations or warranties, express or implied, with regard to the Birely Easement area or its suitability for the construction, encroachment, and installation allowed hereby and specifically disclaim any warranty of fitness for a particular purpose.

6. Indemnification and Hold Harmless. The City hereby agrees to indemnify and hold Birely and its commissioners, agents, successors and assigns harmless from and against any and all claims, demands, damages, fines, causes of action, judgments, penalties, costs, liabilities, losses, expenses and fees (including attorney's fees) arising out of or related to rights granted and encroachments and activities allowed hereunder.

7. Entire Agreement. This Agreement is the entire agreement between the parties and supersedes any prior written or oral agreement relating to the City's use of the Birely Easement or Birely Drainage Ditch as it relates to stockman Avenue and the culvert and construction described herein. Any amendments or modifications to this Agreement shall be made in writing and shall be recorded in the records of Yellowstone County, Monana.

8. Binding Effect. The terms and conditions set forth herein shall run with the land and shall be binding on Trails West, Birely, the City, and their respective successors in interest.

9. Attorney's Fees. In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs.

[*Signatures on following 3 pages.*]

"DISTRICT"

BIRELY DRAINAGE DISTRICT

By _____
Kenneth Steinmetz, Commissioner

By _____
Steve Miller, Commissioner

By _____
Edward Hein, Commissioner

STATE OF MONTANA)
:ss.
County of Yellowstone)

This instrument was acknowledged before me this 17th day of June, 2025, by Kenneth Steinmetz, Steve Miller, and Edward Hein, as Commissioners of Birely Drainage District.

(SEAL)

CHRISTIE J HALVORSON NOTARIAL SEAL STATE OF MONTANA

CHRISTIE J HALVORSON
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
June 25, 2028

_____

"CITY"

CITY OF BILLINGS, MONTANA,

a municipal corporation

By _____
Its _____

STATE OF MONTANA)
: ss.
County of Yellowstone)

This instrument was acknowledged before me on this _____ day of _____, 2025, by _____, in their capacity as _____ of the City of Billings, Montana.

(Notarial Seal)

_____

[Signatures continue on following page.]

"TRAILS WEST"

TRAILS WEST LLC,
a Montana limited liability company

By_____
Michael D. Stock, Manager

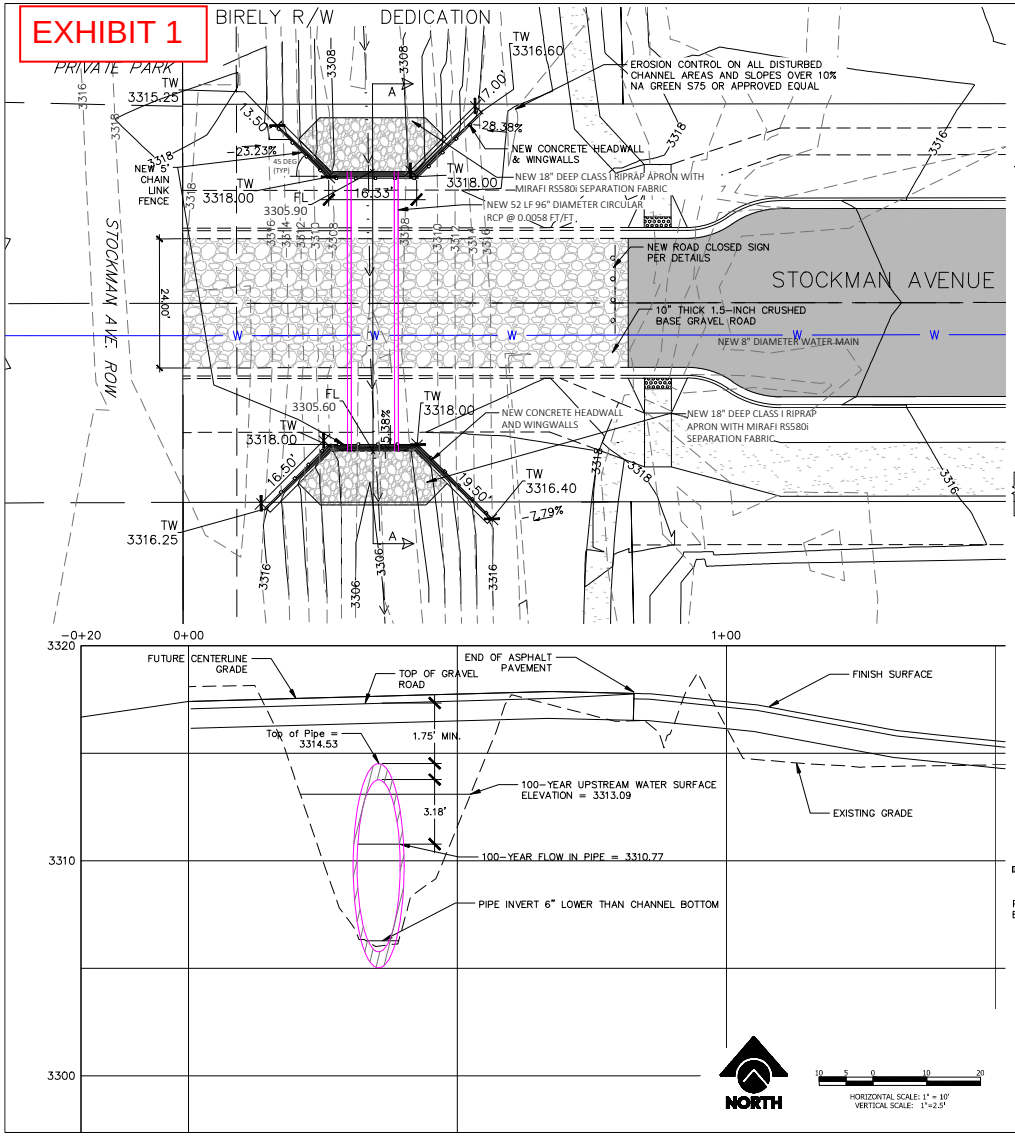
STATE OF MONTANA)
:ss
County of Yellowstone)

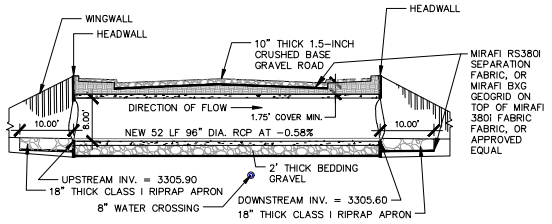
This instrument was acknowledged before me this_____day of_____2025, by Michael D. Stock in his capacity as Manager of Trails West LLC, a Montana limited liability company.

(SEAL)

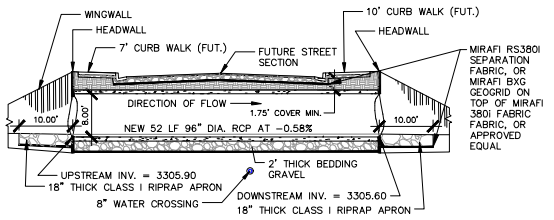
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EXHIBIT 1

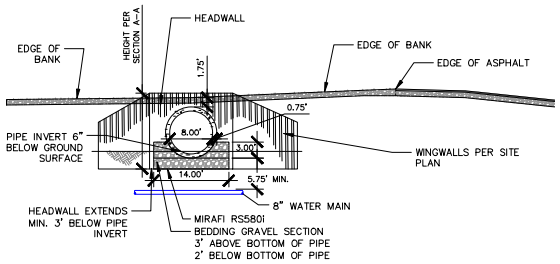




SECTION A–A : PROPOSED
NOT TO SCALE



SECTION A–A : FUTURE
NOT TO SCALE



CULVERT CROSS SECTION
NOT TO SCALE

DRAWING HISTORY

DATE	DESCRIPTION
2x.1x.25	ISSUED FOR CONSTRUCTION
2x.2x.25	REV.1
- - -	- - -
- - -	- - -
- - -	- - -
- - -	- - -

FILE: 0905_21_PRP_BIRELY DRAIN.DWG
PROJECT NO: 0905.21
CAD: WWB
QUALITY ASSURANCE: DLN

PRIVATE CONTRACT NO. 810
STREET AND UTILITY IMPROVEMENTS FOR TRAILS WEST SUBDIVISION, 6TH FILING
BILLINGS, MONTANA
STORM DRAIN P&P - CULVERT CROSSING

C7.7

City Council Regular

Date:	10/27/2025
Title:	Trestles Subdivsion, 1st Filing - City Major Subdivision Preliminary Plat
Presented by:	David Green
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	PZX-24-00224

RECOMMENDATION

The Planning Board recommends City Council conditionally approve the preliminary plat of Trestles Subdivision, 1st Filing, and adopt the Findings of Fact as presented in the staff report.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

On August 1, 2025, Sanbell, the agent for the applicant, applied for preliminary major plat approval for Trestles Subdivision, 1st Filing. The proposed subdivision creates 337 lots, with 330 of the lots for residential development, 6 are private parks or storm water facilities, and 1 is a remaining lot for future development. The subject property is generally located west of 70th Street West and north of Rimrock Road. The property is zoned N3 -- Suburban Neighborhood Residential, N1 -- First Neighborhood Residential, and P1 - Parks and Open Space.

VARIANCES REQUESTED

No variances from the City Subdivision Regulations have been requested.

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 provide needed private utilities to the residents of this subdivision, prior to final plat approval, the applicant will provide easements as requested by private utility companies and show them on the final plat.
2. To provide locations and safe delivery and retrieval of individuals mail, prior to final plat approval, the applicant will coordinate with the USPS to determine location of Central Box Units and provide the correct amount of space for safely delivering the mail to the residents.
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, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

PROCEDURAL HISTORY

- Pre-application meeting May 29, 2025
- Preliminary plat application submitted to Planning Division on August 1, 2025
- Departmental review meeting August 14, 2025
- Subdivision resubmittal August 21, 2025
- Planning Board plat review September 9, 2025
- Planning Board public hearing September 23, 2025
- Preliminary plat to City Council October 27, 2025
- 60 working-day preliminary plat review period ends October 27, 2025

PLAT INFORMATION

General location: West of 70th Street West and north of Rimrock Road

Legal Description: Lots 15 and 16, Block 3: of Copper Ridge Subdivision, 7th Filing and Lot 15A, Block 3: of Copper Ridge Subdivision 8th Filing located in Section 26, Township 1 North, Range 24 East, Principal Meridian Montana

Owner/Subdivider: WH Copper Ridge 54 LLC

Engineer and Surveyor:	Sanbell
Existing Zoning:	N3, N1, and P1
Existing land use:	Vacant, formerly Agricultural
Proposed land use:	Residential
Gross and Net area:	69.443 acres / 46.784 acres
Proposed number of lots:	337
Lot size:	Max: 1,095,772 square feet / 25.16 acres Min: 1,969 square feet
Parkland requirements:	Parkland dedication requirement is 2.698 acres. The applicant is providing 10.554 acres.

TRAFFIC IMPACT STUDY - SUMMARY

The subdivider shall furnish and install all necessary traffic control devices within and adjacent to the subdivision. Traffic control devices shall include all necessary signing, striping, and channelization devices to properly complete the implementation of the proposed street construction.

A traffic impact study has been completed for Trestles. All required intersection improvement contributions identified therein shall be completed by the subdivider at the subdivider's expense. The percent of traffic contributions to the following intersections shall be in accordance with the traffic accessibility study:

The studied intersections are anticipated to operate similarly to existing conditions at the time this filing is fully built out.

Rimrock Road and 70th Street West -- 10.67 percent
Rimrock Road & 62nd Street West -- 10.83 percent
Rimrock Road & 54th Street West -- 8.08 percent
70th Street West & Colton Blvd -- 2.98 percent
70th Street West & Grand Avenue -- 2.28 percent
Grand Avenue & 62nd Street West -- 4.12 percent
Grand Avenue & 56th Street West -- 4.47 percent
Grand Avenue & 54th Street West -- 4.12 percent

The percentages are based on 330 total buildable lots in the First Filing.

The contributions for Trestles Subdivision, 1st Filing, (330- residential lots) shall be made prior to final plat approval. Contribution amounts are tied to the cost of improving an intersection. For 2025, this amount is set at $450,000 and will be reevaluated annually. Each contribution is calculated as a percentage of the intersection improvement cost. No building permits or private contract permits will be issued until subdivider has made the cash contribution to the City.

STAKEHOLDERS

On September 23, 2025, the Planning Board held a public hearing for the proposed Trestles Subdivision. Staff gave a presentation about the proposed subdivision. The Planning Board president opened the floor to questions for the planning staff. There was a question about the size of N1 zoned lots. Staff explained that lot size is now based on lot frontage requirements and not square footage of lots. There was a question about what is allowed on the lots that are narrow. John Halverson, from Sanbell, stated the plan on the narrow lots is for townhomes. The common wall will be on the property line.

The Planning Board members brought up the concern regarding the traffic on Rimrock Road and queried about other ways to exit onto Rimrock Road. Staff explained that there are two other ways for people from the proposed subdivision to access Rimrock Road. Bronze Boulevard to the north and Shiny Penny near the center of the existing subdivision. Both of these roads will take you to 70th Street West and then south to Rimrock Road.

There were no other questions for staff and the Planning Board President opened the public hearing. There was no

one there wishing to speak for or against the proposed subdivision. The public hearing was then closed.

A motion was made to recommend conditional approval of the proposed Trestles Subdivision to the City Council. The motion was seconded. The motion was passed with a unanimous vote.

There has been one comment received from a neighbor prior to the public hearing, which is attached to this staff report.

ALTERNATIVES

In accordance with state law, the City Council has 60 working days to act upon this major preliminary plat. The 60 working day review period for the proposed plat ends on October 27, 2025. State and City subdivision regulations also require that preliminary plats be reviewed using specific criteria, as stated within this report. The City may not unreasonably restrict an owner's ability to develop land if the subdivider provides evidence that any identified adverse effects can be mitigated. Within the 60 working day review period, the City Council is required to:

1. Approve;
2. Conditionally Approve; or
3. Deny the Preliminary Plat

FISCAL EFFECTS

This plat will have no fiscal impact on the City/County Planning Division.

SUMMARY

One of the purposes of the City's subdivision review process is to identify potential negative effects of property being subdivided. Negative effects that are identified become the subdivider's responsibility to mitigate. Various City departments, private service/utility providers and the affected school districts, have reviewed this application and provided input on effects and mitigation. The Findings of Fact, which are presented as an attachment, discuss potential negative impacts of the subdivision and conditions of approval are recommended as measures to further mitigate any impacts. In this case, there were found to be minimal impacts from this proposed subdivision.

Attachments

Findings of Fact
Proposed Plat
Draft SIA
Mayors Letter
Letter from neighbor

FINDINGS OF FACT

The Planning staff has prepared the Findings of Fact for the preliminary plat of Trestles Subdivision, 1st Filing. These findings are based on the preliminary plat application and supplemental documents and address the review criteria required by the Montana Subdivision and Platting Act (76-3-608, MCA) and the Billings Subdivision Regulations (Section 23-303(H), BMCC).

A. What are the effects on agriculture, local services, the natural environment, wildlife, wildlife habitat, and public health, safety and welfare? [MCA 76-3-608 (3) (a) and BMCC 23-302.H.2.]

1. Effect on agriculture and agricultural water user facilities

The subject property has been used for agricultural purposes in the past. There are no ditches that run through this project. Little Cove Creek runs under the train tracks where Rimrock Road would go under the tracks. The Birely Drain is to the east near 62nd Street West on the south side of Rimrock Road. Cove Ditch runs through Falcon Ridge Subdivision and Reflections at Copper Ridge Subdivision to the east of this property. Cove Ditch is to the south of this proposed subdivision and is not part of the proposed area to be subdivided. Perimeter ditches and drains shall remain in place and not be altered by the subdivider or subsequent owners. The subdivision should not affect agricultural water users' facilities. With farming activity wildlife habitat has not been maintained. There is a paragraph in the SIA under the heading Property Conditions and Information for Lot Purchasers alerting property owners of the potential for wildlife in the area.

2. Effect on local services

Utilities – Water service will be provided by the City of Billings. Service to the subdivision will be provided from a 12-inch water main stub located at Shiny Penny Way and an 8-inch stub in Bronze Boulevard. The subdivider will be extending the existing 12-inch water main from the existing terminus at 70th Street West/Rimrock Road. They will install a new line going west along Rimrock to the intersection with Street 5 (temporary name). The 12-inch water main will continue in Shiny Penny Way to the intersection of Street 1 (temp name). An 8-inch water main will be located in the remainder of Shiny Penny to Bronze Blvd. A 12-inch water main will be located in Street 1 (temp name) and stubbed out for future Filings. An 8-inch water main will be installed in the remaining streets, these lines will be looped to ensure consistent water pressure. New individual services will be provided to all the lots, and new fire hydrants will be installed as required by the City Fire Department.

Sanitary sewer service to the subdivision will be from the existing 8-inch sanitary sewer stub located in Shiny Penny Way. A 12-inch sanitary sewer main will be installed in Rimrock Road to street 5 (temp name). An 8- inch sewer main will be installed in all other proposed streets. Sewer lines within the subdivision shall be no smaller than 8-inches in diameter.

The subdivider will install all new water lines and sewer lines in the streets and individual services for each lot in accordance with design standards, specifications, rules, and

regulations of the City of Billings Engineering/Public Works Department and MDEQ. This is outlined in the SIA under the heading VI Utilities.

Private Utilities will be provided from existing facilities to the subdivision. The private utilities will be installed in easements included on the plat, as requested by the utility companies. Montana Dakota Utilities (MDU) has requested a 10-foot-wide easement along the front property lines of the lots. **(Condition #1)**

Stormwater – The storm drainage system for Trestles Subdivision, 1st Filing, will consist of a curb and gutter surface collection and curb inlets that drain into storm drainage piping, as well as surface conveyance.

The developer will construct two detention facilities with this filing located on Lot 15, Block 3 and Lot 70, Block 8. The remaining detention facility will be constructed with a future filing. The detention facilities will be located on Home Owner's Association (HOA) owned lots and shall be operated and maintained by the HOA. The stormwater detention facilities will have an outlet to Rimrock Road and be piped to a City of Billings owned stormwater management facility located near the intersection of 62nd Street West and Rimrock Road via the Birely Drain.

The subdivider may direct runoff from this filing and any future filings to the City of Billings stormwater management facility located near the intersection of Rimrock Road and 62nd Street West. The City of Billings will review the stormwater storage provided on-site to ensure compliance with the City of Billings Stormwater Management Manual (SWMM). The Subdivision will be required to retain, or provide treatment, of the water quality volume/flow on-site in accordance with the SWMM.

All required stormwater storage for the subdivision will be provided on-site. Therefore, no off-site stormwater contributions to the City of Billings stormwater management facility will be required.

A complete stormwater management plan shall be submitted to the Engineering Division for review and approval at the time of development. This is outlined in the SIA under the heading V. Storm Drainge.

All drainage improvements shall satisfy the criteria set forth by the *City of Billings Stormwater Management Manual* and will be subject to review and approval by the City Engineering Department.

a. **Solid Waste** – The City of Billings will provide solid waste collection and disposal. The City's landfill has adequate capacity for this subdivision.

b. **Streets** – All internal streets within the subdivision shall be built to grade with a satisfactory subbase, base course, curb and gutter, and asphalt surface. All streets in the subdivision will be public roads. They will be built to provide a 34-foot back-to-back curb street width. Street 5 (temporary name) will be in a 74-foot wide right of way dedication.

The drive lanes will be 18-feet wide, one on each side of a 16-foot wide median. There will be curb and gutter on both sides of the street.

Rimrock Road is classified as a Collector Street on the functional classification map of the City of Billings. The applicant will be providing a 74-foot-wide right of way for Rimrock Road. They are required to build a 30-foot-wide asphalt surface road on the northern side of right of way. This will include a 5-foot-wide sidewalk with a minimum of a 5-foot boulevard.

All streets and carriage lanes will be built according to the standards of the City of Billings Public Works Department. Street improvements are included in the Waiver of Right to Protest Future Special Improvement Districts.

The sidewalks will be installed by the respective lot owners on a lot-by-lot basis, as lots develop. Sidewalks along the street frontage shall be minimum 5-foot-wide and separated with a boulevard width not less than five feet. The developer will also install all ADA required ramps at the intersections within the proposed subdivision. The developer shall construct the 5-foot-wide boulevard sidewalk adjacent to parks and open spaces where no construction will be taking place on the lot. This information is all in the SIA under the heading Transportation.

Traffic Impact Study overview:

The subdivider shall furnish and install all necessary traffic control devices within and adjacent to the subdivision. Traffic control devices shall include all necessary signing, striping, and channelization devices to properly complete the implementation of the proposed street construction.

A traffic impact study has been completed for Trestles. All required intersection improvement contributions identified therein shall be completed by the subdivider at the subdivider's expense. The percent of traffic contributions to the following intersections shall be in accordance with the traffic accessibility study:

Rimrock Road and 70th Street West – 10.67 percent
Rimrock Road & 62nd Street West – 10.83 percent
Rimrock Road & 54th Street West – 8.08 percent
70th Street West & Colton Blvd – 2.98 percent
70th Street West & Grand Avenue – 2.28 percent
Grand Avenue & 62nd Street West – 4.12 percent
Grand Avenue & 56th Street West – 4.47 percent
Grand Avenue & 54th Street West – 4.12 percent

The percentages are based on 330 total buildable lots in the First Filing.

The contributions for Trestles Subdivision, First Filing (330- residential lots) shall be made prior to final plat approval. No building permits or private contract permits will be issued until subdivider has made the cash contribution to the City.

Street lighting is required for this subdivision. In the SIA the applicant has indicated that street lighting will be installed by private contract or SID. A Street Light Maintenance District will be created for operation and maintenance of the lighting at a future date and is included in the waiver of right to protest.

c. **Emergency Services** – The Billings Police and Fire Departments will respond to emergencies within the proposed subdivision. The police department comments that continued annexation and development without commensurate resources has adversely affected our ability to deliver service. The fire station that provides service for this area is Fire Station #7, it is located at 1501 54th Street West. The subdivision is located within the ambulance service area of American Medical Response (AMR).

d. **Schools** – School District #2 provides service to students within this subdivision for elementary through high school. Boulder for elementary school, Ben Steele for middle school and West for high school. School District #2 stated they are over capacity at Boulder Elementary. Ben Steele is just under capacity and West is over capacity.

e. **Parks and Recreation** – This subdivision is required to provide 2.7 acres of parkland. The applicant will be providing 10.55 acres of private parkland for this subdivision. The parkland will be maintained by the Homeowner Association. The Parks Department responded that they approve of the proposed parkland for the subdivision.

f. **Mail Delivery -** The developer shall coordinate with the United States Postal Service to determine the location of the Central Box Units for mail delivery within this subdivision. **(Condition #2)**

g. **Phasing of Development** – This subdivision will not be developed in phases.

3. Effect on the natural environment

The subject property is currently vacant with the proposed use of residential development. The land was historically farm land so the natural environment would have been altered by the farming activity. The property is not located within a floodplain. During development, storm water pollution prevention best management practices are required to be used and monitored to prevent erosion on exposed ground. Overall, the effect on the natural environment should be minimal.

4. Effect on wildlife and wildlife habitat

There are no known endangered or threatened species on the property. There is a paragraph in the SIA that warns future lot owners of the presence of deer in the area, which may cause damage to their landscaping. This subdivision should have a minimal effect on wildlife and wildlife habitat.

5. Effect on public health, safety and welfare

There will be no significant impacts to public health, safety and welfare because of this subdivision.

B. Was an Environmental Assessment required? [(MCA 76-3-616 and BMCC 23-302.H.1.]

The proposed subdivision is exempt from the requirement for an Environmental Assessment pursuant to Section 76-3-616, MCA.

C. Does the subdivision conform to the City of Billings 2016 Growth Policy, the 2023 Transportation Plan, and the Billings Area Bikeway and Trail Master Plan? [BMCC 23-302.H.4.]

1. City of Billings 2016 Growth Policy

The proposed subdivision is consistent with the following goals of the Growth Policy:

> **Strong Neighborhoods (livable, safe, sociable and resilient neighborhoods):** Neighborhoods that are safe and attractive and provide essential services are much desired.
>
> **Home Base (healthy, safe and diverse housing options):** Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.
>
> **Essential Investments (relating public and private expenditures to public values)**: Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.
>
> Developed parks that provide recreation and active living opportunities are desirable for an attractive and healthy community.

3. 2023 Billings Urban Area Long Range Transportation Plan

The proposed subdivision adheres to the goals and objectives of the 2023 Transportation Plan and preserves the street network and street hierarchy specified in the plan.

4. Billings Area Bikeway and Trail Master Plan (BABTMP)

The proposed subdivision is just outside the Billings Area Bikeways and Trail Master Plan. The master plan show proposed trails ending at 70th Street West. There are no trails identified within the subdivision. The applicant will be installing a sidewalk along the north side of Rimrock Road that provides continuity from the sidewalk to the east. No additional trails are required with this subdivision.

D. Does the subdivision conform to the Montana Subdivision and Platting Act and to local subdivision regulations? [MCA 76-3-608 (3) (b) and BMCC 23-302.H.3.a.]

The proposed subdivision satisfies the requirements of the Montana Subdivision and Platting Act, and the design standards specified in the local subdivision regulations. The subdivider and the local government have complied with the subdivision review and approval procedures set forth in the local and state subdivision regulations.

E. Does the proposed subdivision conform to all requirements of the zoning in effect? [BMCC 23-302.H.3.e.]

The subject property is located within N3 – Suburban Neighborhood, N1 – First Neighborhood and P1 Parks and Open Space. The lot frontages conform to the requirements of this zone. Other building setbacks and structure specific requirements will be reviewed for compliance at the time of building permit review.

F. Does the proposed plat provide easements for the location and installation of any utilities? [MCA 76-3-608 (3) (c) and BMCC 23-302.H.3.b.]

The subdivider will provide utility easements as requested by private utility companies on the face of the plat. MDU has requested a 10-foot-wide easement on the front of the lots.

G. Does the proposed plat provide legal and physical access to each parcel within the subdivision and notation of that access on the plat? [MCA 76-3-608 (3) (d) and BMCC 23-302.H.3.c.]

Legal and physical access to the subdivision will be provided by Rimrock Road, and 70th Street West out to either Grand or Rimrock Road. All internal streets will provide access to residential lots within the subdivision.

CONCLUSIONS OF FINDINGS OF FACT

- The preliminary plat of Trestles Subdivision, 1st Filing, does not create any adverse impacts that warrant denial of the subdivision.
- The proposed subdivision conforms to several of the goals and policies of the 2016 Growth Policy and does not conflict with the Transportation or Bikeway/Trail Plans.
- The proposed subdivision complies with state and local subdivision regulations, local zoning, and sanitary requirements and provides legal and physical access to each lot.
- Any potential negative or adverse impacts will be mitigated with the proposed conditions of approval.

RECOMMENDATION

Staff proposes the Planning Board recommends to City Council that the preliminary plat of Trestles Subdivision, 1st Filing, be conditionally approved and the Findings of Fact adopted as presented in the staff report.

Approved by the Billings City Council, October 27, 2025

_____

William A. Cole, Mayor

PRELIMINARY PLAT OF

TRESTLES SUBDIVISION

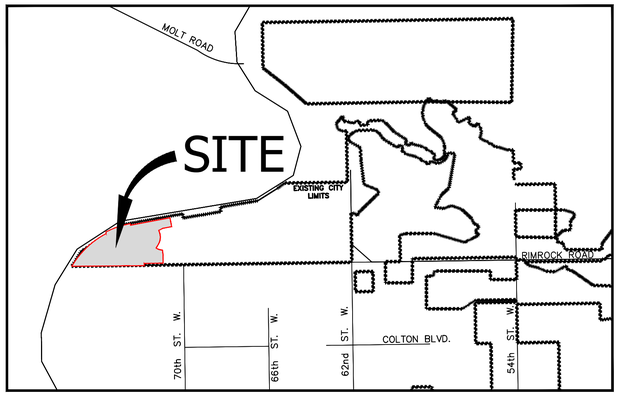
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PREPARED FOR : WH COPPER RIDGE 54 LLC.

PREPARED BY : sanbell

JULY, 2025

BILLINGS, MONTANA



VICINITY MAP

NOT TO SCALE

OWNERSHIPS

1. WH COPPER RIDGE 54 LLC, 24911 AVENUE STANFORD, VALENCIA, CA 91355
2. SMITH, DAVID & AMY, 7045 BRONZE BLVD, BILLINGS, MT 59106
3. HOWELL, KELLY N & TODD L, 7071 COPPER BEND BLVD, BILLINGS, MT 59106
4. CARPENTER, JEFFREY & KIRCHHEFER, WINDY, 7077 COPPER BEND BLVD, BILLINGS, MT 59106
5. WANNER, CAMERON, 7083 COPPER BEND BLVD, BILLINGS, MT 59106
6. INFINITY HOME LLC, PO BOX 20174, BILLINGS, MT 59104
7. GILL, ROBERT E & KAREN A, 7095 COPPER BEND BLVD, BILLINGS, MT 59106
8. HUGGANS, JERID D & BRIGGS, BONITA M, 7101 COPPER BEND BLVD, BILLINGS, MT 59106
9. ROSE, FRANCES KAYE, 7107 COPPER BEND BLVD, BILLINGS, MT 59106
10. BLOCK, JASON & ANNA, 7067 SHINY PENNY WAY, BILLINGS, MT 59106
11. BOB PENTECOST CONSTRUCTION INC., PO BOX 22212, BILLINGS, MT 59104
12. ZEHRUNG, JOEY, 7076 COPPER VIEW WAY, BILLINGS, MT 59106
13. BRAKKE, ANDREW & MIYOKO, 7070 COPPER VIEW WAY, BILLINGS, MT 59106
14. COPPER RIDGE WEST STORMWATER ASSOC., 175 N 27TH ST STE 900, BILLINGS, MT 59101
15. SWEETGRASS MEADOWS LLC., 1655 SHILOH RD STE. C, BILLINGS, MT 59106
16. STALEY FAMILY TRUST, 7001 HESPER RD., BILLINGS, MT 59106

PLAT DATA

GROSS AREA	= 69.443 AC
NET AREA	= 46.784 AC
NUMBER OF LOTS	= 337
MINIMUM LOT SIZE	= 1969 SQ.FT.
MAXIMUM LOT SIZE	= 1,095,772 SQ.FT.
LINEAL FEET OF STREETS	= 9611 FT.
PARKLAND REQUIREMENT	= 2.698 AC
PARKLAND DEDICATION	= 10.554 AC
EXISTING ZONING	= N1/N3/P1
SURROUNDING ZONING:	
NORTH	= OUTSIDE OF ZONING
SOUTH	= OUTSIDE OF ZONING
EAST	= N3
WEST	= OUTSIDE OF ZONING
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= RESIDENTIAL

NORTH

SCALE:1" = 100'

BNSF RAILROAD

PRIVATE PARK

BRONZE BLVD.

COPPER BEND BLVD.

SHINY PENNY WAY

STREET 1 (TEMP NAME)

STREET 2 (TEMP NAME)

STREET 3 (TEMP NAME)

STREET 4 (TEMP NAME)

STREET 5 (TEMP NAME)

STREET 6 (TEMP NAME)

RIMROCK ROAD

70TH ST. WEST

COPPER RIDGE WAY

NEW 8" WATER MAIN

NEW 12" WATER MAIN

NEW 12" SANITARY SEWER

NEW 8" SANITARY SEWER

NEW STORM DRAIN

EX 8" WATER MAIN

EX 12" WATER MAIN
EX 8" SAN SEWER

EXISTING 40' WIDE TEMPORARY STORM WATER DRAINAGE EASEMENT DOC. NO. 3992800

EX 12" WATER MAIN
EX 12" SAN SEWER MAIN

EX 60' WIDE TEMPORARY ACCESS EASEMENT DOCUMENT NO. 3797294

STORM DETENTION POND

- BLOCK 8 -
70
1,095,772 SF

- BLOCK 13 -
1
PRIVATE PARK

- BLOCK 3 -
15
215,068 SF

TRACT 3

TRACT A

CERTIFICATE OF SURVEY No.1651

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21266.04 07/01/25 WWB

PRELIMINARY PLAT OF

TRESTLES SUBDIVISION

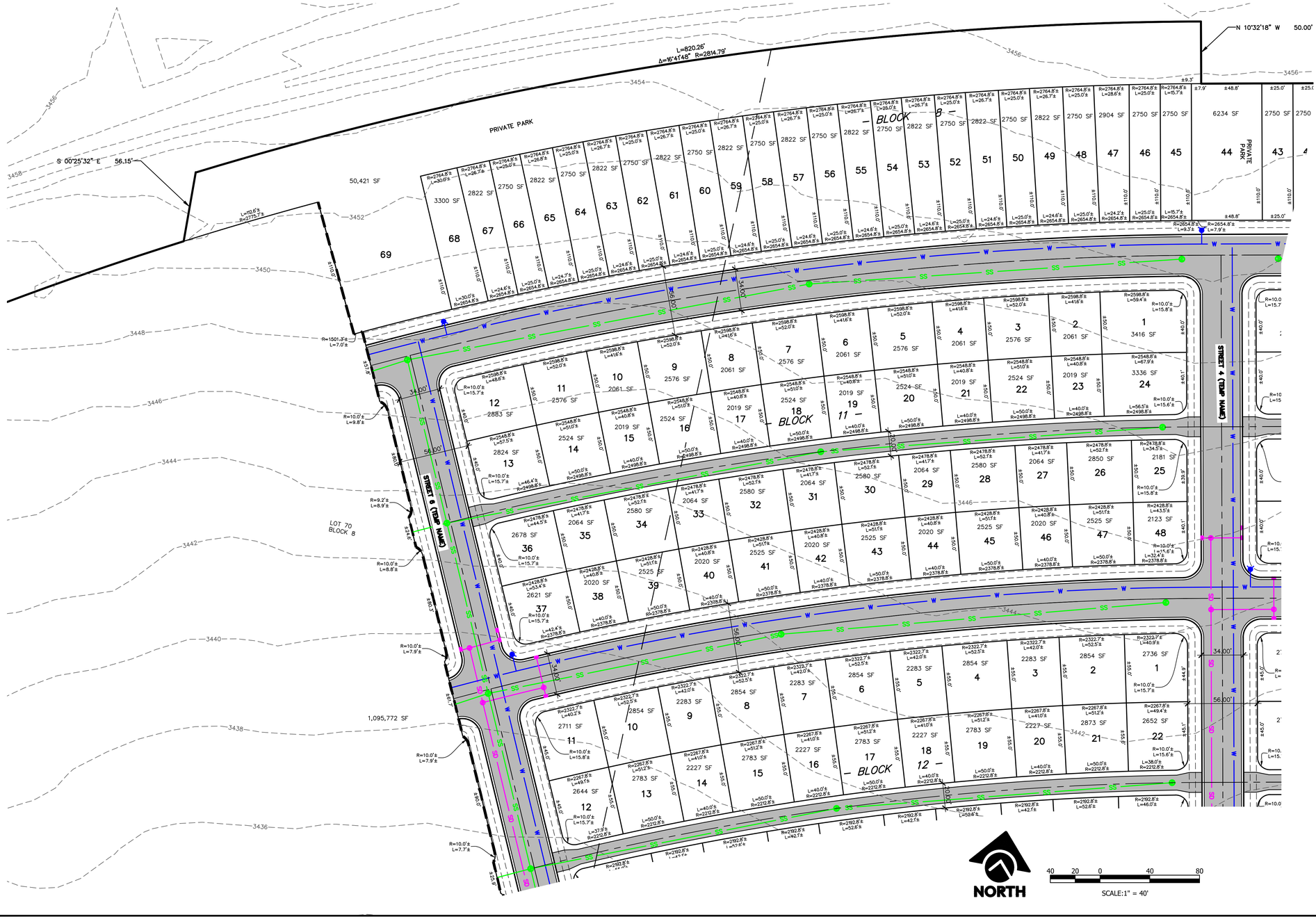
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NORTH

40 20 0 40 80

SCALE:1" = 40'



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PRELIMINARY PLAT OF

TRESTLES SUBDIVISION

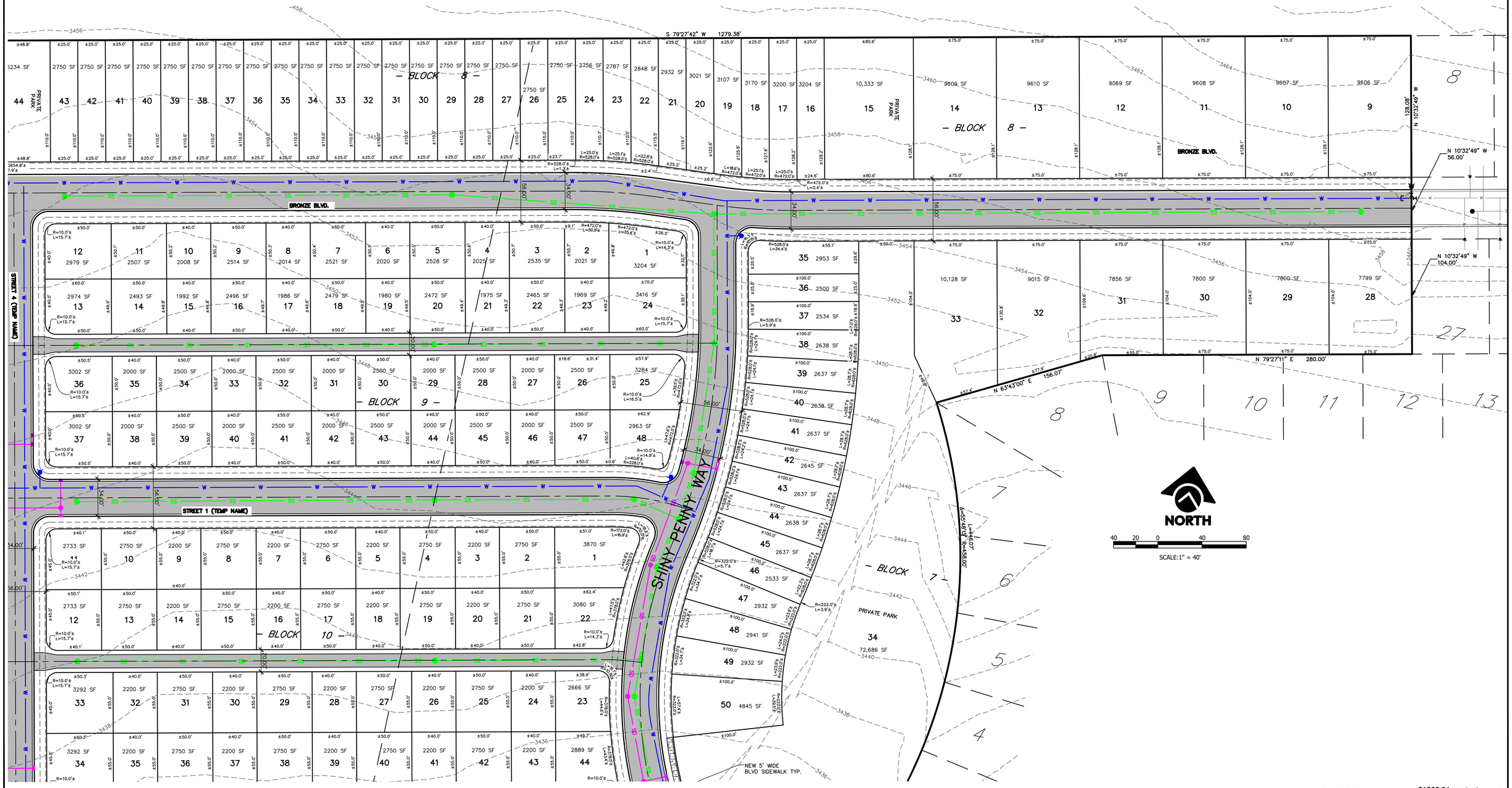
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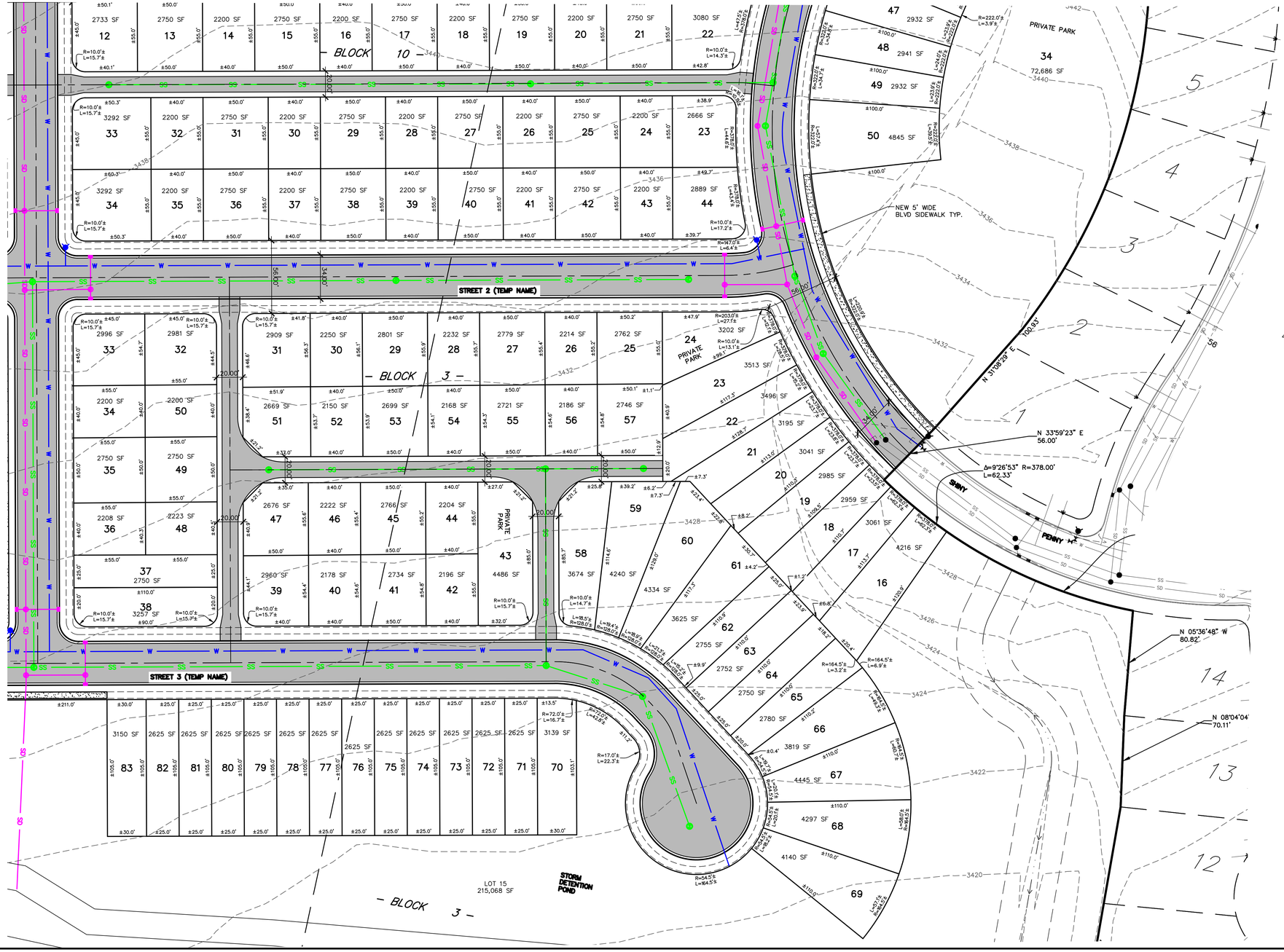


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WAIVER OF RIGHT TO PROTEST FUTURE SPECIAL IMPROVEMENT DISTRICTS WAIVER-1

Return to:
Sanbell
1300 North Transtech Way
Billings, MT 59102

Subdivision Improvements Agreement & Waiver of Right to Protest Future Special Improvement Districts
TRESTLES, FIRST FILING

THIS AGREEMENT is made and entered into this ___ day of _____, 20___, by and between **WH Trestles 50, LLC (II),** whose address for the purpose of this agreement is 24911 Avenue Stanford, Santa Clarita, California 91355, hereinafter referred to as "Subdivider," and the **CITY OF BILLINGS**, Montana, hereinafter referred to as "City."

WITNESSETH:

WHEREAS, the preliminary plat of Trestles, First Filing located in the City of Billings, Yellowstone County, Montana, was submitted to the Planning and Community Services Department which recommended its approval to the Yellowstone County Board of Planning; and

WHEREAS, at a meeting held on the ___th day of _____, 2025, by the Yellowstone County Board of Planning, the Board recommended for approval, subject to certain conditions, an area known as Trestles Subdivision, Eighth Filing, and

WHEREAS, at a regular meeting held on the __th day of ____, 2025, the City Council approved, subject to certain conditions, a preliminary plat of Trestles Subdivision, First Filing, and

WHEREAS, a Subdivision Improvements Agreement is required by the City prior to approval of the final plat; and

WHEREAS, the provisions of this agreement shall be effective and applicable to the plat of Trestles Subdivision, First Filing, upon filing of the final plat thereof in the office of the Clerk and Recorder of Yellowstone County,

Montana. The subdivision shall comply with all requirements of the City of Billings subdivision regulations; the rules, regulations, policies, and resolutions of the City of Billings; and the laws and administrative rules of the State of Montana.

THEREFORE, THE PARTIES TO THIS AGREEMENT, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows.

I. VARIANCES

Subdivider requests no variances.

II. PROPERTY CONDITIONS AND INFORMATION FOR LOT PURCHASERS

A. Lot owners will be required to construct that segment of the required sidewalk that fronts their property at the time of lot development. If sidewalk is not constructed within 5 years, the City has the right to construct the sidewalk and assess the property owners.

B. Lot owners should be aware that this subdivision could contain wildlife migratory routes. Consequently, owners are advised that wildlife indigenous to this area could be found on the property and may impact the developed property and interface with domestic animals, residents, and visitors. Owners may also experience problems with damage to landscaped shrubs, flowers, and gardens. Any impacts associated with wildlife and any damage arising therefrom is the responsibility of the lot owners.

C. Lot owners should be aware that there is a Declaration of Restrictions and Protective Covenants recorded in conjunction with this subdivision, which outlines additional requirements specific to this subdivision design.

D. Lot owners should be aware that the United States Postal Service mail delivery will be made only to centralized delivery locations. Such locations shall consist of from 8 to 16 mailboxes per location. The location of each centralized mailbox setting is shown on the overall development plan and the private contract construction plans. Subdivider shall install the mailboxes within the private contract for the First Filing.

E. Lot owners shall be advised that land in proximity to the northern boundary of Trestles Subdivision is a right-of-way owned by the Burlington Northern Santa Fe Railroad, upon which they actively operate a transportation business. The noise from moving trains is clearly audible in the subdivision. This activity is protected by state law and can be expected to continue indefinitely. Subdivider, for itself and all successor owners of property within Trestles Subdivision, hereby waives any right to object and/or protest the noise created by normal operation of trains running along the railway, acknowledges that the railroad right-of-way is private property, and further acknowledges that Trestles Subdivision and successor owners of lots within the subdivision have an affirmative duty to stay off the Burlington Northern Santa Fe Railroad property and to keep children, guests, and invitees off the property.

F. There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts, which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point. The Waiver will be filed with the plat, shall run with the land, and shall constitute the guarantee by the Subdivider and property owner or owners of the developments described herein. Said Waiver is effective upon filing and is not conditioned on the completion of the conditions set forth in this agreement. The Subdivider and owner specifically agree that they are waiving valuable rights, and do so voluntarily.

G. Individual lot owners should be aware that Best Management Practices for stormwater control shall be required for any construction on lots. Best Management Practices are defined within Section 28-201, BMCC and detailed in the Billings Stormwater Management Manual.

H. Certain lots as shown on the final plat of Trestles Subdivision, First Filing contain storm water drainage easements with a drainage swale along property lines. This storm water drainage easement and drainage swale is for conveying storm water and shall not be altered in any way to inhibit the conveyance of storm water. It shall be the lot owners' responsibility to maintain and perpetuate this storm water swale, as a fully functional swale.

I. The lowest finished floor elevation (which includes the garage) shall be a minimum of 18-inches higher than the top of curb

measured from the highest location along the lot frontage. Higher finished floor elevations shall be required on a lot by lot basis, as noted on the final plat.

J. The lowest openings on each home (window well, walk-out basement doors, and equivalent openings) shall be located outside drainage paths. If this is not possible, the homebuilder and lot owners must take necessary measures to protect these openings from being inundated from surface water flows. Allow enough space between window wells and property lines to provide sufficient swales and drainage away from window wells, and meet applicable building codes for drainage requirements.

K. The developer and subsequent contractors/builders acknowledge that there is a Stormwater Pollution Prevention Plan (SWPPP) filed with the City and State Department of Environmental Quality (DEQ). This SWPPP shall be adhered to during all phases of construction and shall be updated as required by DEQ under the General Permit for Stormwater Discharges Associated with Construction Activity, Chapter 28, BMCC and the Billings Stormwater Management Manual.

III. TRANSPORTATION

A. Streets

Subdivider will enter into a private contract for the construction of all required improvements for those streets within the subdivision, as follows:

Shiny Penny Way, Street 1 (Temporary Name), Street 2 (Temporary Name), Street 3 (Temporary Name), Street 4 (Temporary Name), Street 6 (Temporary Name), and Bronze Boulevard, shall be 56-foot rights-of-way using curb and gutter and full-width pavement (34-feet back of curb to back of curb). Curb and gutter will be installed per the City of Billings Standards in place at time of construction.

Street 5 (Temporary Name) will have a 74-foot wide right of way dedicated. The lanes will be 18-foot wide back of curb with a 16-foot wide median.

Rimrock Road is classified as a local road west of 70th Street West. A 74-foot wide right of way will be dedicated for Rimrock Road.

Rimrock Road will be built with 30 feet of asphalt and the curb and gutter on the north side.

All roads shall be built to grade with a satisfactory subbase, base course, curb and gutter, and asphalt surface. All streets shall be built in accordance with the City of Billings Standards in place at time of construction.

B. Carriage Lanes

All Carriage Lanes within the subdivision shall be built to grade with a satisfactory subbase, base course, and asphalt surface or concrete surface. All Carriage Lane approaches constructed with asphalt shall be replaced with concrete by the Subdivider at the time when home construction is complete. In the event asphalt approaches within the subdivision are not replaced with concrete within three years of the date of recording of the final plat, the City may construct the concrete approaches and assess the Subdivider for the costs associated with the approach construction. Carriage Lane pavement widths shall be 12-feet. The design cross-sections of said Carriage Lanes shall be submitted to, and approved by, the City of Billings Public Works Department. No trees are allowed to be planted in the Carriage Lane. In addition, no shrubs taller than two feet are allowed to be planted in Carriage Lanes.

C. Sidewalks

City and Subdivider agree that developer will install handicap accessibility ramps at time of private contract construction. No additional boulevard sidewalks will be installed by the developer as part of construction improvements.

Individual lot owners will be responsible for the construction of the sidewalks adjacent to their lot at the time of lot construction. Sidewalks shall be 5-foot-wide boulevard sidewalks.

Subdivider shall install a 5-foot wide boulevard sidewalk along the private park and storm detention areas.

D. Street Lighting

Street lighting is required for this subdivision. It is anticipated that street lighting will be installed for First Filing by private

contract or SID. A Street Light Maintenance District will be created for operation and maintenance of the lighting at a future date and is included in the waiver of right to protest.

E. Traffic Control Devices

The Subdivider shall furnish and install all necessary traffic control devices within and adjacent to the subdivision. Traffic control devices shall include all necessary signing, striping, and channelization devices to properly complete the implementation of the proposed street construction.

A traffic impact study has been completed for Trestles. All required intersection improvement contributions identified therein shall be completed by the Subdivider at the Subdivider's expense. The percent of traffic contributions to the following intersections shall be in accordance with the traffic accessibility study:

Rimrock Road and 70th Street West – 10.67 percent
Rimrock Road & 62nd Street West – 10.83 percent
Rimrock Road & 54th Street West – 8.08 percent
70th Street West & Colton Blvd – 2.98 percent
70th Street West & Grand Avenue – 2.28 percent
Grand Avenue & 62nd Street West – 4.12 percent
Grand Avenue & 56th Street West – 4.47 percent
Grand Avenue & 54th Street West – 4.12 percent

The percentages are based on 330 total lots in the First Filing.

These contributions represent a fair and equitable amount based on subdivision traffic using these intersections and may be used by the City for design and construction of geometric improvements, auxiliary turn lanes, or intersection controls such as traffic signals or roundabouts, at these intersections. Improvements will not be constructed until the City determines they are needed and the timing and extent of the improvements shall be at the City's sole discretion.

The contributions for Trestles Subdivision, First Filing (330-residential lots) shall be made prior to final plat approval. No building permits or private contract permits will be issued until Subdivider has made the cash contribution to the City.

F. Access

Access will be provided in three locations for the subdivision. Extension of Shiny Penny Way, Bronze Blvd, and Street 5 (temporary name) access from Rimrock Road will provide access.

G. Billings Area Bikeway and Trail Master Plan

The Billings Area Bikeway and Trail Master Plan identifies the BNSF Railroad right of way adjacent to the subdivision as a potential future trail alignment. As such, a potential future trail alignment is nearby to this subdivision; therefore, City and the Subdivider agree that no additional trails will be required with this subdivision.

H. Public Transit

There are no MET Transit routes that service this subdivision at this time. No improvements with regard to MET Transit vehicles are anticipated at this time.

IV. EMERGENCY SERVICES

Access is provided to this subdivision from two existing locations. The Trestles Subdivision, First Filing, will complete street connections from Shinny Penny, Bronze Blvd, and Rimrock Road. In addition, fire hydrants will be installed at the required locations as reviewed and approved by the City of Billings Fire Department.

Construction of buildings made of combustible materials shall have adequate fire apparatus access roads and fire hydrant(s) in place to allow for fire suppression requirements. Prior to the issuance of a building permit for construction using combustible materials (i.e. lumber, plywood, wood trusses, etc.), fire apparatus access roads and water supply requirements shall be provided in accordance with the International Fire Code as adopted by the City of Billings.

At a minimum, the following is required:

- An unobstructed gravel road or gravel road base must be within 150 feet of the furthest portion of a building under construction as measured along an approved route.
- The access roads are required to support fire apparatus vehicle loading (40 tons) during all weather conditions and shall be a minimum of 20-feet-wide.
- An operational fire hydrant shall be located within 600 feet of the furthest portion of a residence under construction or within 400 feet of the furthest portion of a commercial building under construction as measured along the access roads to the site.
- The above requirements do not alter or effect the current minimum subdivision requirements for fire apparatus access and water supply.

V. STORM DRAINAGE

A. All storm drainage improvements shall comply with the provisions of Chapter 28, BMCC, and shall be in accordance with the recommendations of an approved storm drain report to be submitted to the City of Billings Engineering Department by the Subdivider. The stormwater in the subdivision will be managed on-site through surface flow on the streets, inlets, piping, and stormwater detention facilities. The stormwater design for Trestles Subdivision, First Filing, will conform to the current City of Billings Stormwater Management Manual and be reviewed by the City of Billings Public Works Department.

B. The developer will construct one detention basin along the southern boundary of the subdivision. The developer will construct two detention facilities with this filing located on Lot 15, Block 3 and lot 70, Block 8. The remaining detention facility will be constructed with a future filing. The detention facilities will be located on Home Owner's Association (HOA) owned lots and shall be operated and maintained by the HOA. The stormwater detention facilities will have an outlet to Rimrock Road and be piped to a City of Billings owned stormwater management facility located near the intersection of 62nd Street West and Rimrock Road via the Birely Drain.

i. The Subdivider may direct runoff from this filing and future filings to the City of Billings stormwater management facility located near the intersection of Rimrock Road and 62nd Street West. The City of Billings will review the stormwater storage provided on-site to ensure compliance with the City of Billings Stormwater Management Manual (SWMM). The Subdivision will be required to retain, or provide treatment, of the water quality volume/flow on-site in accordance with the SWMM.

ii. All required stormwater storage for the subdivision will be provided on-site. Therefore, no off-site stormwater contributions to the City of Billings stormwater management facility will be required.

VI. UTILITIES

Water and sanitary sewer lines shall be sized and installed in conformance with the City design standards and specifications, and the rules and regulations of the City of Billings.

The Subdivision Improvements Agreement does not constitute an approval for extension of or connection to water mains and sanitary sewers. The property owner shall make application for extension/ connection of/to water mains and sanitary sewers to the Public Works Department, Engineering Division. The extension/connection of/to water mains and sanitary sewers are subject to the approval of the applications and the conditions of approval. Applications shall be submitted for processing prior to the start of any construction and prior to review and approval of any project plans and specifications.

The developer/owner acknowledges that the subdivision shall be subject to the applicable system development fees in effect at the time new water and/or sanitary sewer service connections are made.

The design/installation of sanitary sewers and appurtenances, and water mains and appurtenances (fire hydrants, etc.) shall be in accordance with design standards, specifications, rules and regulations of, and as approved by, the City of Billings Public Works Department, Fire Department, and the Montana Department of Environmental Quality.

A. Water

Service to the subdivision will be provided from a 12-inch water main stub located at Shiny Penny Way and 8-inch stub in Bronze Boulevard. The Subdivider will extend the existing 12-inch water main from the existing terminus at 70th Street West/Rimrock Road west along Rimrock to the intersection with Street 5 (temporary name). 12-inch water will continue in Shiny Penny Way to the intersection of Street 1 (temp name). 8-inch water will be located in the remainder of Shiny Penny to Bronze Blvd. 12-inch water will be located in Street 1 (temp name) and stubbed out for future Filings. The remaining streets will be looped with 8-inch water.

Appropriately sized mains and services in the internal streets will provide service to the individual lots within the subdivision. It is anticipated that each lot shall be provided with its own separate water service. All water construction improvements shall be installed in conformance with the design standards, specifications, and rules and regulations of the City of Billings and Montana Department of Environmental Quality, and will be approved by the Public Works Department.

B. Sanitary Sewer

Service to the subdivision will be from the existing 8-inch sanitary sewer stub located in Shiny Penny Way. 12-inch sanitary sewer main will be installed in Rimrock Road to street 5 (temp name). 8-inch sewer main will be installed in all other proposed streets.

Appropriately sized mains and services in the internal streets will provide service to the individual lots within the subdivision. Each lot shall be provided with its own service. All sanitary sewer construction improvements shall be installed in conformance with the design standards, specifications, and rules and regulations of the City of Billings and Montana Department of Environmental Quality, and will be approved by the Public Works Department.

Improvements noted herein shall include, but not be limited to, any and all interim improvements that may be deemed necessary due to phased or partial construction.

C. Power, Telephone, Gas, and Cable Television

All telephone, gas, electrical power, and cable television lines shall be placed in designated easements outside of the right-of-way and shall be installed underground prior to surface improvements. The location of all such facilities shall be subject to approval of the City Engineer.

VII. PARKS/OPEN SPACE

Section 76-3-621 of the Montana Subdivision and Platting Act covers the park dedication requirement. Additionally, Section 23-1002.B.1 of the City of Billings municipal code cover parkland dedication of major subdivisions. The First Filing has a total of 330 residential lots, requiring a parkland dedication of 2.70 acres. 10.55 acres of parkland has been dedicated with the Trestles First Filing

VIII. HOMEOWNER'S ASSOCIATIONS

A homeowner's association (HOA) will be established for this subdivision. The HOA will have the following responsibilities:

A. Contact Information

HOA shall provide contact information of the senior board official to the City Engineering Department upon the establishment of the HOA and/or changing of board members.

B. Stormwater Drainage Facilities

The HOA shall be responsible for the maintenance of the on-site stormwater drainage facilities located on Lot 15, Block 3 and Lot 70, Block 8. The HOA shall share the cost of maintenance of the community stormwater facilities.

IX. SOILS/GEOTECHNICAL STUDY

The Subdivider has retained an engineering firm to prepare a geotechnical analysis for this property. A copy of the entire geotechnical report prepared by LGC Valley Inc., dated February 26, 2024, is available for review at the City Building and/or Planning Division offices.

It is recommended that owners, purchasers, realtors, builders, and developers fully familiarize themselves with the information contained in this report prior to design or construction. There are variable soils conditions throughout the Subdivision, and the potential exists for collapsible soils within the Subdivision.

X. FINANCIAL GUARANTEES

Except as otherwise provided, Subdivider shall install and construct said required improvements with cash or by utilizing the mechanics of a private contract secured by letters of credit or a letter of commitment to lend funds from a commercial lender. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said private contract, and the improvements shall be installed as approved by the City Engineering Department and Public Works Department, Distribution and Collection Division.

XI. LEGAL PROVISIONS APPLYING TO SUBDIVIDER

A. Subdivider agrees to guarantee all public improvements for a period of two years from the date of final acceptance by the City of Billings.

B. The owners of the properties involved in this proposed subdivision, by signature subscribed herein below, agree, consent, and shall be bound by the provision of the agreement.

C. The covenants, agreements, and all statements in this Agreement run with the land and apply to and shall be binding on the heirs, personal representatives, successors, assigns and transferees of the respective parties.

D. In the event it becomes necessary for either party to this agreement to retain an attorney to enforce any of the terms or conditions of this agreement or to give any notice required herein, then the prevailing party giving notice shall be entitled to reasonable attorney fees and costs.

E. Any amendments or modifications of this agreement or any provisions herein shall be made in writing and executed in the same manner as this original document, and shall after execution become a part of this agreement.

F. Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals on the date first above written.

"SUBDIVIDER" **WH COPPER RIDGE 54, LLC**

By: _____

Its: _____

STATE OF MONTANA)
: ss
County of Yellowstone)

On this ____ day of _____, 20___, before me, a Notary Public in and for the State of Montana, personally appeared _____, known to me to be the person who signed the foregoing instrument as the _____ of **WH Copper Ridge 54, LLC,** and who acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year hereinabove written.

_____
Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

This agreement is hereby approved and accepted by the City of Billings, this _____ day of _____, 20___.

"CITY" **CITY OF BILLINGS, MONTANA**

By: _____
Mayor

Attest: _____
City Clerk

STATE OF MONTANA)
: ss
County of Yellowstone)

On this _____ day of _____, 20___, before me, a Notary Public in and for the State of Montana, personally appeared _____ _____ and _____, known to me to be the Mayor and City Clerk, respectively, of the City of Billings, Montana, whose names are subscribed to the foregoing instrument in such capacity and acknowledged to me that they executed the same on behalf of the City of Billings, Montana.

_____
Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

Waiver of Right to Protest
Future Special Improvement Districts

FOR VALUABLE CONSIDERATION, the undersigned, being the Subdivider and all of the owners of the hereinafter described real property, do hereby waive the right to protest the formation of one or more special improvement district(s) for a period of no more than twenty years from the recording of this waiver, for street light maintenance and energy, and for the construction of streets, street widening, sidewalks, survey monuments, street name signs, curb and gutter, street lights, driveways, traffic signals, and traffic control devices, parks and park maintenance, trails, sanitary sewer lines, water lines, storm drains (either within or outside the area), and other improvements which the City of Billings may require.

This Waiver and Agreement is independent from all other agreements and is supported by sufficient independent consideration to which the undersigned are parties and shall run with the land and shall be binding upon the undersigned, their successors, and assigns, and the same shall be recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana.

This Waiver is in addition to any other recorded waiver related to the property described herein and is not intended to replace, supersede, or invalidate any such waiver.

The real property hereinabove mentioned is more particularly described as follows:

Trestles Subdivision, 1st Filing

Signed and dated this _____ day of _____, 20___.

"SUBDIVIDER" **WH COPPER RIDGE 54, LLC**

_____

STATE OF MONTANA)
: ss
County of Yellowstone)

On this _____ day of _____, 20___, before me, a Notary Public in and for the State of Montana, personally appeared _____, known to me to be the _____ of **WH Copper Ridge 54, LLC,** the person who executed the forgoing instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEROF, I have hereunto set my hand and affixed my Notarial Seal the day and year hereinabove written.

_____
Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

CITY OF
Billings
MAYOR'S OFFFICE

Bill Cole, Mayor
P.O. Box 1178
Billings, MT 59103
P 406.657.8296
F 406.657.8390

October 27, 2025

Dominic Neameyer
Sanbell Engineering
1300 N Transtech Way
Billings, MT 59102

Dear Applicant/Engineer:

On October 27, 2025, the Billings City Council conditionally approved the preliminary plat of Trestles Subdivision, subject to the following conditions of approval:

1. To provide needed private utilities to the residents of this subdivision, prior to final plat approval, the applicant will provide easements as requested by private utility companies and show them on the final plat.

2. To provide locations and safe delivery and retrieval of individuals mail, prior to final plat approval, the applicant will coordinate with the USPS to determine location of Central Box Units and provide the correct amount of space for safely delivering the mail to the residents.

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, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have any questions please contact Dave Green at (406) 247-8666 or by email at greend@billingsmt.gov

Sincerely,

_____
William A. Cole, Mayor

Attention: Dave Green

The proposed map is inconsistent with the previous approved map and is not consistent with the adjacent developed property and zoning.

These lots do not look to be consistent with N1 or N3. The lots are too small. Also, this will greatly impact the traffic pattern. A traffic study needs to address the impact at 70th St and Rimrock, also 70th and Grand.

Sound continuation studies should be required for residential development adjacent to the railroad right of way. (This is in connection to comments on Public Health and Safety as mentioned in your letter.)

We welcome any additional information as to why the existing approved project map from last year is being changed.

Robert Gill
Retired senior planner

City Council Regular

Date:	10/27/2025
Title:	44 West Subdivision, Final Major Plat
Presented by:	David Green
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	PZX-25-00011

RECOMMENDATION

Staff recommends the City Council approve the final plat of 44 West Subdivision.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

On September 30, 2025, Performance Engineering applied for final plat approval for 44 West Subdivision. The proposed subdivision creates 62 lots for development. The subject property is generally located south of Central Avenue, and west of Twin Pines Townhomes. The property is zoned NX1, (Mixed Residential 1) and NX2, (Mixed Residential 2).

STAKEHOLDERS

A public hearing is not scheduled for the City Council meeting; however, nearby property owners may attend the City Council meeting. At this time, the Planning Division has received no public comments or questions regarding the proposed subdivision.

ALTERNATIVES

The City Council may approve or deny the final plat of 44 West Subdivision. If the City Council chooses to deny the final plat, the denial must be because the criteria in Section 76-3-611, MCA are not met. The criteria are as follows:

MCA 76-3-611. Review of final plat.
(1) The governing body or the agent or agency designated by the governing body shall examine each final plat, and the governing body shall approve the plat only if:
(a) it conforms to the conditions of approval set forth on the preliminary plat and to the terms of this chapter and (local) regulations adopted pursuant to this chapter; and
(b) the county treasurer has certified that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.

Staff finds the final plat meets the criteria outlined in MCA 76-3-611 above and the final plat is in compliance with the requirements of state statutes, conditions of approval and local regulations. City Council should approve the final plat.

FISCAL EFFECTS

The final plat of this subdivision will have no financial impact on the Planning Division.

Attachments

Final Plat
Final SIA
Conditions of approval

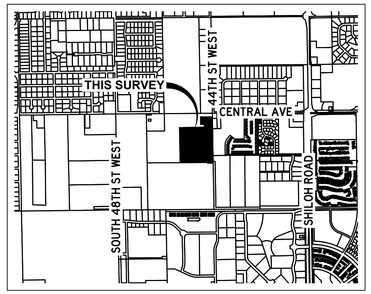
PLAT OF

44 WEST SUBDIVISION

BEING LOTS 4 AND 5 OF CLEARWATER ESTATES SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS,
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : 44 WEST DEVELOPMENT, LLC PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 22.67 ACRES
APRIL 2025



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION AND OWNER CERTIFICATION AND DEDICATION

We, the undersigned owner(s), do hereby certify that we have cause to be surveyed and platted in to lots, blocks, roads and other divisions and dedications, as shown on this plat hereunto included, said tract of land being situated in the NW 1/4 of Section 10, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows:

Being Lots 4 & 5 of Clearwater Estates Subdivision (Document No. 4092385).

Said tract contains a gross area of 22.67 acres and a net area of 20.01 acres, more or less.

Said tract to be known as 44 WEST SUBDIVISION.

The undersigned grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair, and removal of lines over, under, and across the areas designated on the plat as "Utility Easement" to have and hold forever.

The parkland dedication requirement has been met pursuant to Section 76-3-621, MCA through the combination of dedication of parkland and and a cash-in-lieu contribution.

44 West Development, LLC

_____
Printed Name_____, Title_____

On this _____ day of _____, 2025, before me, a Notary Public in and for the State of Montana, personally appeared _____ as the _____ of *44 West Development, LLC*, known to me to be the person who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

_____
Notary Public in and for the State of Montana
Printed name_____
Residing at_____
My commission expires_____

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the NW 1/4 of Section 10, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a gross area of 22.67 acres and a net area of 20.01 acres, more or less.

Said tract is subject to all easements and rights-of-way of record or apparent on the ground.

This survey was conducted in accordance with the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.

Dated this _____ day of _____, 20_____.

_____
Mark W. Kadrmas, PLS 51414LS
Registered Land Surveyor
State of Montana

MONTANA
MARK W. KADRMAS
No. 51414 LS
LICENSED LAND SURVEYOR

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney and is acceptable as to form.

Dated this _____ day of _____, 20_____.

_____
Reviewed by

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-207(3), MCA that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.

Dated this _____ day of _____, 20_____.

_____
Yellowstone County Treasurer
Deputy

CERTIFICATE OF COUNTY HEALTH DEPARTMENT

This survey has been reviewed and approved by Riverstone Health and the Department of Environmental Quality.

_____
Health Officer or Authorized Representative
Riverstone Health

NOTICE OF APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

_____ _____
Date President

_____
Executive Secretary

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the foregoing plat for errors in computations and drafting.

Dated this _____day of _____, 20_____.

Reviewed by_____

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

We hereby certify that we have examined the plat of 44 WEST SUBDIVISION and find that the said plat conforms with the requirements of the laws of the State of Montana and the requirements of the Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are hereby accepted.

IN WITNESS WHEREOF, we have set our hand and the seal of the CITY OF BILLINGS, MONTANA this _____ day of _____, 20_____.

CITY OF BILLINGS, MONTANA

By:_____
Mayor

Attest:_____
City Clerk

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(1)(d), MCA for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

Dated this _____day of _____, 20_____.

_____
City Engineer's Office

CLERK AND RECORDER FILING INFORMATION

Consent to Platting

Document No._____

Subdivision Improvements Agreement

Document No._____

Temporary Stormwater Easement

Document No._____

Temporary Turnaround Easement

Document No._____

Road Easement

Document No._____

10/2/2025 4:00:45 PM
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PE STANDARD.CTB

10/2/2025 4:00:45 PM

PLAT OF

44 WEST SUBDIVISION

BEING LOTS 4 AND 5 OF CLEARWATER ESTATES SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS,
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : 44 WEST DEVELOPMENT, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 22.67 ACRES
APRIL 2025

LEGEND

- PROPERTY CORNER, FOUND OPC MARKED "51414LS" (UNLESS OTHERWISE NOTED)
- PROPERTY CORNER, SET PE CAP MARKED "51414LS"
- INTERSECTION MONUMENT
- QUARTER CORNER
- CALCULATED CORNER, NOT FOUND NOT SET
- SURVEY BOUNDARY
- EXISTING PROPERTY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY
- SECTION LINE
- EASEMENT LINE
- (R = XX.XX') RECORD DISTANCE

Parcel Line Table			
Line #	Length	Record Length	Direction
L2	60.00	*60.00'*	S00° 17' 58"E
L3	83.29	*83.29'*	N89° 42' 02"E
L4	8.80	*N/A*	S89° 42' 02"W
L7	21.21	*N/A*	S44° 42' 02"W
L8	14.14	*N/A*	N44° 42' 02"E
L9	21.21	*N/A*	S45° 17' 58"E
L10	14.14	*N/A*	N45° 17' 58"W
L11	14.14	*N/A*	N45° 17' 58"W
L12	14.14	*N/A*	N44° 42' 02"E
L13	21.21	*N/A*	S44° 42' 02"W
L14	21.21	*N/A*	S45° 17' 58"E
L15	21.21	*N/A*	N44° 42' 02"E
L23	14.14	*N/A*	S44° 42' 02"W

Curve Table						
Curve #	Length	Record Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	*23.56'*	15.00	090° 00' 00"	S45° 17' 58"E	21.21
C2	23.75	*23.75'*	15.00	090° 43' 00"	S45° 03' 32"W	21.35

BASIS OF BEARINGS

Bearings shown on this plat are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin: 45° 47' 00" N
Longitude of Origin: 108° 25' 00" W
Mapping Scale Factor: 1.0001515

Distances are ground.

0 40 80
1" = 40'

SHEET 2 OF 3

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PLAT OF
44 WEST SUBDIVISION

BEING LOTS 4 AND 5 OF CLEARWATER ESTATES SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS,
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : 44 WEST DEVELOPMENT, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 22.67 ACRES
APRIL 2025

LEGEND

- PROPERTY CORNER, FOUND OPC MARKED "51414LS" (UNLESS OTHERWISE NOTED)
- PROPERTY CORNER, SET PE CAP MARKED "51414LS"
- INTERSECTION MONUMENT
- QUARTER CORNER
- CALCULATED CORNER, NOT FOUND NOT SET
- SURVEY BOUNDARY
- EXISTING PROPERTY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY
- SECTION LINE
- EASEMENT LINE
- (R = XX.XX') RECORD DISTANCE

~ BLOCK 2 ~
Lot : 25
4540 SQ FT
0.10 ACRES
80.92'
48.50'
S89° 42' 02"W
CARRIAGE
N89° 42' 02"E
Lot : 26
4661 SQ FT
0.11 ACRES
95.92'
Lot : 27
4412 SQ FT
0.10 ACRES
Lot : 28
4412 SQ FT
0.10 ACRES
Lot : 29
4412 SQ FT
0.10 ACRES
Lot : 30
4412 SQ FT
0.10 ACRES
Lot : 31
3261 SQ FT
0.07 ACRES
Lot : 32
4876 SQ FT
0.11 ACRES
818.27'
N00° 17' 58"W
CARRIAGE LANE
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
PARK
~ BLOCK 2, CLEARWATER ESTATES SUB., 2ND FIL. ~
20'
50'
DRYFLY LANE
3360 SQ FT
0.08 ACRES
2945 SQ FT
0.07 ACRES
2945 SQ FT
0.07 ACRES
44.00'
38.00'
38.00'
N00° 17' 58"W
LANE
S89° 42' 02"W
Lot : 7
3860 SQ FT
0.08 ACRES
Lot : 6
3770 SQ FT
0.09 ACRES
Lot : 5
4042 SQ FT
0.09 ACRES
Lot : 4
4313 SQ FT
0.10 ACRES
~ BLOCK 3 ~
Lot : 3
4585 SQ FT
0.11 ACRES
Lot : 2
3529 SQ FT
0.08 ACRES
Lot : 1
5295 SQ FT
0.12 ACRES
CARRIAGE LANE
N00° 37' 24"W
465.27'
N00° 17' 58"W 96.11
N89° 42' 02"E
296.00
126.92'
132.08'
94.00'
102.00'
131.00'
R60' TEMPORARY TURNAROUND EASEMENT
126.92'
37' WIDE SANITARY SEWER & STORM DRAIN EASEMENT
590.28'
20' WIDE STORM DRAIN EASEMENT
590.25'
251.32'
163.92'
EXISTING 20' WIDE SANITARY SEWER EASEMENT (TO REMAIN)
120.32'
N00° 17' 58"W
760.99
(R = 760.99')
L = 83.42'
L = 92.93'
16.22'
17.57'
56' WIDE STORM EASEMENT
20.067'
Lot : 11
312591 SQ FT
7.18 ACRES
110.27'
343.68'
55.00'
S89° 42' 02"W
S00° 17' 58"E
~ BLOCK 3 ~
443.00
S00° 17' 58"E
138.76'
127.99
L6
N89° 34' 56"W
L7
156.01
(R = 156.01')
N89° 34' 56"W
Lot : 12
354171 SQ FT
8.13 ACRES
EXISTING 20' WIDE STORM DRAIN EASEMENT
TRACT 1
~ CS 2812 ~
N-S QUARTER LINE (SECTION 10)
EXISTING 10' WIDE IRRIGATION EASEMENT
TRACT 3
~ CS 3844 ~
TRACT 3
~ CS 2828 ~
1282.09
(R = 1262.09')

Parcel Line Table			
Line #	Length	Record Length	Direction
L1	20.00	20.00'	N00° 12' 05"W
L5	21.21	N/A	S44° 42' 02"W
L6	10.00	N/A	S89° 42' 02"W
L16	21.21	N/A	N45° 17' 58"W
L17	21.21	N/A	N44° 42' 02"E
L18	21.21	N/A	N45° 17' 58"W
L19	21.21	N/A	N44° 42' 02"E
L20	22.52	N/A	N48° 57' 41"W
L21	19.82	N/A	N41° 02' 19"E
L22	12.24	N/A	N89° 42' 02"E

BASIS OF BEARINGS

Bearings shown on this plat are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin: 45° 47' 00" N
Longitude of Origin: 108° 25' 00" W
Mapping Scale Factor: 1.0001515

Distances are ground.

0 40 80
1" = 40'

SHEET 3 OF 3

10/2/2025 4:00:45 PM
PE STANDARD.CTB
Z:\Brown\2022-067 Clearwater Sub\CAD\DWG\Plats\44th Street Sub\22-067 44th Final Plat.dwg

SUBDIVISION IMPROVEMENTS AGREEMENT
&WAIVER OF RIGHT TO PROTEST FUTURE SPECIAL IMPROVEMENT DISTRICTS

44 West Subdivision

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(City of Billings)

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SUBDIVISION IMPROVEMENTS AGREEMENT & WAIVER OF RIGHT TO PROTEST FUTURE SPECIAL IMPROVEMENT DISTRICTS

44 West Subdivision

This agreement is made and entered into this ____ day of _____, 20__, by and between *44 West Development, LLC*, whose address for the purpose of this agreement is **1536 Mullowney Lane, Suite 100; Billings, Montana 59101**, hereinafter referred to as "Subdivider," and **CITY OF BILLINGS**, Billings, Montana, hereinafter referred to as "City."

WITNESSETH:

WHEREAS, the plat of *44 West Subdivision*, located in Yellowstone County, Montana was submitted to the Yellowstone County Board of Planning; and

WHEREAS, at a regular meeting conducted on _____ day of _____, 20__, the Board of Planning recommended conditional approval of a preliminary plat of *44 West Subdivision*; and

WHEREAS, at a regular meeting conducted on _____ day of _____, 20__, the City Council conditionally approved a preliminary plat of *44 West Subdivision*; and

WHEREAS, a Subdivision Improvements Agreement is required by the City prior to the approval of the final plat.

WHEREAS, the provisions of this agreement shall be effective and applicable to *44 West Subdivision* upon the filing of the final plat thereof in the office of the Clerk and Recorder of Yellowstone County, Montana. The Subdivision shall comply with all requirements of the City of Billings Subdivision Regulations, the rules, regulations, policies, and resolutions of the City of Billings, and the laws and administrative rules of the State of Montana.

THEREFORE, THE PARTIES TO THIS AGREEMENT, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows:

I. VARIANCES

A. Subdivider has requested, and the City hereby grants, the following variances by City Council from the strict interpretation of the City's Subdivision Regulations (Section 23.1101, BMCC):

1. No variances are requested.

II. PROPERTY CONDITIONS AND INFORMATION FOR LOT PURCHASERS

A. Lot owners will be required to construct that segment of the required sidewalk that fronts their property at the time of lot development. If sidewalk is not constructed within 5 years, the City has the right to construct the sidewalk and assess the property owners.

B. Lot owners should be aware that this subdivision is being built in close proximity to prime deer and antelope habitat and it is likely that homeowners will experience problems with damage to landscaped shrubs, flowers, and gardens. The Montana Fish, Wildlife, and Parks Department does not provide damage assistance unless there is damage to commercial crops and/or a threat to public health and safety.

C. Lot owners should be aware that soil characteristics within the area of this subdivision, as described in the 1972 Yellowstone County Soil Survey, indicate that there could be potential limitations for proposed construction on the lots, which may require a geotechnical survey prior to construction.

D. No water rights have been transferred to the lot owners. Irrigation ditches that exist on the perimeter of this development are for the benefit of other properties. Perimeter ditches and drains shall remain in place and shall not be altered by the Subdivider or subsequent owners.

E. There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point. The Waiver will be filed with the plat, shall run with the land, and shall constitute the guarantee by the Subdivider and property owner or owners of the developments described herein. Said Waiver is effective upon filing and is not conditioned on the completion of the conditions set forth in this Agreement. The Subdivider and owner specifically agree that they are waiving valuable rights and do so voluntarily.

F. The subdivider and subsequent contractors/builders acknowledge that there is a Stormwater Pollution and Prevention Plan (SWPPP) filed with the City and the Montana Department of Environmental Quality (MDEQ). This SWPPP shall be adhered to during all phases of construction and shall be updated as required by MDEQ under the General Permit for Stormwater Discharges Associated with Construction Activity, Chapter 28, BMCC and the Billings Stormwater Management Manual.

G. Individual lot owners should be aware that Best Management Practices for stormwater control shall be required for new construction on lots. Best Management Practices are defined within Section 28-201, BMCC and detailed in the Billings Stormwater Management Manual.

III. TRANSPORTATION

A. Streets

- All internal access roads and site improvements within the subdivision will be in accordance with the City of Billings Site Development Ordinance, City Zoning Ordinance, the Stormwater Management Manual, and other applicable City codes, rules, and regulations.

- Tippet Trail will be 34 feet back of curb to back of curb. The street improvements will be completed by private contract or SID.

- South 44th Street West will be 48 feet back of curb to back of curb to the intersection with Tippet Trail. The street improvements will be completed by private contract or SID.

- All internal streets to provide a 34-foot back of curb to back of curb street width. The street improvements will be completed by private contract or SID

- A traffic accessibility study has been completed for the *44 West Subdivision.* All required intersection improvement contributions identified therein shall be completed by the Subdivider at the Subdivider's expense. The percent of traffic contributions to the following intersections shall be in accordance with the traffic accessibility study:

    a. S. 48th and Central – 0.24%
    b. Shiloh and Broadwater – 0.41%
    c. Shiloh and Central – 1.59%
    d. Shiloh and Monad – 0.39%
    e. Central and 44th S West – 3.88%

    The cash contributions shall be based on the percent of traffic contributions to the intersections based on the total cost of an intersection as determined by City Engineering for the year in which the contribution is made. These cash contributions for the intersection improvement will be made prior to final plat approval.

- A turn lane on Central Avenue is not warranted with this subdivision.

B. Carriage Lanes

- All carriage lanes within the subdivision shall be built to grade with a satisfactory subbase, base course, and asphalt surface or concrete surface. All carriage lane approaches constructed with asphalt shall be replaced with concrete by the Subdivider at the time when home construction is

complete. In the event asphalt approaches within the subdivision are not replace with concrete within three years of the date of recording of the final plat, the City may construct the concrete approaches and assess the Subdivider for the costs associated with the approach construction. Carriage Lane pavement widths shall be 12 feet. No trees are allowed to be planted in Carriage Lane rights-of-way. In addition, no shrubs taller than two (2) feet are allowed to be planted in Carriage Lane rights-of-way.

C. Sidewalks

- Individual lot owners will be responsible for the construction of the sidewalks within public right-of-way or easements adjacent to or through their lot at the time of lot construction and shall be included in each building permit. The Subdivider shall construct sidewalk adjacent to private parks at the time of private park development.

- Sidewalks shall be 5-foot wide with a minimum 5-foot boulevard planting strip between the sidewalk and the curb with handicap ramps and aprons installed where necessary.

D. Street Lighting

- Street lighting will be installed by private contract or SID. A Street Light Maintenance District will be created in the future and is included in the waiver of right to protest.

E. Traffic Control Devices

- Street name signs for streets within the subdivision, or located immediately adjacent thereto, shall be furnished and installed in accordance with the specifications of the City of Billings Public Works and Fire Departments.

- No traffic signals are required within this subdivision. Stop signs shall be installed at the intersection of South 44th Street West and Central Avenue.

- The Subdivider shall furnish and install all necessary traffic control devices in accordance with the Manual of Uniform Traffic Control Devices and approved by the City of Billings Public Works Department.

F. Access

- Access to the Subdivision will be provided by Central Avenue, South 44th Street West, Tippet Trail, Hatch Lane, Dryfly Lane, and Driftboat Trail. Carriage Lane access is also provided to all residential lots within the subdivision.

G. Billings Area Bikeway and Trail Master Plan

- The Subdivision is within the Billings Area Bikeway and Trail Master Plan. A 10-foot-wide multi-use trail will be constructed along Central Avenue. The trail improvements will be completed by private contract or SID.

H. Public Transit

- MET Transit provides services along Central Avenue with the closest stop at the intersection of Central Avenue and Shiloh Road, approximately 0.5 miles east of the Subdivision. No improvements are required to ensure public transit service.

IV. EMERGENCY SERVICE

Construction of buildings made of combustible materials shall have adequate fire apparatus access roads and water supply (fire hydrants) in place to allow for fire suppression requirements. Prior to the issuance of a building permit for construction using combustible materials (i.e. lumber, plywood, wood trusses, etc.), fire apparatus access roads and water supply requirements shall be provided in accordance with the International Fire Code as adopted by the City of Billings.

At a minimum, the following is required:

- An unobstructed gravel road or gravel road base must be within 150 feet of the furthest portion of a building under construction as measured along the approved route.
- The access roads are required to support fire apparatus vehicle loading (40 tons) during all weather conditions and shall be a minimum of twenty (20) feet wide.
- An operational fire hydrant shall be located within 600 feet of the furthest portion of a residence under construction or within 400 feet of the furthest portion of a commercial building under construction as measured along the access roads to the site.
- The above requirements do not alter or effect the current minimum subdivision requirements for fire apparatus access and water supply.

V. STORM DRAINAGE

All drainage improvements shall comply with the provisions set forth in Chapter 28, BMCC, and the Stormwater Management Manual in place at the time of development. Additionally, a comprehensive drainage study has been completed for the Monad Drain with requirements that superseded the Stormwater Management Manual. The *Comprehensive Drainage Plan for the Monad Drain* is on-file at the City Engineering Department. A complete stormwater management plan shall be submitted to the Engineering Division for review and approval at the time of development.

Stormwater drainage will discharge east to Lot 5 or Clearwater Estates Subdivision, 1st Filing. A ditch will convey stormwater drainage south to a stormwater detention facility that is located within an off-site area on Tract 3, Certificate of Survey No. 3844. This detention facility will be sized to accept runoff generated from the *44 West Subdivision*. The detention facility will outfall to the Monad Drain as described in the *Comprehensive Drainage Plan for the Monad Drain.*

Per the *Comprehensive Drainage Plan for the Monad Drain*, construction of a dike and control structure within the drain will be required as part of a future subdivision of Tract 3 of Certificate of Survey No. 3844, or as determined necessary by City Engineering. These improvements are included as part of the Waiver of Right to Protest a Special Improvement District.

The HOA is responsible for the maintenance of stormwater facilities directly associated with the treatment and detention of runoff produced by the Subdivision. These facilities are not installed at this time, however, the HOA shall participate in the maintenance of such facilities planned for installation on Lot 5 of Clearwater Estates Subdivision and Tract 3 of Certificate of Survey 3077.

VI. UTILITIES

The Subdivision Improvements Agreement does not constitute an approval for extension of or connection to water mains and sanitary sewers. The property owner shall make application for extension/connection of water mains and sanitary sewers to the Public Works Department – Engineering Division. The extension/connection of/to water mains and sanitary sewers is subject to the approval of the applications and the conditions of approval. Applications shall be submitted for processing prior to the start of any construction and prior to review and approval of any project plans and specifications.

The Developer/Owner acknowledges that the subdivision shall be subject to the applicable System Development Fees in effect at the time new water and/or sanitary sewer service connections are made.

The design/installation of sanitary sewers and appurtenances, and water mains and appurtenances (fire hydrants, etc.) shall be in accordance with design standards, specifications, rules, regulations of and as approved by the City of Billings Public Works Department, Fire Department and the Montana Department of Environmental Quality.

A. Water

- The Subdivision will be extending a 16-inch water main along Central Avenue. The City will reimburse the Subdivider for the cost of upsizing the water main from a 12-inch line to a 16-inch line. If requested by the Subdivider, City staff will forward a Compensation Agreement to City Council for approval of oversizing of the water main in accordance with the City's Rules and Regulations Governing Water and Wastewater Service.
- A 12-inch water main will be installed along South 44th Street West and Tippet Trail.
- An 8-inch water main will be installed within Hatch Lane, Dryfly Lane, and Driftboat Trail.

B. Sanitary Sewer

- The Subdivision will be served by an existing 10-inch sanitary sewer main located within the alleyway along the western boundary at the south end of the Subdivision. The Subdivider is responsible for extending an 8-inch gravity sewer main to Central Avenue via South 44th Street West to allow for future connections to the north of the Subdivision.
- Gravity sewer mains no less than 8 inches in diameter will be extended throughout the Subdivision. Mains shall be sized to accommodate future growth inside and outside of the Subdivision.

C. Power, Telephone, Gas, and Cable Television

- Private utility facilities currently exist to serve the subdivision. The private utility facilities will be installed within Carriage Lane right-of-way and by easements included on the plat, as requested by the utility companies, to provide routes to the Carriage Lanes.

VII. PARKS/OPEN SPACE

Section 76-3-621 of the Montana Code Annotated covers the park dedication requirement. Paragraph (1) calls for park area to be 11 percent of the land proposed to be subdivided into parcels of one-half acre or smaller. The required Parkland Dedication for the *44 West Subdivision* is 0.47 acres. Parkland dedications, in the amount of 0.42 acres, are depicted on the face of the plat as PRIVATE PARK. Additional parkland area will be dedicated as part of future

filings. Until that time, monetary security will be provided for the 0.05 acres that this filing is currently short.

Parks will be privately owned and maintained by a Private HOA created by the Subdivider.

VIII. POSTAL DELIVERY

The Subdivider shall provide centralized delivery boxes with sufficient pullout to accommodate a mail carrier vehicle. The location of the boxes shall be reviewed and approved by the United States Postal Service.

IX. IRRIGATION

No water rights have been transferred to the lot owners. Irrigation ditches that exist on the perimeter of this development are for the benefit of other properties. Perimeter ditches and drains shall remain in place and shall not be altered by the Subdivider or subsequent owners.

X. SOILS/GEOTECHNICAL STUDY

A soils/geotechnical study has been performed for the subdivision. A copy of this report is included as part of the infrastructure permitting documents and made public record through the Engineering Department. Lot owners and contractors/builders are encouraged to review the report and its recommendations or complete a site-specific geotechnical investigation.

XI. PHASING OF IMPROVEMENTS

The Subdivision is not proposed to be constructed in phases.

XII. FINANCIAL GUARANTEES

Except as otherwise provided, Subdivider shall install and construct said required improvements with cash or by utilizing the mechanics of a private contract secured by letters of credit or a letter of commitment to lend funds from a commercial lender, or by SID. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said private contract, and the improvements shall be installed as approved by the City Engineer and Utility Department Manager.

XIII. LEGAL PROVISIONS APPLYING TO SUBDIVIDER

A. Subdivider agrees to guarantee all public improvements for a period of two (2) years from the date of final acceptance by the City of Billings.

B. The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.

C. The covenants, agreements, and all statements in this Agreement run with the land and apply to and shall be binding on the heirs, personal representatives, successors, assigns and transferees of the respective parties.

D. In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs.

E. Any amendments or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.

F. Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals on the date first above written.

"SUBDIVIDER" *44 West Development, LLC*

By: _____

Title: _____

STATE OF MONTANA)
: ss
County of Yellowstone)

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared _____, known to me to be the _____ of *44 West Development, LLC*, who executed the foregoing instrument and acknowledged to me that he/she executed the same.

_____
Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

This agreement is hereby approved and accepted by the City of Billings, this ____ day of _____, 20__.

"CITY"
CITY OF BILLINGS
MONTANA

By: _____
Mayor

Attest: _____
City Clerk

STATE OF MONTANA)
: ss
County of Yellowstone)

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared _____ and _____, known to me to be the Mayor and City Clerk, respectively, of the City of Billings, Montana, whose names are subscribed to the foregoing instrument in such capacity and acknowledged to me that they executed the same on behalf of the City of Billings, Montana.

_____
Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

Waiver of Right to Protest
FUTURE SPECIAL IMPROVEMENTS DISTRICTS

FOR VALUABLE CONSIDERATION, the undersigned, being the Subdivider and all of the owners of the hereinafter described real property, do hereby waive the right to protest the formation of one or more Special Improvement District(s) for a period of no more than twenty years from the recording of this waiver, for street light maintenance and energy, and for the construction of streets, street widening, sidewalks, survey monuments, street name signs, curb and gutter, street lights, driveways, traffic signals, and traffic control devices, parks and park maintenance, trails, sanitary sewer lines, water lines, storm drains (either within or outside the area), and other improvements which the City of Billings may require.

This Waiver and Agreement is independent from all other agreements and is supported by sufficient independent consideration to which the undersigned are parties, and shall run with the land and shall be binding upon the undersigned, their successors and assigns, and the same shall be recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana.

This Waiver is in addition to any other recorded waiver related to the property described herein and is not intended to replace, supersede, or invalidate any such waiver.

The real property hereinabove mentioned is more particularly described as follows:

44 West Subdivision

Signed and dated this _____ day of _____, 20__.

44 West Development, LLC

By:_____

Title:_____

STATE OF MONTANA)
: ss
County of Yellowstone)

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared _____, known to me to be the _____ of *44 West Development, LLC*, who executed the foregoing instrument and acknowledged to me that he/she executed the same.

_____
Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

CITY OF
Billings
MAYOR'S OFFFICE

Bill Cole, Mayor
P.O. Box 1178
Billings, MT 59103
P 406.657.8296
F 406.657.8390

June 23, 2025

Craig Dalton
Performance Engineering
3412 Colton Blvd
Billings, MT 59102

Dear Applicant/Engineer:

On June 23, 2025, the Billings City Council conditionally approved the preliminary plat of 44 West Subdivision, subject to the following conditions of approval:

1. To minimize the effects on local service, prior to final plat approval, the applicant will coordinate with the USPS to determine what type of deliver system is preferred and to locate and provide the correct amount of space for safely delivering the mail to the residents and businesses.

2. To minimize the effects on local service, prior to final plat approval, the applicant shall provide a proportionate share contribution for improvements as indicated within the Traffic Impact Study and approved by City of Billings Engineering.

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, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have any questions please contact Dave Green at (406) 247-8666 or by email at greend@billingsmt.gov

Sincerely,

William A. Cole

William A. Cole, Mayor

City Council Regular

Date:	10/27/2025
Title:	Clearwater Estates Subdivision, 2nd Filing, Final Major Plat
Presented by:	David Green
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	PZX-25-00027

RECOMMENDATION

Staff recommends the City Council approve the final plat of Clearwater Estates Subdivision, 2nd Filing.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

On September 30, 2025, Performance Engineering applied for final plat approval for Clearwater Estates Subdivision, 2nd Filing. The proposed subdivision creates 69 lots for development. The subject property is generally located south of Central Avenue, and west of Twin Pines Townhomes. The property is zoned CMU1 -- Corridor Mixed Use 1, N2 - Mid-Century Neighborhood Residential, NX1 - Mixed Residential 1, NX2 - Mixed Residential 2.

STAKEHOLDERS

A public hearing is not scheduled for the City Council meeting; however, nearby property owners may attend the City Council meeting. At this time, the Planning Division has received no public comments or questions regarding the proposed subdivision.

ALTERNATIVES

The City Council may approve or deny the final plat of Clearwater Estates Subdivision, 2nd Filing. If the City Council chooses to deny the final plat, the denial must be because the criteria in Section 76-3-611, MCA are not met. The criteria are as follows:

MCA 76-3-611. Review of final plat.

(1) The governing body or the agent or agency designated by the governing body shall examine each final plat, and the governing body shall approve the plat only if:

(a) it conforms to the conditions of approval set forth on the preliminary plat and to the terms of this chapter and (local) regulations adopted pursuant to this chapter; and

(b) the county treasurer has certified that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.

Staff finds the final plat meets the criteria outlined in MCA 76-3-611 above and the final plat is in compliance with the requirements of state statutes, conditions of approval and local regulations. City Council should approve the final plat.

FISCAL EFFECTS

The final plat of this subdivision will have no financial impact on the Planning Division.

Attachments

Final Plat
Final SIA
Conditions of approval

PLAT OF

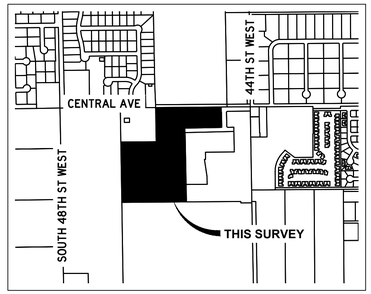
CLEARWATER ESTATES SUBDIVISION, 2ND FILING

BEING LOTS 1, 2, AND 3 OF CLEARWATER ESTATES SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS,
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BROWN DEVELOPMENT, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 23.43 ACRES
JULY 2025



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION AND OWNER CERTIFICATION AND DEDICATION

We, the undersigned owner(s), do hereby certify that we have cause to be surveyed and platted in to lots, blocks, roads and other divisions and dedications, as shown on this plat hereunto included, said tract of land being situated in the NW 1/4 of Section 10, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows:

Lots 1, 2, and 3 of Clearwater Estates Subdivision (Doc. No. 4092385) located in the NW 1/4 of Section 10, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a gross area of 23.43 acres and a net area of 20.34 acres, more or less.

Said tract to be known as CLEARWATER ESTATES SUBDIVISION, 2ND FILING.

The undersigned grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair, and removal of lines over, under, and across the areas designated on the plat as "Utility Easement" to have and hold forever.

The parkland dedication has been met through the combination of a dedicated park and a cash-in-lieu contribution pursuant to Section 76-3-621, MCA.

Brown Development, LLC

_____
Todd Brown, Manager

STATE OF MONTANA)
:ss
County of Yellowstone)

On this _____ day of _____, 20_____, before me, a Notary Public in and for the State of Montana, personally appeared *Todd Brown* as the *Manager* of *Brown Development, LLC*, known to me to be the person who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

_____
Notary Public in and for the State of Montana
Printed name_____
Residing at_____
My commission expires_____

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the NW 1/4 of Section 10, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a gross area of 24.43 acres and a net area of 20.34 acres, more or less.

Said tract is subject to all easements and rights-of-way of record or apparent on the ground.

This survey was conducted in accordance with the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.

Dated this _____ day of _____, 20_____.

MONTANA
MARK W. KADRMAS
No. 51414 LS
LICENSED LAND SURVEYOR

_____
Mark W. Kadrmas, PLS 51414LS
Registered Land Surveyor
State of Montana

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney and is acceptable as to form.

Dated this _____ day of _____, 20_____.

_____
Reviewed by

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-207(3), MCA that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.

Dated this _____ day of _____, 20_____.

_____
Yellowstone County Treasurer
Deputy

CERTIFICATE OF COUNTY HEALTH DEPARTMENT

This survey has been reviewed and approved by Riverstone Health and the Department of Environmental Quality.

_____
Health Officer or Authorized Representative
Riverstone Health

NOTICE OF APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

_____ _____
Date President

_____
Executive Secretary

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the foregoing plat for errors in computations and drafting.

Dated this _____day of _____, 20_____.

Reviewed by_____

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

We hereby certify that we have examined the plat of CLEARWATER ESTATES SUBDIVISION, 2ND FILING and find that the said plat conforms with the requirements of the laws of the State of Montana and the requirements of the Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are hereby accepted.

IN WITNESS WHEREOF, we have set our hand and the seal of the CITY OF BILLINGS, MONTANA this _____ day of _____, 20_____.

CITY OF BILLINGS, MONTANA

By:_____
Mayor

Attest:_____
City Clerk

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(1)(d), MCA for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

Dated this _____day of _____, 20_____.

_____
City Engineer's Office

CLERK AND RECORDER FILING INFORMATION

Consent to Platting

Document No._____

Subdivision Improvements Agreement

Document No._____

Private Access Easement

Document No._____

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LEGEND

●	PROPERTY CORNER, FOUND AS DESCRIBED
○	PROPERTY CORNER, SET 5/8" REBAR W/ CAP MARKED "51414LS"
⊗	CALCULATED PROPERTY CORNER, NOT FOUND NOT SET
⊡	INTERSECTION MONUMENT
———	SURVEY BOUNDARY
——— ·-· ———	EXISTING PROPERTY LINE
———	NEW PROPERTY LINE
— — —	RIGHT-OF-WAY LINE
——— – ———	CENTERLINE OF RIGHT-OF-WAY
——— · ———	SECTION LINE
— — — —	EASEMENT LINE
(R = XX.XX')	RECORD DISTANCE
W.C.	WITNESS CORNER (28' UNLESS OTHERWISE NOTED)

PLAT OF

CLEARWATER ESTATES SUBDIVISION, 2ND FILING

BEING LOTS 1, 2, AND 3 OF CLEARWATER ESTATES SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS,
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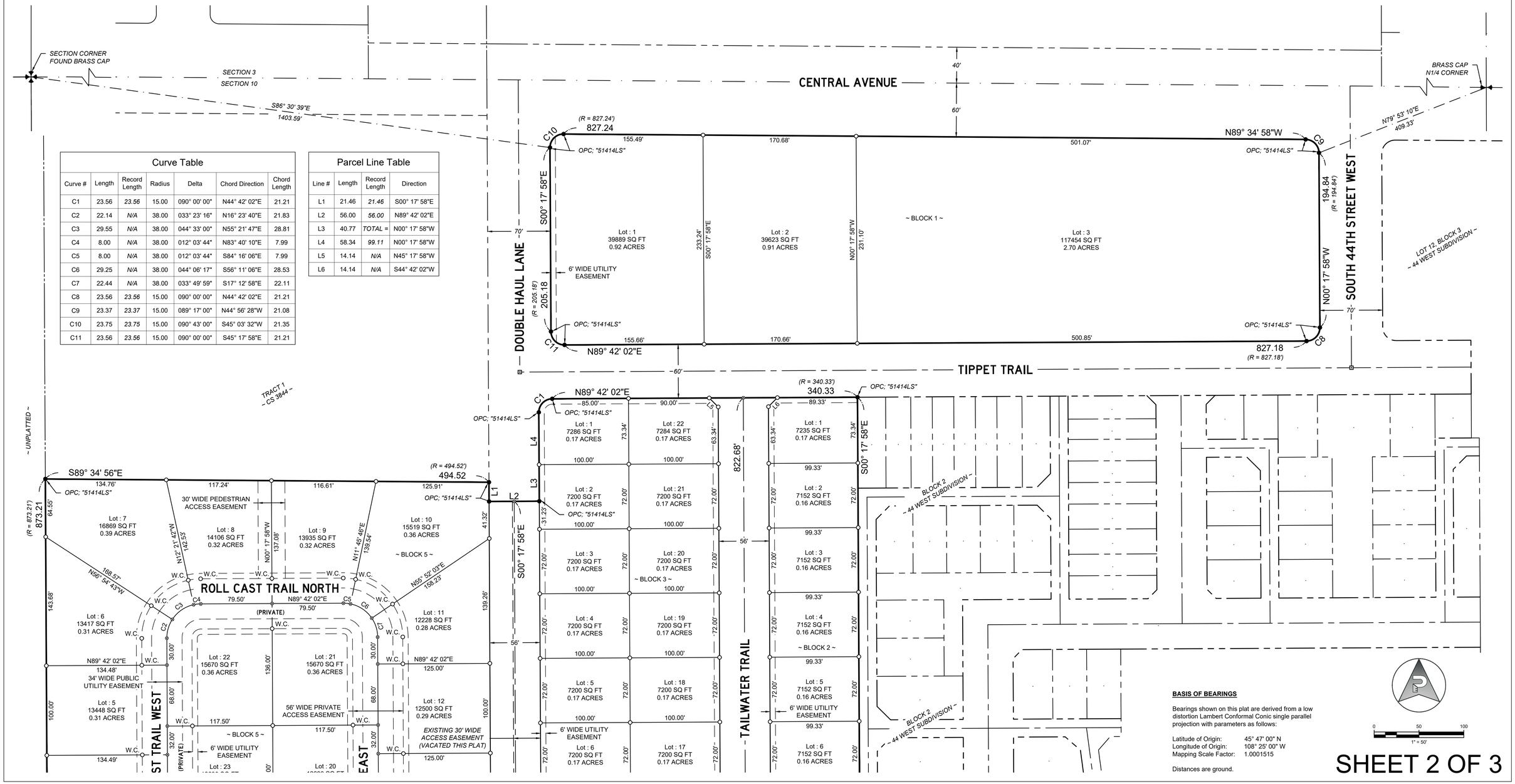
PREPARED FOR : BROWN DEVELOPMENT, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 23.43 ACRES
JULY 2025

Curve Table						
Curve #	Length	Record Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	*23.56*	15.00	090° 00' 00"	N44° 42' 02"E	21.21
C2	22.14	*N/A*	38.00	033° 23' 16"	N16° 23' 40"E	21.83
C3	29.55	*N/A*	38.00	044° 33' 00"	N55° 21' 47"E	28.81
C4	8.00	*N/A*	38.00	012° 03' 44"	N83° 40' 10"E	7.99
C5	8.00	*N/A*	38.00	012° 03' 44"	S84° 16' 06"E	7.99
C6	29.25	*N/A*	38.00	044° 06' 17"	S56° 11' 06"E	28.53
C7	22.44	*N/A*	38.00	033° 49' 59"	S17° 12' 58"E	22.11
C8	23.56	*23.56*	15.00	090° 00' 00"	N44° 42' 02"E	21.21
C9	23.37	*23.37*	15.00	089° 17' 00"	N44° 56' 28"W	21.08
C10	23.75	*23.75*	15.00	090° 43' 00"	S45° 03' 32"W	21.35
C11	23.56	*23.56*	15.00	090° 00' 00"	S45° 17' 58"E	21.21

Parcel Line Table			
Line #	Length	Record Length	Direction
L1	21.46	*21.46*	S00° 17' 58"E
L2	56.00	*56.00*	N89° 42' 02"E
L3	40.77	*TOTAL =*	N00° 17' 58"W
L4	58.34	*99.11*	N00° 17' 58"W
L5	14.14	*N/A*	N45° 17' 58"W
L6	14.14	*N/A*	S44° 42' 02"W



BASIS OF BEARINGS

Bearings shown on this plat are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin: 45° 47' 00" N
Longitude of Origin: 108° 25' 00" W
Mapping Scale Factor: 1.0001515

Distances are ground.

0 50 100
1" = 50'

Z:\Brown\2022-067 Clearwater Sub\CAD\DWG\Plats\Clearwater Sub 2nd\22-067 Clearwater Estates Final Plat.dwg

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LEGEND

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——— · ———	SECTION LINE
— — — —	EASEMENT LINE
(R = XX.XX')	RECORD DISTANCE
W.C.	WITNESS CORNER (28' UNLESS OTHERWISE NOTED)

PLAT OF

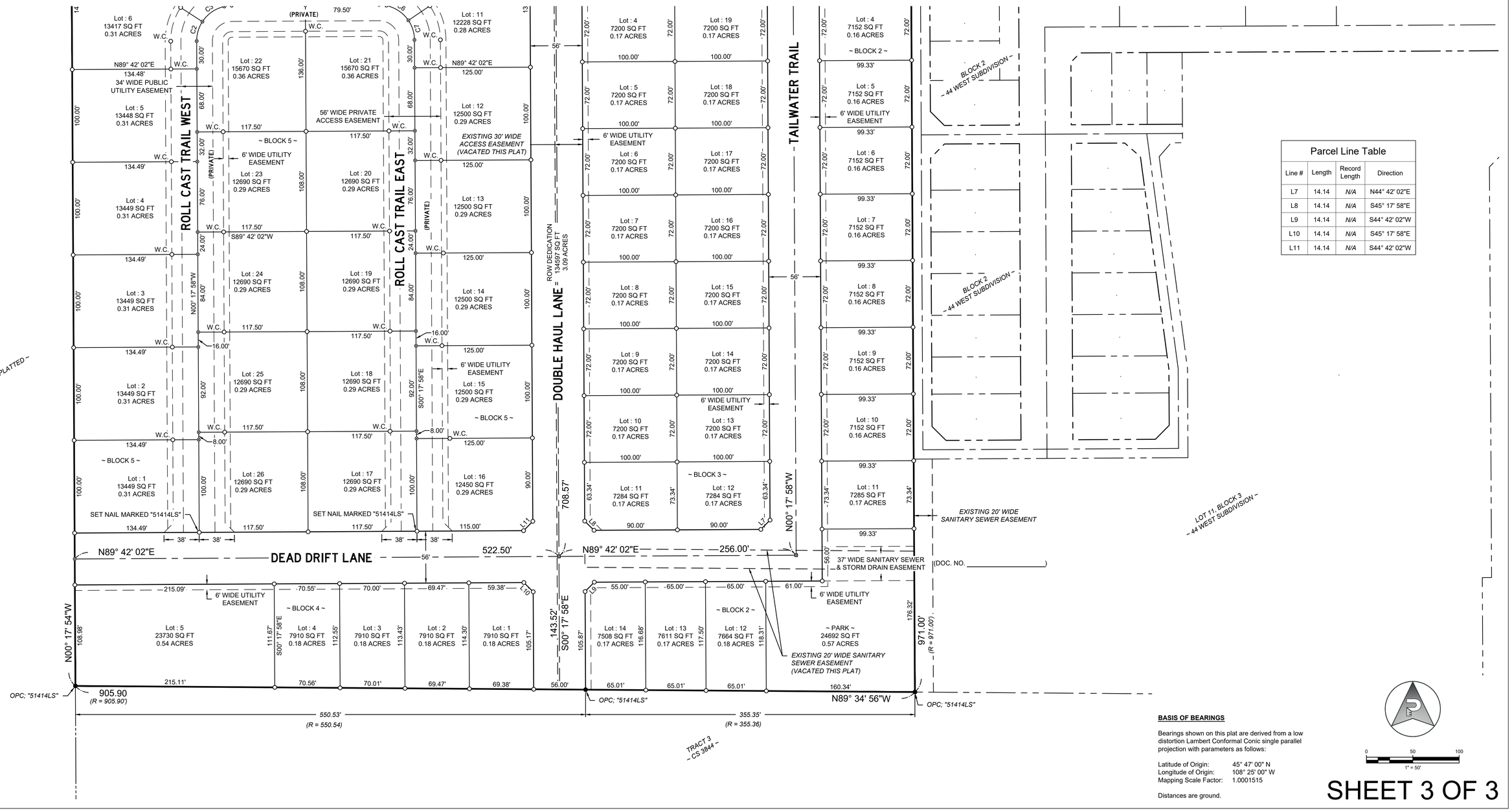
CLEARWATER ESTATES SUBDIVISION, 2ND FILING

BEING LOTS 1, 2, AND 3 OF CLEARWATER ESTATES SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS,
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BROWN DEVELOPMENT, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 23.43 ACRES
JULY 2025



Parcel Line Table			
Line #	Length	Record Length	Direction
L7	14.14	*N/A*	N44° 42' 02"E
L8	14.14	*N/A*	S45° 17' 58"E
L9	14.14	*N/A*	S44° 42' 02"W
L10	14.14	*N/A*	S45° 17' 58"E
L11	14.14	*N/A*	S44° 42' 02"W

BASIS OF BEARINGS

Bearings shown on this plat are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin: 45° 47' 00" N
Longitude of Origin: 108° 25' 00" W
Mapping Scale Factor: 1.0001515

Distances are ground.

0 50 100
1" = 50'

Z:\Brown\2022-067 Clearwater Sub\CADD\WG\Plats\Clearwater Sub 2nd\22-067 Clearwater Estates Final Plat.dwg

SUBDIVISION IMPROVEMENTS AGREEMENT
&WAIVER OF RIGHT TO PROTEST FUTURE SPECIAL IMPROVEMENT DISTRICTS

Clearwater Estates Subdivision, 2nd Filing

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(City of Billings)

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SUBDIVISION IMPROVEMENTS AGREEMENT & WAIVER OF RIGHT TO PROTEST FUTURE SPECIAL IMPROVEMENT DISTRICTS

Clearwater Estates Subdivision, 2nd Filing

This agreement is made and entered into this ____ day of _____, 20__, by and between *Brown Development, LLC*, whose address for the purpose of this agreement is **745 South 56th Street West, Billings, MT 59106**, hereinafter referred to as "Subdivider," and **CITY OF BILLINGS**, Billings, Montana, hereinafter referred to as "City."

WITNESSETH:

WHEREAS, the plat of *Clearwater Estates Subdivision, 2nd Filing*, located in Yellowstone County, Montana was submitted to the Yellowstone County Board of Planning; and

WHEREAS, at a regular meeting conducted on _____ day of _____, 20__, the Board of Planning recommended conditional approval of a preliminary plat of *Clearwater Estates Subdivision, 2nd Filing*; and

WHEREAS, at a regular meeting conducted on _____ day of _____, 20__, the City Council conditionally approved a preliminary plat of *Clearwater Estates Subdivision, 2nd Filing*; and

WHEREAS, a Subdivision Improvements Agreement is required by the City prior to the approval of the final plat.

WHEREAS, the provisions of this agreement shall be effective and applicable to *Clearwater Estates Subdivision, 2nd Filing* upon the filing of the final plat thereof in the office of the Clerk and Recorder of Yellowstone County, Montana. The Subdivision shall comply with all requirements of the City of Billings Subdivision Regulations, the rules, regulations, policies, and resolutions of the City of Billings, and the laws and administrative rules of the State of Montana.

THEREFORE, THE PARTIES TO THIS AGREEMENT, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows:

I. VARIANCES

A. Subdivider has requested, and the City hereby grants, the following variances by City Council from the strict interpretation of the City's Subdivision Regulations (Section 23.1101, BMCC):

1. No variances are requested.

II. PROPERTY CONDITIONS AND INFORMATION FOR LOT PURCHASERS

A. Lot owners will be required to construct that segment of the required sidewalk that fronts their property at the time of lot development. If sidewalk is not constructed within 5 years, the City has the right to construct the sidewalk and assess the property owners.

B. Lot owners should be aware that this subdivision is being built in close proximity to prime deer and antelope habitat and it is likely that homeowners will experience problems with damage to landscaped shrubs, flowers, and gardens. The Montana Fish, Wildlife, and Parks Department does not provide damage assistance unless there is damage to commercial crops and/or a threat to public health and safety.

C. Lot owners should be aware that soil characteristics within the area of this subdivision, as described in the 1972 Yellowstone County Soil Survey, indicate that there could be potential limitations for proposed construction on the lots, which may require a geotechnical survey prior to construction.

D. No water rights have been transferred to the lot owners. Irrigation ditches that exist on the perimeter of this development are for the benefit of other properties. Perimeter ditches and drains shall remain in place and shall not be altered by the Subdivider or subsequent owners.

E. There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point. The Waiver will be filed with the plat, shall run with the land, and shall constitute the guarantee by the Subdivider and property owner or owners of the developments described herein. Said Waiver is effective upon filing and is not conditioned on the completion of the conditions set forth in this Agreement. The Subdivider and owner specifically agree that they are waiving valuable rights and do so voluntarily.

F. The subdivider and subsequent contractors/builders acknowledge that there is a Stormwater Pollution and Prevention Plan (SWPPP) filed with the City and the Montana Department of Environmental Quality (MDEQ). This SWPPP shall be adhered to during all phases of construction and shall be updated as required by MDEQ under the General Permit for Stormwater Discharges Associated with Construction Activity, Chapter 28, BMCC and the Billings Stormwater Management Manual.

G. Individual lot owners should be aware that Best Management Practices for stormwater control shall be required for new construction on lots. Best Management Practices are defined within Section 28-201, BMCC and detailed in the Billings Stormwater Management Manual.

III. TRANSPORTATION

A. Streets

- All internal access roads and site improvements within the subdivision will be in accordance with the City of Billings Site Development Ordinance, City Zoning Ordinance, the Stormwater Management Manual, and other applicable City codes, rules, and regulations.

- Tippet Trail will be 34 feet back of curb to back of curb. The street improvements will be completed by private contract or SID.

- Double Haul Lane will be 44 feet back of curb to back of curb from Central Avenue to Tippet Trail.

- Tailwater Trail, Dead Drift Lane, and Double Haul Lane south of the intersection with Tippet Trail will provide 34 feet back of curb to back of curb street width within a 56-foot wide right-of-way. The street improvements will be completed by private contract or SID.

- Roll Cast Trail East, Roll Case Trail North, and Roll Cast Trail West will be located within a private access easement and will be considered a private road. These roads will be 34 feet back of curb to back of curb and will be gated. The street improvements will be completed by private contract.

- A traffic accessibility study has been completed for the *Clearwater Estates Subdivision, 2nd Filing.* All required intersection improvement contributions identified therein shall be completed by the Subdivider at the Subdivider's expense. The percent of traffic contributions to the following intersections shall be in accordance with the traffic accessibility study:

    a. S. 48th and Central – 0.86%
    b. Shiloh and Broadwater – 1.49%
    c. Shiloh and Central – 5.81%
    d. Shiloh and Monad – 1.41%
    e. Central and 44th St W. – 5.32%

    The cash contributions shall be based on the percent of traffic contributions to the intersections based on the total cost of an intersection as determined by City Engineering for the year in which the contribution is made. These cash contributions for the intersection improvement will be made prior to final plat approval.

- A turn lane on Central Avenue is not warranted with this subdivision.

B. Sidewalks

- Individual lot owners will be responsible for the construction of the sidewalks within public right-of-way or easements adjacent to or through their lot at the time of lot construction and shall be included in each building permit. The Subdivider shall construct or bond for sidewalk adjacent to park areas prior to final plat approval.

- The sidewalk along the west side of Double Haul Lane extending from Central Avenue to the north boundary of Lot 10, Block 5 will be constructed by the Subdivider at the time of road construction. The remaining portions of sidewalk along Double Haul Lane shall be constructed by the adjacent individual lot owners.

- Sidewalks shall be 5-foot wide with a minimum 5-foot boulevard planting strip between the sidewalk and the curb with handicap ramps and aprons installed where necessary. All sidewalks will be constructed by lot owners. Handicap ramps and aprons will be constructed at the time of road construction.

C. Street Lighting

- Street lighting will be installed by private contract or SID. The proposed lighting plan will be reviewed and approved by City of Billings Public Works prior to installation. A Street Light Maintenance District will be created in the future and is included in the waiver of right to protest.

D. Traffic Control Devices

- Street name signs for streets within the subdivision, or located immediately adjacent thereto, shall be furnished and installed in accordance with the specifications of the City of Billings Public Works and Fire Departments.

- No traffic signals are required within this subdivision. Stop signs shall be installed along Double Haul Lane at three (3) intersections, the intersection with Central Avenue, Tippet Trail and with Dead Drift Lane.

- The Subdivider shall furnish and install all necessary traffic control devices in accordance with the Manual of Uniform Traffic Control Devices and approved by the City of Billings Public Works Department.

E. Access

- Access to the Subdivision will be provided by Central Avenue, Double Haul Lane, Tippet Trail, and South 44th Street West.

F. Billings Area Bikeway and Trail Master Plan

- The Subdivision is within the Billings Area Bikeway and Trail Master Plan. A 10-foot-wide multi-use trail will be constructed along Central Avenue. The trail improvements will be completed by private contract or SID. Maintenance of the trail and adjacent boulevard area will be the responsibility of the HOA.

G. Public Transit

- MET Transit provides services along Central Avenue with the closest stop at the intersection of Central Avenue and Shiloh Road, approximately 0.5 miles east of the Subdivision. No improvements are required to ensure public transit service.

IV. EMERGENCY SERVICE

Construction of buildings made of combustible materials shall have adequate fire apparatus access roads and water supply (fire hydrants) in place to allow for fire suppression requirements. Prior to the issuance of a building permit for construction using combustible materials (i.e. lumber, plywood, wood trusses, etc.), fire apparatus access roads and water supply requirements shall be provided in accordance with the International Fire Code as adopted by the City of Billings.

At a minimum, the following is required:

- An unobstructed gravel road or gravel road base must be within 150 feet of the furthest portion of a building under construction as measured along the approved route.
- The access roads are required to support fire apparatus vehicle loading (40 tons) during all weather conditions and shall be a minimum of twenty (20) feet wide.
- An operational fire hydrant shall be located within 600 feet of the furthest portion of a residence under construction or within 400 feet of the furthest portion of a commercial building under construction as measured along the access roads to the site.
- The above requirements do not alter or effect the current minimum subdivision requirements for fire apparatus access and water supply.

V. STORM DRAINAGE

All drainage improvements shall comply with the provisions set forth in Chapter 28, BMCC, and the Stormwater Management Manual in place at the time of development. Additionally, a comprehensive drainage study has been completed for the Monad Drain with requirements that superseded the Stormwater Management Manual. The *Comprehensive Drainage Plan for the Monad Drain* is on-file at the City Engineering Department. A complete stormwater management plan shall be submitted to the Engineering Division for review and approval at the

time of development.

Stormwater drainage will discharge east to Lot 5 or Clearwater Estates Subdivision, 1st Filing. A ditch will convey stormwater drainage south to a stormwater detention facility that is located within an off-site area on Tract 3, Certificate of Survey No. 3844. This detention facility will be sized to accept runoff generated from the *Clearwater Estates Subdivision, 2nd Filing*. The detention facility will outfall to the Monad Drain as described in the *Comprehensive Drainage Plan for the Monad Drain.*

Per the *Comprehensive Drainage Plan for the Monad Drain*, construction of a dike and control structure within the drain will be required as part of a future subdivision of Tract 3 of Certificate of Survey No. 3844, or as determined necessary by City Engineering. These improvements are included as part of the Waiver of Right to Protest a Special Improvement District.

The HOA is responsible for the maintenance of stormwater facilities directly associated with the treatment and detention of runoff produced by the Subdivision. These facilities are not installed at this time, however, the HOA shall participate in the maintenance of such facilities planned for installation on Lot 5 of Clearwater Estates Subdivision and Tract 3 of Certificate of Survey 3077.

VI. UTILITIES

The Subdivision Improvements Agreement does not constitute an approval for extension of or connection to water mains and sanitary sewers. The property owner shall make application for extension/connection of water mains and sanitary sewers to the Public Works Department – Engineering Division. The extension/connection of/to water mains and sanitary sewers is subject to the approval of the applications and the conditions of approval. Applications shall be submitted for processing prior to the start of any construction and prior to review and approval of any project plans and specifications.

The Developer/Owner acknowledges that the subdivision shall be subject to the applicable System Development Fees in effect at the time new water and/or sanitary sewer service connections are made.

The design/installation of sanitary sewers and appurtenances, and water mains and appurtenances (fire hydrants, etc.) shall be in accordance with design standards, specifications, rules, regulations of and as approved by the City of Billings Public Works Department, Fire Department and the Montana Department of Environmental Quality.

A. Water

- The Subdivision will be extending a 16-inch water main in Central Avenue.

The City will reimburse the Developer for the cost of upsizing the water main from a 12-inch line to a 16-inch line. If requested by the Developer, City staff will forward a Compensation Agreement to City Council for approval of oversizing of the water main in accordance with the City's Rules and Regulations Governing Water and Wastewater Service.

- A 12-inch water main will be installed along Double Haul Lane down to Tippet Trail and along Tippet Trail.

- An 8-inch water main will be installed within all roadways south of Tippet Trail.
- The water main within Roll Cast Trail East, Roll Cast Trail North, and Roll Cast Trail West will be installed within a public utility easement that is no wider than the road width.

B. Sanitary Sewer

- Sanitary sewer service to *Clearwater Estates Subdivision, 2nd Filing* will be provided by connecting to the existing 10-inch gravity main running north from the Monad collector. The existing 10-inch gravity main is located in the parkland area in the southeast corner of the Subdivision. 8-inch sanitary sewer mains will be extended throughout the Subdivision.
- The sanitary sewer main within Roll Cast Trail East, Roll Cast Trail North, and Roll Cast Trail West will be installed within a public utility easement that is no wider than the road width.

C. Power, Telephone, Gas, and Cable Television

- Private utility facilities currently exist to serve the subdivision. The private utility facilities will be installed within private utility easements included on the plat, as requested by the utility companies.

VII. PARKS/OPEN SPACE

Section 76-3-621 of the Montana Code Annotated covers the park dedication requirement. Paragraph (1) calls for park area to be 11 percent of the land proposed to be subdivided into parcels of one-half acre or smaller. The required Parkland Dedication for the *Clearwater Estates Subdivision, 2nd Filing* is 1.67 acres. Parkland dedications, in the amount of 0.575 acres, are depicted on the face of the plat as PARK. The remaining 1.10 acres of undedicated parkland will be paid as cash in lieu at the time of final plat filing.

VIII. IRRIGATION

No water rights have been transferred to the lot owners. Irrigation ditches that exist on the perimeter of this development are for the benefit of other properties. Perimeter ditches and drains shall remain in place and shall not be altered by the Subdivider or subsequent owners.

IX. SOILS/GEOTECHNICAL STUDY

A soils/geotechnical study has been performed for the subdivision. A copy of this report is included as part of the infrastructure permitting documents and made public record through the Engineering Department. Lot owners and contractors/builders are encouraged to review the report and its recommendations or complete a site-specific geotechnical investigation.

X. PHASING OF IMPROVEMENTS

The Subdivision is not proposed to be constructed in phases.

XI. FINANCIAL GUARANTEES

Except as otherwise provided, Subdivider shall install and construct said required improvements with cash or by utilizing the mechanics of a private contract secured by letters of credit or a letter of commitment to lend funds from a commercial lender, or by SID. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said private contract, and the improvements shall be installed as approved by the City Engineer and Utility Department Manager.

XII. LEGAL PROVISIONS APPLYING TO SUBDIVIDER

A. Subdivider agrees to guarantee all public improvements for a period of two (2) years from the date of final acceptance by the City of Billings.

B. The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.

C. The covenants, agreements, and all statements in this Agreement run with the land and apply to and shall be binding on the heirs, personal representatives, successors, assigns and transferees of the respective parties.

D. In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs.

E. Any amendments or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.

F. Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals on the date first above written.

"SUBDIVIDER" *Brown Development, LLC*

By: _____

Title: _____

STATE OF MONTANA)
: ss
County of Yellowstone)

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared _____, known to me to be the _____ of *Brown Development, LLC*, who executed the foregoing instrument and acknowledged to me that he/she executed the same.

_____
Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

This agreement is hereby approved and accepted by the City of Billings, this ____ day of _____, 20__.

"CITY"
CITY OF BILLINGS
MONTANA

By: _____
Mayor

Attest: _____
City Clerk

STATE OF MONTANA)
: ss
County of Yellowstone)

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared _____ and _____, known to me to be the Mayor and City Clerk, respectively, of the City of Billings, Montana, whose names are subscribed to the foregoing instrument in such capacity and acknowledged to me that they executed the same on behalf of the City of Billings, Montana.

_____
Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

Waiver of Right to Protest
FUTURE SPECIAL IMPROVEMENTS DISTRICTS

FOR VALUABLE CONSIDERATION, the undersigned, being the Subdivider and all of the owners of the hereinafter described real property, do hereby waive the right to protest the formation of one or more Special Improvement District(s) for a period of no more than twenty years from the recording of this waiver, for street light maintenance and energy, and for the construction of streets, street widening, sidewalks, survey monuments, street name signs, curb and gutter, street lights, driveways, traffic signals, and traffic control devices, parks and park maintenance, trails, sanitary sewer lines, water lines, storm drains (either within or outside the area), and other improvements which the City of Billings may require.

This Waiver and Agreement is independent from all other agreements and is supported by sufficient independent consideration to which the undersigned are parties, and shall run with the land and shall be binding upon the undersigned, their successors and assigns, and the same shall be recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana.

This Waiver is in addition to any other recorded waiver related to the property described herein and is not intended to replace, supersede, or invalidate any such waiver.

The real property hereinabove mentioned is more particularly described as follows:

Clearwater Estates Subdivision, 2nd Filing

Signed and dated this _____ day of _____, 20__.

Brown Development, LLC

By:_____

Title:_____

STATE OF MONTANA)
: ss
County of Yellowstone)

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared _____, known to me to be the _____ of *Brown Development, LLC*, who executed the foregoing instrument and acknowledged to me that he/she executed the same.

_____
Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

CITY OF
Billings
MAYOR'S OFFFICE

Bill Cole, Mayor
P.O. Box 1178
Billings, MT 59103
P 406.657.8296
F 406.657.8390

June 23, 2025

Craig Dalton
Performance Engineering
3412 Colton Blvd
Billings, MT 59102

Dear Applicant/Engineer:

On June 23, 2025, the Billings City Council conditionally approved the preliminary plat of Clearwater Estates Subdivision, 2nd Filing, subject to the following conditions of approval:

1. To meet the requirements of subdivision regulations, prior to final plat approval, the applicant shall provide a break in block length of a minimum 30' wide for Lots 1-16, Block 5. Block design standards shall be in accordance with City of Billings Subdivision Regulations, Table 23-405.1 Required Block Design.

2. To minimize the effects on local services, prior to final plat approval, the applicant shall provide a proportionate share contribution as indicated within the Traffic Impact Study and approved by City of Billings Engineering.

3.To minimize the effects on local service prior to final plat approval, the applicant will coordinate with the USPS to determine what type of deliver system is preferred and to locate and provide the correct amount of space for safely delivering the mail to the residents and businesses.

4. 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.

5. The final plat shall comply with all requirements of the City of Billings Subdivision regulations, rules, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have any questions please contact Dave Green at (406) 247-8666 or by email at greend@billingsmt.gov

Sincerely,

William A. Cole

William A. Cole, Mayor

City Council Regular

Date:	10/27/2025
Title:	Second/Final reading amending ordinance BMCC 22-406 - Sidewalk Impediments
Presented by:	Tina Hoeger
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council approve the second and final reading of the amended ordinance BMCC 22-406 - Sidewalk impediments.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

At its meeting on October 13, 2025, the City Council conducted a public hearing and approved the first reading of the amended ordinance BMCC 22-406 Sidewalk impediments with a vote of 10-1. Amendments provide a definition of impediments as it relates to this section of code and clarifies the extent to which sidewalks need to be cleared of impediments. A clean version of the amended ordinance is attached to this staff memo for final approval.

STAKEHOLDERS

The recommended amendments to BMCC 22-406 will have a positive effect on all users of our sidewalks, especially for those stakeholders that use a wheeled device in some way, whether it be a scooter, wheelchair, stroller, etc. The amendments will also provide for more consistent and clear enforcement.

ALTERNATIVES

City Council may:

- Approve BMCC 22-406 Sidewalk impediments on second/final reading as submitted; or,
- Not Approve BMCC 22-406 Sidewalk impediments on second/final reading as submitted.

FISCAL EFFECTS

Approval does not have a negative impact on the code enforcement budget.

SUMMARY

Staff recommends approving BMCC 22-406 Sidewalk impediments on second/final reading. Approving the recommended amendments to BMCC 22-406 will give code enforcement year-round ability to keep sidewalks clear for pedestrians and wheeled travelers alike.

Attachments

BMCC 22-406 clean

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THAT THE BILLINGS, MONTANA CITY CODE (BMCC) BE AMENDED BY REVISING ARTICLE 22-406, OF SAID CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. That Article 22-406, of the Billings, Montana City Code (BMCC) is amended so that such section shall read as follows:

Sec. 22-406. Removal of impediments from sidewalks by abutting property owners.

(a) For the purposes of this section, the term *impediment* shall be broadly interpreted to mean any condition, substance, or object, whether natural or manmade, that obstructs, impedes, restricts, hinders, or otherwise interferes with the normal and safe use of a sidewalk by pedestrians and wheeled travelers. Examples of impediments include, but are not limited to, the following:

I. Snow, ice, or slush that has accumulated and not been removed in a timely manner.

II. Mud, dirt, or gravel washed or tracked onto the sidewalk.

III. Leaves, branches, or other plant debris.

IV. Litter, trash, or refuse.

V. Standing water, oil, or other slippery substances.

VI. Overgrown vegetation that encroaches onto or overhangs the sidewalk.

VII. Personal property, including but not limited to bicycles, scooters, furniture, or signs placed on or across the sidewalk.

VIII. Construction materials, tools, or equipment not authorized by a permit.

IX. Any other obstruction that prevents or limits the free and safe passage of pedestrians and wheeled travelers, including those using mobility aids.

(b) It shall be the duty of the occupant of any premises within the city limits, or in case such premises are unoccupied, then the owner or his or her agent, to keep the sidewalks in front of and adjoining his or her premises clean and safe for pedestrians and wheeled travelers; and such occupant, owner or agent shall remove such impediment to safe and convenient travel, within twenty-four (24) hours after such impediment accumulates thereon, and prevent the continuance and accumulation of the same. Removal of impediment shall be no less than 36 inches wide and shall be to the surface of the sidewalk. Tree canopy over sidewalks shall conform with section 25 -205. It shall be the duty of the owner of any premises within the city limits to repair the sidewalks in front of and adjoining his or her premises.

(c) Accumulations of impediments not removed as required by paragraph (b), may be removed under the direction of the city which shall keep a record of the cost of such removal with a description of the property adjacent to which such impediments are removed. The city clerk shall each year prepare and present to the council a resolution containing a list of all lots and parcels of land in the city from the sidewalks adjacent to

and fronting on which impediments have been removed, with the names of the owners thereof, and the cost of removal of such impediments. When such resolution is passed by the council and approved by the mayor the assessments therein provided for shall constitute a lien upon and against such lots and parcels of land. A copy of such resolution shall be certified by the city clerk to the county treasurer for collection in the same manner as other taxes.

(d) It is unlawful to dispose of or move impediments from private property onto a public street, alley or sidewalk.

(Code 1967, § 10.84.080)

Section 2. **EFFECTIVE DATE.** This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 3. **REPEALER.** All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 4. **SEVERABILITY.** If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading the day of, 2025.

PASSED, ADOPTED and APPROVED on second reading this day of, 2025.

CITY OF BILLINGS

BY:_____
William A. Cole, Mayor

Attest
:

_____
Denise R. Bohlman, City Clerk

City Council Regular

Date:	10/27/2025
Title:	Zone Change 1070 - Proposed Homestead Acres MU PND- Second reading
Presented by:	Hunter Kelly, Planner 1
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	PZX-25-00139

RECOMMENDATION

The Zoning Commission is recommending approval and adoption of the findings of the 10 review criteria for Zone Change 1070. City Council approved Zone Change 1070 on first reading on Oc the zone change.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

This is a zone change request for property legally described as Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms according to the official plat on file in th Montana, under Document No. 4086208, from Agricultural (A) to Planned Neighborhood Development -Mixed Use (PND-MU) with First Neighborhood Residential (N1), Mixed Residential 1 (NX space (P1). The proposed zoning would facilitate residential and commercial development. In order for these parcels to be developed, they will be annexed into the City of Billings (Annexation sewer, among other utilities. When properties are annexed into the City of Billings (City), they must also go through a concurrent process to have the property re-zoned to a City Zoning Distric

APPLICATION DATA

APPLICANT:	Brian Harvey
OWNERS:	Larry Kramer, Jack Kramer, Kenneth Kramer, Gerald Kramer, and Carolyn Gerondale
LEGAL DESCRIPTION:	Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms located in S31, T1N, R25E according to the official plat on file in the office of the under Document No. 4086208
ADDRESS:	N/A
CURRENT ZONING:	A - Agriculture
PROPOSED ZONING:	PND -- Planned Neighborhood Development
EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Residential and Commercial
SIZE OF PARCEL(S):	54.1 Acres

SURROUNDING LAND USE & ZONING:

NORTH Zoning:	N4-Large Lot Suburban Neighborhood & P1 -- Parks and Open Space
NORTH Land Use:	Vacant, Residential
SOUTH Zoning:	N3 - Suburban Neighborhood Residential & P2-Public, Civic and Institutions
SOUTH Land Use:	Ben Steele School, Residential
EAST Zoning:	N2 -- Mid Century Residential, Planned Unit Development - Hawk Creek, & CMU 1, CMU 2 -- Corridor Mixed Use1 &2
EAST Land Use:	Residential, Diamond X, Back 9, Bank
WEST Zoning:	A- Agriculture
WEST Land Use:	Vacant/Agriculture

Planning staff recommended approval and adoption of the findings for the 10 review criteria for Zone Change 1070 to the Zoning Commission as detailed in the summary section of this report. T compatible with nearby existing facilities and would not be overly intrusive to nearby developments.

STAKEHOLDERS

Planning staff notified the surrounding owners, published a legal ad, and posted the property as required by the zoning regulations. A pre-application neighborhood meeting was conducted by th Church, 5554 Grand Ave, and 19 persons signed the attendance sheet. The pre-application meeting notes and sign-in sheet are attached.

ZONING COMMISSION PUBLIC HEARING SEPTEMBER 2, 2025

Planner Hunter Kelly began his presentation, explaining the intricacies of the Planned Neighborhood Development (PND) and the constituent zoning types. At the conclusion of the presentation Zoning Commission. Commissioner Goss opened by asking about the possibility of future connections to the subject property via Hawk Creek Road. Hunter Kelly and Anna Vickers were able t from Hawk Creek Road that extend to the subject property, but the applicant may have additional information. The Zoning Commission invited John Halverson of Sanbell, the applicant's agent, gave his own presentation on the zone change, highlighting the "look and feel" of possible development in the respective zones within the PND. John was also able to speak regarding a possibl agent have been working with the adjacent property owner to extend the right of way to the subject parcel. Commissioner McCall asked John about the future subdivision layout, with John resp should resemble the preliminary road layout as described in the zone change exhibit. Commissioner Goss asked about the number of possible units on the development, with John responding t estimate. The Commission had no further comments or questions from staff or the applicant.

President Dan Brooks opened the public hearing. Philip Hopkins spoke for three minutes regarding the traffic concerns and the danger presented to pedestrians in the vicinity. Wanda Ludvwig r Ludvwig also commented on the traffic concerns and worried about the height and aesthetic issues stemming from the construction of a possible storage facility on the site. Janice Ward spoke that the traffic mitigation should happen prior to any new construction in the vicinity, and recommended that the speed limit be lowered along the adjacent section of Grand Avenue. There were closed the public hearing.

Dan Brooks opened the Commission for discussion, letting staff or the applicant respond to any of the questions or concerns brought up by the public. DJ Clark of Sanbell spoke about the traffi and the availability of relevant funding for such measures. Clark also mentioned that Sanbell is working on a TIS for the future subdivision. Commissioner McCall asked DJ to specify what a TI Study (TIS) is documentation that analyzes the traffic impacts of a given development, and possible mitigation measures for those traffic concerns. Planner Hunter Kelly spoke about the differe subdivisions, and how specific traffic mitigation measures is not something that is handled at the zone change stage, but something that is part of the subdivision process. The Commission ha Commissioner McCall made a motion to approve and adopt the findings of the 10 review criteria for Zone Change 1070. The motion was seconded by Commissioner Megorden. Commissioner as he uses that portion of Grand Avenue himself, but mentioned that the development looks good. Commissioner Megorden likewise commented, agreeing with Goss' statements. Commissione zoning would create a more stable tax base that could fund road improvements in the area. Commissioner Mulvaney commented that while he understands the traffic concerns, the annexation necessary pressure for the City to improve the roads in the vicinity. The Zoning Commission approved the motion unanimously.

CITY COUNCIL HEARING FIRST READING

On October 13, 2025, the City Council conducted the public hearing and first reading for Zone Change 1070. Hunter Kelly presented an overview of the proposed zoning for the Planned Neighb the intent of the City's Growth Policy and the review criteria for a zone change. The Zoning Commission's recommendation of approval was forwarded to the City Council for consideration.

Council Member Aspenlieder expressed concern regarding the parkland buffer adjacent to the agricultural zone, noting its limited functionality and questioning why it was included in the propos the CMU zoning district could not directly abut the agricultural zone. The parkland buffer was selected as an alternative to requesting a variance.

Discussion followed regarding potential amendments to the PND process within the zoning code, particularly relating to annexation procedures. Council Members also raised concerns about th associated with new developments and emphasized the importance of receiving more formal input from the district during review processes.

Fire Chief Hoppel provided information on emergency service capacity, noting that continued residential growth increases service demand without corresponding additions to staffing or facilities resources, such as the proposed future Station 9, to maintain acceptable response times as development expands westward. City staff acknowledged that the City has not completed a current would help evaluate the fiscal impact of new development.

Representatives for the applicant, including John Halverson (Sandbell) and engineer Rick Leuthold, presented project details and background. They described the area's development context n proposed zoning, and the transportation improvements planned in the area. They also noted the project's compliance with the City's Growth Policy and the intent of the PND regulations.

Mr. Leuthold addressed questions regarding the 20-foot parkland buffer, reiterating the applicant's willingness to pursue a variance to reduce its width if permitted. He also emphasized the appl ongoing collaboration with the City as the subdivision process advances.

Public Comment -- Brian Redfern, 5523 Clear Sky Drive
Mr. Redfern stated that he resides in the Daybreak Subdivision, located just south of the proposed development area. He noted that this was his first participation in a City Council meeting and subdivision who share concerns regarding the proposed zoning along the corridor. He expressed that residents have heard various reports about potential future uses--such as a gas station or types of development the zoning would allow. He urged the City to carefully consider the impacts of commercial zoning in this area, particularly regarding lighting, traffic, and neighborhood com congestion when leaving the subdivision during peak hours and questioned the assumptions used in traffic studies. Mr. Redfern reiterated his support for responsible development but asked th neighborhood expectations and traffic realities. He also noted that several residents chose not to attend the meeting because they felt their input would not influence the City's decision, and he

Planning and Legal staff clarified for the Council that it should not amend the zoning application on first reading and change what had been applied for and legally advertised as it would create d presented and follow the law. Staff stated that they would follow up with the applicant on submission of a zoning application to correct the parkland buffer issue on the west side of the subject p much as possible. Staff apologized for the confusion and stated they would follow up on whether there is a code issue with the park land buffer that needed to be addressed.

Council Member Aspenlieder made a motion to approve Zone Change 1070 and adopt the findings recommended by the Zoning Commission on first reading. The motion was seconded by Coun first reading by a unanimous vote.

ALTERNATIVES
The City Council may take one of the following actions:

- Approve and adopt the findings of the ten review criteria for Zone Change 1070; or,
- Deny and adopt different findings of the ten review criteria for Zone Change 1070; or,
- Delay action on the zone change request to a certain date not more than 60 days in the future; or,
- Allow the applicant to withdraw the zone change request

The applicant has not asked to delay or withdraw the application as of the drafting of this memo.

FISCAL EFFECTS
Approval or denial of the proposed zone change will not have an effect on the Planning Division budget.

SUMMARY
Prior to taking action, the City Council shall consider the following:

1. Is the new zoning designed in accordance with the Growth Policy and neighborhood plans?
The proposed zone change is consistent with the following guidelines of the 2016 Growth Policy:
Strong Neighborhoods;

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools, and public gathering spaces foster health, goodwill and soc
- Neighborhoods that are safe and attractive and provide essential services are much desired. Implementation of the Infill Policy is important to encourage the development of underuti

Prosperity and Essential Investments;

- Infill development and development near existing City infrastructure may be the most cost-effective.
- A diversity of available jobs can ensure a strong Billings' economy.
- Retaining and supporting existing businesses helps sustain a healthy economy.

2. Is the new zoning designed to secure from fire and other dangers?
The new zoning requires minimum setbacks, open and landscaped areas, and building separations. The new zoning, as do all zoning districts, provides adequate building separations and densi Additionally, the annexation of the property provides for municipal water service for the site. Any new construction on the site will follow applicable building codes.

3. Whether the new zoning will promote public health, public safety, and general welfare?
Public health and public safety are promoted by the proposed zoning. New construction on the site will follow building code requirements to ensure and promote public health, public safety, and promoted by the proposed zone change.

4. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirement?
Transportation: The existing zoning and new development will increase traffic on the adjacent street network. City Engineering will review any new development proposed to determine if a are required for developments that generate 1,000 trips per day. Any impacts identified within the Traffic Impact Study may require road improvements or a proportionate impact contributi evaluated with the subsequent subdivision.

Future phases of the development will be required to connect to existing streets, such as Stream Stone Avenue, Cobblestone Avenue, and pave and provide right-of-way for Colton Boulev subdivision road and lot layouts to match the zoning and provide a better final design.

Water and Sewer: The City provides water and sewer to the property. The utilities will be provided in accordance with the associated annexation agreement that is mutually agreed upon b Owner/Developer. This agreement is a strict condition of approval for annexations. Water will be extended to the property via Grand Avenue. Per the annexation agreement, the Developer development fee prior to the issuance of any building permits.
Schools and Parks: Schools may be impacted by the proposed zoning, as the development does include residential use. Parks should not be negatively affected by the proposed zoning.

Fire and Police: The subject property will be served by the City of Billings Police Department and the Billings Fire Department. The nearest fire station is Fire Station 7 which is located ap Departments expressed no concerns with the zone change.

5. Will the new zoning provide adequate light and air?
Similar to Criterias 2 and 3, the proposed zone, like all zones, requires minimum setbacks to allow for adequate separation between structures and adequate light and air. This parcel is present to meet setback/build-to, height, building separation, and Building Code requirements.

6. Will the new zoning effect motorized and non-motorized transportation?
The new zoning itself will not impact motorized and non-motorized transportation. Once developed, there will be increased volume to the transportation network, both motorized and non-motoriz effects using a Traffic Impact Study. At this time the Traffic Impact Study is being worked on by City Engineering and the applicant for the subsequent subdivision. Impacts identified within the proportionate share cash contribution or construction improvements.

7. Will the new zoning promote compatible urban growth?
The proposed zoning does promote compatible urban growth. Directly east of the subject property is N2 zoning. The N2 zoning allows for single-family homes or duplexes. The proposed zoning homes or duplexes. MK Subdivision to the east also has a mixture of CMU1 and CMU2. The proposed NX1 zoning is in the area at Granite Peak Townhomes. Additionally, existing City Water a west as Little River Loop. Due to this, the property is required to annex per DEQ standards of having municipal services within 600 feet of your property boundary.

8. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?
The proposed zoning does consider the character of the district and the suitability of the property for the proposed use. The proposed zoning will allow commercial and residential development. zoning and existing development and uses in the vicinity, as mentioned in Criteria 7. Further, this use is compatible with the character of the surrounding district and the suitability of the proper

9. Will the new zoning conserve the value of buildings?
The property is currently vacant, therefore the new zoning will not have an impact on the value of buildings for the parcel. Any new structures will need to be in compliance with zoning and build

10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?
The landowner has chosen the MU PND [First Neighborhood Residential (N1), Mixed Residential 1 (NX1), Corridor Mixed Use 1 (CMU1) and Parks and open space (P1).] zone as the most app accordance with the requirements of the zoning. There is a similar use like this within a nearby Granite Peak Townhomes are zoned NX1. Diamond X, Back 9, Albertsons to the east are all con east within MK Subdivision. The proposed zonings within the PND are similar to other zoning within the area making this the most appropriate use of the land.

Attachments

Zoning Map and Site Photos
Application Letter
Narrative & Pre-Application Notes

Narrative & PUD Application Notes
Chart of Zoning History
Zoning Ordinance 1070

EXHIBIT B

ZONE CHANGE WITHOUT VARIANCE

WITHIN

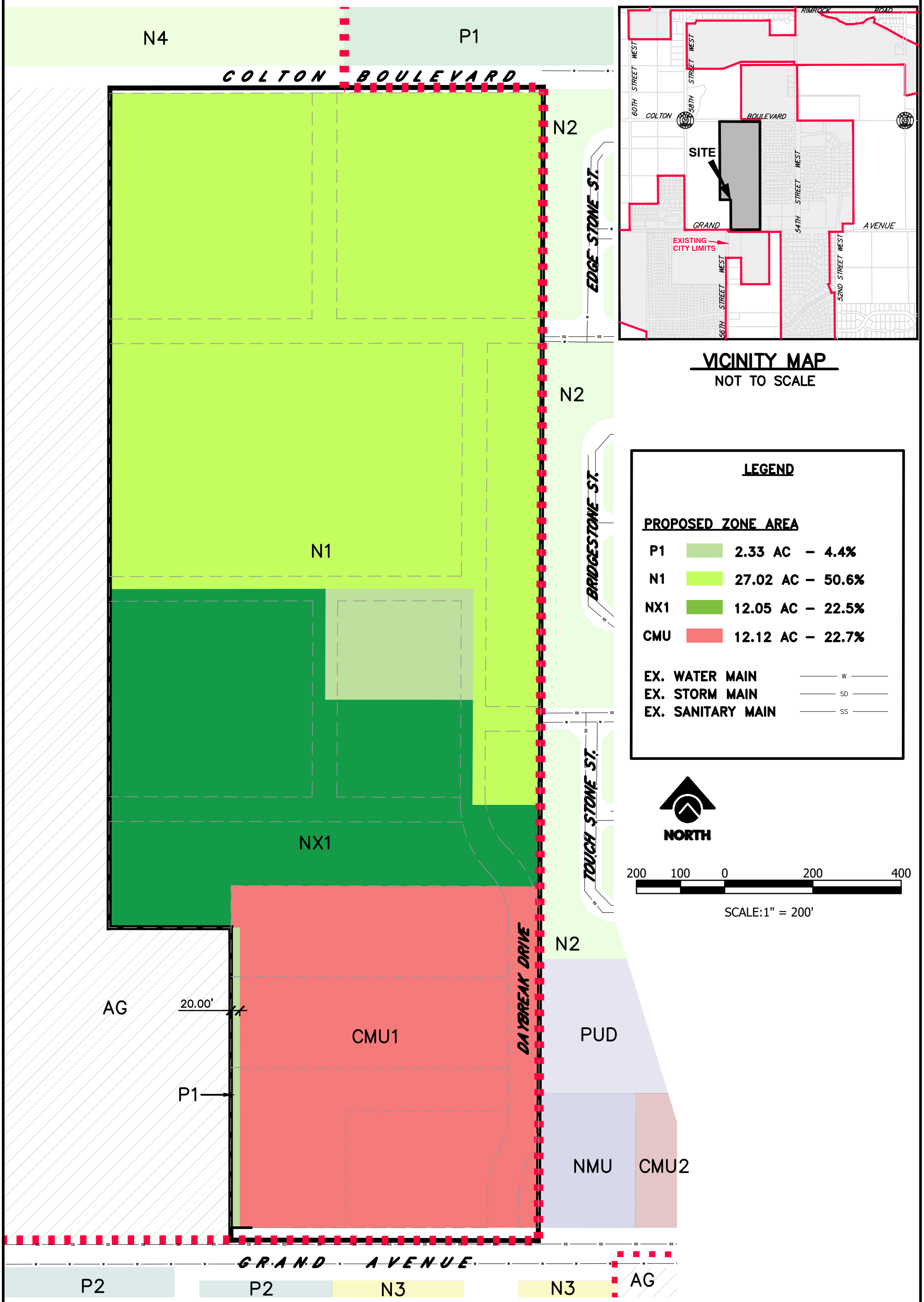
LOTS 66A1 AND 67A1 OF AMENDED LOTS 66A AND 67A SUNNY COVE FRUIT FARMS
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : GRAND AVE. LLC.

PREPARED BY : sanbell

JULY, 2025

BILLINGS, MONTANA



VICINITY MAP

NOT TO SCALE

LEGEND

PROPOSED ZONE AREA

P1	2.33 AC	4.4%
N1	27.02 AC	50.6%
NX1	12.05 AC	22.5%
CMU	12.12 AC	22.7%

EX. WATER MAIN — W

EX. STORM MAIN — SD

EX. SANITARY MAIN — SS

NORTH

200 100 0 200 400

SCALE:1" = 200'

P:\24583_Homestead_Storage_Grand_Avenue\CADD_C3D\PRODUCTION_DWG\Homestead_Res_Concept.2.dwg, 11X17 ZC (4), 8/1/2025 12:06:51 PM, cscoles, 1:1

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ZONING
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SPECIAL
REVIEW
VARIANCE




Daybreak Dr
DAYBREAK
IN GOD WE TRUST


FINES
DOUBLE





Lot 66A1 and 67A1 of Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 4086208

Zone Change Request from A - Agricultural 10+ Acres to N1 - First Neighborhood Residential, NX1 - Mixed Residential 1, CMU1 – Corridor Mixed-Use 1 and P1 Parks and Open Space

Statement of Proposal

Brian Harvey and the Kramer family are seeking to rezone Lot 66A1 and 67A1 of Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 4086208

The intent of the requested zoning is to allow for the future development of single-family homes, cottage courts, duplexes, townhomes, fourplexes, and commercial uses along Grand Avenue.

The proposed mixed-use PND will provide residential adjacencies compatible with the Cottonwood Grove subdivision directly east of the application area. It also provides commercial zoning compatible with uses that already exist in the commercial node surrounding the intersection of Grand Avenue and 54th Street West.

Responses to Questions in Zoning Application

a. In what ways is your proposal consistent with the statutory criteria, guidelines and policies of the adopted Growth Policy?

The Growth Policy states:

In the next 20 years, Billings will manage its growth by encouraging development within and adjacent to the existing City limits, but preference will be given to areas where City infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from development. The City will prosper with strong neighborhoods with their own unique character that are clean, safe and provide a choice of housing and transportation options.

The requested zoning is in compliance with the following growth guidelines:

Essential Investments (Relating Public and Private Expenditures to Public Values)

- ***The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans.***

  Yes. Streets within this PND will be designed in compliance with City of Billings subdivision regulations for safe speeds to calm traffic and provide safe environments for all users while providing sufficient emergency access.

- ***Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.***

  Yes. This PND will provide vehicular and pedestrian connections to adjacent neighborhoods in the Cottonwood Subdivision, to the planned Cottonwood Park to the north, and to undeveloped land to the west. It will also continue the sidewalk along the north side of Grand Avenue. The streets and sidewalks in this PND will create safe walking and biking routes for students to access Ben Steele Middle School.

- ***Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community.***

  Yes. This Planned Neighborhood Development (PND) will provide a centrally located park that will be zoned P1 to satisfy the requirements of the PND application process. At the time of subdivision, additional parkland or cash-in-lieu will be dedicated to meet subdivision regulations. The developer has stated his preference to contribute cash-in-lieu for the development of Cottonwood Park.

- ***Infill development and development near existing City infrastructure may be the most cost effective.***

  Yes. The proposed PND abuts areas already served by city water and sewer, and includes zones which already exist in the area surrounding the existing commercial node at 54th and Grand Avenue. The proposed PND also includes residential zones which are flexible in the level of residential density they can yield; N1 allowing single detached and duplex dwellings on lots of varying size and NX1 allowing single detached dwellings, duplexes, townhomes and duplexes. This will provide neighborhoods dense enough to support the city services they require and contribute tax revenue and students to the city and school district.

- ***Neighborhoods that are safe and attractive and provide essential services are much desired.***

  Yes. The design of this master-planned neighborhood, in compliance with relevant subdivision and zoning regulations, will promote a high level of public safety. This includes streets, parking and recreational areas which are easily observable from residences within the development. This property will not impact public health, safety, and welfare any differently than the other neighborhood developments which are developed in accordance with the City's zoning requirements.

Place Making (Enhance, Maintain, Preserve, and Improve Existing Public Places)

- ***Enhancement and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community.***

  Yes. This Planned Neighborhood Development (PND) will provide a centrally located park that will be zoned P1 to satisfy the requirements of the PND application process. At the

time of subdivision, additional parkland or cash-in-lieu will be dedicated to meet subdivision regulations. The developer has stated his preference to contribute cash-in-lieu for the development of Cottonwood Park.

- ***The history and heritage of Billings are cornerstones of our community.***

  Yes. Billings has always adapted to the changes in economic drivers and been welcoming of development that allows the community to continue to grow and prosper in a systematic and planned way. This zone change will follow in that spirit by supporting a variety of housing units at an attainable price.

Community Fabric (Attractive, Aesthetically Pleasing, Uniquely Billings)

- ***Developed landscape areas within commercial areas encourage more pedestrian activity and vibrant commercial activity.***

  Yes. Commercial development within this mixed-use PND will conform with all landscape requirements of the Billings Zoning Code, including bufferyard, parking and setback landscape requirements.

- ***Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods***

  Yes. This mixed-use PND will be developed in accordance with City code regulating street sections to include planted boulevards. This will ensure that vehicular traffic is calmed and can navigate the development at slow, safe speeds for all street users. Street-front landscaping will be provided in accordance with the zoning code's landscape section, providing street trees and other water-efficient landscaping.

- ***Planning and construction of interconnected sidewalks and trails are important to the livability of Billings.***

  Yes. This PND will feature sidewalks on all streets, including pedestrian connections to adjacent development and the surrounding pedestrian network.

Strong Neighborhoods (Livable, Safe, Social and Resilient Neighborhoods)

- ***Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels***

  Yes. The mixture of zones within this mixed-use PND provides a diversity of housing choices to serve residents of all life stages and incomes. The largest part of the site, 50.6% gross, is proposed as N1. CMU1 is the second-most prevalent zone district in the PND, with approximately 23.3% of the site's gross area. This zone, which contributes to the commercial node planned at the intersection of 54th Street West and Grand Avenue by the 2001 West Billings Plan, will likely include a commercial storefront use and several storage uses which will all comply with the requirements of the CMU-1 zone for those uses. NX1 constitutes

about 23.3% gross of land within the proposed PND, which can host a range of building types from single family to four-plex homes to townhomes or cottage courts. P1 represents 3.7% gross. The diversity of housing in the proposed master-planned neighborhood will allow residents of varying income levels and age groups to call this neighborhood home.

- ***Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, good will and social interaction.***

  Yes. This proposed PND is about one-eighth mile from the commercial node at the intersection of 54nd Street West and Grand Avenue. Residents of this neighborhood will be able to reach that node within a very short walk via sidewalks provided as part of the development process. The P1-zoned area will provide recreational opportunities to residents of this development and of adjacent neighborhoods alike.

- ***Public safety and emergency service response are critical to the well-being of Billings' residents and businesses.***

  Yes. The property considered under this zone change will use named streets within its bounds to better address locations within and provide an enhanced level of public safety. Per City of Billings subdivision regulations, compliance with which will be confirmed during the subdivision approval process, this PND will connect to the surrounding road network and stub connections to undeveloped land as required by the City of Billings Subdivision Regulations. Streets in the neighborhood will connect to two streets in the Cottonwood neighborhood to the east, one connection to Grand Ave. toward the south, three connections to the undeveloped land to its west, and two connections to Colton Blvd to the north. All streets will include traffic calming measures as required by City Subdivision Regulations.

Home Base (healthy, safe and diverse housing options)

- ***A mix of housing types that meet the needs of a diverse population is important***

  Yes. While the anticipated lot size and dwelling type mix is not known at this time, the mixture of zones in this proposed PND support workforce housing and will create housing choice in Billings' West End. This housing choice is especially valuable to the public interest given the proposal's proximity to Ben Steele Middle School.

Mobility and Access (transportation choices in places where goods and services are accessible to all)

- ***Development oriented to transit routes will provide more transportation choices and is preferred***

  Yes. The CMU-1 zone proposed in this PND fronts the principle arterial of Grand Avenue. An NX1-zoned area provides a transition between the CMU-1 and N1-zoned areas, focusing more intense uses along that transportation route. As development continues westward,

transit service will eventually follow. This PND will place riders as close to that arterial route as possible.

- ***"Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation.***

  Yes. The zones proposed in this mixed-use PND physically support workforce housing accessible to working families near Ben Steele Middle School. The development of this PND will build out a street network with much higher levels of interconnection than surrounding developments and will provide pedestrian connections from adjacent Cottonwood subdivision to Ben Steele via lower-stress rights-of-way to Ben Steele Middle School.

Prosperity (Promoting Equal Opportunity and Economic Advancement)

- ***Predictable, reasonable City taxes and assessments are important to Billings' taxpayers.***

  The residential zones proposed in this mixed-use PND allow for flexibility over time as market conditions change and as the application area develops, while maintaining compatibility with adjacent residential areas. That flexibility will promote efficient use of land, city services and provide relatively high tax revenues per acre compared to less-dense residential development.

- ***Community investments that attract and retain a strong, skilled and diverse workforce also attracts businesses.***

  The mix of residential zones in this PND and its proximity to the commercial node at the intersection of 54th St. West and Grand Ave. has the potential to reduce those residents' transportation costs. The NX1-zoned area is close to Ben Steele Middle School on the south. NX1 has the greatest potential to support workforce housing near the recreational and educational amenities that today's workforce demands.

  The community that is planned as part of this Zone Change will help Billings manage its growth by encouraging development within and adjacent to the existing City limits, giving preference to areas where City and municipal infrastructure exists helping to maintain fiscal responsibility for the City. This development will allow the City to increase tax revenue, decrease tax burden on residents, and promote prosperity by further developing a variety of neighborhoods with their own unique character that are governed by City regulations and provide housing choice and additional housing inventory.

The West Billings Plan states:

- ***More compact development patterns are desirable because they make full use of urban services, offer cost-effective infrastructure, and hold down costs to the tax-payer.***

Yes. The NX1-zoned area of this mixed-use PND will develop in a compact manner and will host residential densities that will support cost-effective provision of municipal services.

- ***Plan for a mix of land uses that reduces automobile usage by locating stores, housing, schools, and recreation within a very short drive (or walking distance) from each other in compact neighborhoods with pedestrian-oriented streets***

  Yes. The proposed zone change area is just over 600 feet from the commercial node at 54th and Grand Avenue. The commercially-zoned area of this PND will likely host a neighborhood-serving businesses such as a café in addition to the planned storage facility therein. As this neighborhood develops, the sidewalk along the north side of Grand Avenue will also be extended, contributing to the active transportation network in the area. Streets within the proposed PND will be designed in accordance with all relevant City regulations to include pedestrian facilities, planted boulevards, and traffic calming measures.

- ***PG1.M.5 Enable the approval of development project that incorporate innovative mixed-use land planning concepts that provide for community aesthetics, compatible land uses, a mix of housing opportunities, open space, and other community amenities by revising zoning and subdivision regulations.***

  Yes. The proposed neighborhood includes a mixture of housing opportunities including zones that allow single-detached homes, cottage courts, duplexes, townhomes, and fourplexes that will provide housing for a range of ages and incomes. This proposal also includes areas zoned P1 public space for a centrally located park.

The 10 Zone Change Criteria:

- ***Whether the new zoning is designed in accordance with the Growth Policy***

  Yes, this mixed-use PND is being developed in consideration of the Growth Policy statement and guidelines on previous pages. The land on which the project is planned is adjacent to parcels where municipal services exist, and meet the planning goals listed above.

- ***Whether the new zoning is designed to secure from fire and other dangers***

  Yes, the subject parcels will be serviced by City fire and police services and will be designed in accordance with City of Billings rules and regulations thus assuring protection from common dangers.

- ***Whether the new zoning will promote public health, public safety and general welfare***

  Yes. All development within the proposed PND will be designed under the City Zoning code which will regulate density and land use transitions. All residential uses will be subject to City of Billings building codes, and the utility and surface infrastructure will be constructed in accordance with City of Billings rules and regulations assuring compliance to

this criterion. All public spaces within the neighborhood are also designed to be easily observable from residences, which provides a higher level of public safety.

- ***Whether the new zoning will facilitate the adequate provision of transportation, water sewerage, schools, parks and other public requirements***

  Yes, the proposed neighborhood will provide streets designed in compliance with relevant City of Billings regulations for adequate transportation provision. Impacts on the road network will be determined during later subdivision and master site plan approvals processes, which will include a Transportation Impact Study. Water, sewer and storm facilities will also be developed in accordance with all relevant regulations. The NX1-zoned area proposed in this master-planned community will create a neighborhood that costs less for schools to serve, as it will require less distance for buses to travel for student pick up and drop off. Areas zoned P1 within the planned neighborhood are more than double what is required in subdivision regulations, thus providing ample recreational opportunity for area residents.

- ***Whether the new zoning will provide adequate light and air***

  Yes. This community is being developed in accordance with City of Billings rules and regulations and therefore meets this requirement.

- ***Whether the new zoning will affect motorized and nonmotorized transportation***

  Yes. Because the proposed zone change is very close to the commercial node at 54th St. West and Grand Avenue, it is reasonable to predict that some portion of the trips generated by the residential uses planned for this site will be captured by walking, bicycling trips to that node, thus reducing the impact of this development on the surrounding roadway network. Beyond that, this proposal will have no greater impact on the transportation network than any other residential development.

  When this development progresses through the approvals process to subdivision, a Traffic Impact Study will be completed, and the developer will be responsible for any improvements the study deems necessary because of the trips generated by this development.

  The zone change will continue to support and address growth needs and have additional connections to the local street network while concentrating housing within the established City of Billings projected growth areas.

- ***Whether the new zoning will promote compatible urban growth***

  Yes. This mixed-use PND places its CMU-1 zoned area along Grand Avenue, adjacent to other commercial uses. It then uses NX1 as a transitional residential use, as the code states it is intended, between the CMU1 and N1 zones it proposes. Where CMU-1 and adjacent N2 zones abut, a road is proposed to separate them, as required by the zoning code. The storage uses in the CMU-1 area are subject to several restrictions that minimize any visual impact on

adjacent uses. The homes within the N1 and NX1 zones are restricted to similar height limits as the existing N2 zoned development to the east of the subject parcels.

- ***Whether the new zoning considers the character of the district and the peculiar suitability of the property for the particular use.***

  Yes. The proposed mixed-use PND places commercial uses along the principal arterial of Grand Avenue at a node as intended by both the 2016 Growth Policy and the 2001 West Billings Plan. This proposal also continues the residential character of the subdivisions that have occurred in the area thus far.

- ***Whether the new zoning will conserve the value of buildings***

  Yes. There is no evidence to suggest that the development of smaller homes or multi-family residential uses has any negative effect on the value of adjacent, existing single-detached residential uses. The storage uses planned for the CMU-1-zoned area will develop in conformance with the requirements of the zoning code, which are designed to mitigate any negative visual impacts of storage.

- ***Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings***

  Yes. This mixed-use PND complies with all development standards and policies of the City of Billings and will provide housing near commercial and educational amenities.

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change #_____ Project #_____

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning A Agriculture

Proposed Zoning: N1, NX1, P1, CMU1

PARCEL TAX ID# D04669, D04670 CITY ELECTION WARD 4 (when annexed)

Legal Description of Property: Lot 66A1 and 67A1 of Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 4086208

Address or General Location (If unknown, contact City Engineering): Grand Ave. & Daybreak Drive

Size of Parcel (Area square feet or acres): 54.1 acres

Present Land-Use: Agriculture

Proposed Land-Use: Residential and Commercial

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Under Contract

Owner(s) Brian Harvey

(Record Owner)

3110 Col Ave Billings, MT 59102

(Address)

406-671-3045 brian@homesteadstorage.com

(Phone Number) (email)

Agent(s): John Halverson

(Name)

1300 N Transtech Way, Billings, MT 59102

(Address)

406-869-3311 jhalverson@sandersonstewart.com

(Phone Number) (Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: above Date: 8.1.2025

(Record Owner – Digital Signature Allowed)

CITY ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. Present Zoning: A Agriculture

2. Written description of the Zone Change Plan including existing and proposed new zoning:

Zone Change Request from A Agriculture to N1 (First Neighborhood Residential), NX1 (Mixed Residential 1), CMU1 (Commercial Mixed Use 1) and P1 (Parks and Open Space)

3. Legal Description of Property:

Lot 66A1 and 67A1 of Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 4066208.

4. Neighborhood Task Force Area: Yes /// No . If Yes, Name of Task Force

Yes, West End Neighborhood Task Force

5. Roster of persons who attended the pre-application neighborhood meeting: please attach to on line application Exhibit A

6. A brief synopsis of the meeting results including any written minutes or audio recording.

please attach to on line application Exhibit B

7. The undersigned affirm the following:

1) The pre-application neighborhood meeting was held on the 22nd, day of July , 2025.

2) The zone change application is based on materials presented at the meeting.

Owner (s): Under Contract

Brian Harvey, Grand Ave. LLC Telephone: 406-671-3045

Address: 3110 Central Ave Billings MT 59102 Email: brian@homesteadstorage.com

Agent (s):

John Halverson Telephone: 406-869-3311

Address: 1300 N Transtech Way, Billings, MT 59102 Email: jhalverson@sanbell.com

Complete this form and upload to your on-line Zone Change application

Exhibit A

PRE-APPLICATION NEIGHBORHOOD MEETING FOR ZONE CHANGE
ATTENDANCE SIGN-IN SHEET

Date: July 22, 2025 **Time:** 6:00 p.m.

Project: Sunny Cove Fruit Farms Lots 67A1 and 66A1 **Project No.:** 24583

Meeting Location: Connections Church, 5554 Grand Ave, Billings, MT 59106

First Name (Please Print)	*Last Name (Please Print)*	*Phone Number*	*Email Address*
Shirley	McDermott	406 702-1772	shirlymcdermott1935@gmail.com
Janice	Ward	406-656-4829	
Mindi	Hopkin	406-690-0140	hop8rnough@msn.com
Susan	Morgan	406-672-8846	BIGSKYMT81@charter.net
Randy	Morgan	406-698-9319	"
Jen + Doug	Kramer	406.696.9146	
David Kirst	Kirst	671-8046	1125 Daylight LN
Jackie	Rieger	(406) 425-9853	jackie.j.rieger@gmail.com
Dan + Evelyn	Hall	406-670-6241	evelyn164911@gmail.com
JERRY NEILSON		970 846 6764	jnj@comcast.net
Zachary	Harperman	406-697-0279	zharrma3@gmail.com
Howard	Holz	406-534-4340	
SUSAN	Schloss	406 794-5677	

Exhibit A

PRE-APPLICATION NEIGHBORHOOD MEETING FOR ZONE CHANGE
ATTENDANCE SIGN-IN SHEET

Date: July 22, 2025 **Time:** 6:00 p.m.

Project: Sunny Cove Fruit Farms Lots 67A1 and 66A1 **Project No.:** 24583

Meeting Location: Connections Church, 5554 Grand Ave, Billings, MT 59106

First Name (Please Print)	*Last Name (Please Print)*	*Phone Number*	*Email Address*
DON	LOHRENZ	406 698-6033	DonLohrenzRealEstate@gmail.com
Alysha	Hanson	406-697-0721	alyhanson9@gmail.com
Jon	McNulty	406-860-0427	McNultyJon@Hotmail.com
Susan	McNulty	406-208-7282	mtsbernes@hotmail.com

Exhibit B

MEETING MINUTES

PROJECT: HOMESTEAD ACRES CONCEPT & ZONE CHANGE			
Project No: 24583			
Meeting Location: 5554 Grand Ave., Billings MT 59106		Meeting Date: 07/22/25 6:00 PM	
Meeting Subject: Zone Change Neighborhood Pre-Application Meeting		Prepared by: Bryan Alexander	
Attending:	(See attached sign-in sheet)		
Sanbell:	John Halverson	Bryan Alexander	DJ Clark
Grand Ave. LLC	Brian Harvey		
Date of Issue: 07/24/25			

Minutes:

- Mr. Halverson opened the meeting at 6:00 PM by introducing himself and outlining the agenda, which included a presentation of the zone change and entitlement processes and schedule, existing zoning in the area, proposed zoning of development, explanation of zones proposed (*handouts provided of requested zoning designations from municipal code*), what is allowed in the zoning designations, and time for questions and comments. During the presentation, Mr. Halverson stated the developer's desire to building a self-storage facility within 3 of the 4 CMU1 lots near Grand Avenue. Mr. Halverson described specific CMU1 requirements for storage facilities, which includes landscape buffers, fencing, no storage unit doors facing streets and screened from public view, and active space (*occupied/not storage*) within the first 20 feet of buildings from the property line.
    - The presentation slides are attached with the minutes
- After completing that presentation, Mr. Halverson took questions and comments from the attendees.

Q&A Session (Sanbell responses in Blue; Developer responses in Purple):

- Can 8-plexes be placed within the development?
    - [*John Halverson*] Yes, 8-plexes are allowed in the CMU1 zone above ground floor commercial use (like Shiloh Commons); however, there is no intent to construct multi-family housing within the CMU1 area.
- Would you transition from the commercial to residential use?

Exhibit B

  - [*John Halverson*] Yes, there is an NX1 zone that allows up to 4 dwelling units per building that would provide a transition to the N1 zone consisting of single family and duplex homes. This area is not yet fully developed.
- What will the storage facility look like?
  - Mr. Harvey stated that he does not have plans yet; however, he is planning on a high-end, high-tech, climate controlled, single-story drive through storage facility. Plans to be a nicer facility than the new one on Central Ave. The buildings facing the streets are to have a lot of glass and have neighborhood uses which are important to him, like a bagel shop (no car washes). There is a planned community meeting room, which would be available for free to non-profit organizations and storage tenants for use, like his new Central Ave. facility.
- Traffic on Grand Avenue was a topic of discussion by multiple attendees, especially left hand turns onto Grand Avenue. These concerns/questions are grouped below.
  - What happens prior to the Grand Avenue improvement?
  - Consternation about lack of notice from City about 58th Street West closure; difficulty turning left onto Grand Avenue
    - Especially at Ben Steele drop-off in the morning
    - Parking during softball games along 58th, Grand, etc. Safety concern and needs a signal
  - Congestion in front of Ben Steele is a concern; how will Grand Ave. improvements affect that and the irrigation ditch on the north side of Grand Ave.?
  - There was a concern that SD2 plans to build an elementary school on the Ben Steele site, which would further impact traffic on Grand Avenue.
  - [*DJ Clark*] City has allocated funds to build Grand Ave from 41st to 62nd. Grand Avenue improvements is in the current City Capital Improvement Plan (CIP), construction likely late 2027- early 2028 construction.
    - Multi use paths and sidewalks
    - Street widening, curb and gutter
    - Signals or roundabouts at major intersections
  - [*DJ Clark*] The design of Grand Ave. has not yet begun, so there is not a lot known on project specifics. Design is anticipated to begin in the next 6 months and last about a year. Right-of-way acquisition would likely take another year.
- What is the density of the development?
  - Mr. Halverson stated that it hasn't been drawn up yet, but likely 9-10,000 sf lots, similar to Cottonwood or less dense. We don't have that data on us. Recall that it was around 160 dwellings? [from file review, could be up to 220 dwellings when considering NX1]
- How far do road easements extend either side of the road?
  - [*DJ Clark*] City requires 60' either side of the centerline for a principal arterial. The subdivision will require additional dedication from existing county road dedication.
- What is the development timeline for the storage facility?

Exhibit B

  - Mr. Harvey stated that he would like to be operational in 2027 at the earliest, but it may not be until 2028.
- A discussion initiated [Doug Kramer] about whether 56th Street would ever go north of Grand Ave.
  - [*DJ Clark*] We understand that the City desires to extend 56th Street north to Colton Boulevard and have it align with the existing intersection at Grand Ave. However, they do not have right-of-way to do so.
  - [*DJ Clark*] The proposed road network is to connect into Colton Boulevard at the north end when the residential portion develops.
    - Doug & Jennifer Kramer own the property north of the intersection and had concerns about extension of 56th Street to the north. They stated that a county road easement was present for it through the subject property.
    - [*DJ Clark*] The county road easement was vacated recently for 56th Street that was offset from the south side of Grand Ave. Grand Ave. is the baseline, so it is a survey anomaly to correct for the curvature of the earth.
- There was a question about the road outlines on the exhibit in the N1 zone. Are road connections proposed to Cottonwood Grove? There was concern of additional traffic coming through the existing neighborhood.
  - Mr. Halverson stated that the dashed lines are not yet set but connections are proposed to the existing dead ends in Cottonwood Grove and additional future connections would be made to the west. These interconnections are required by the subdivision regulations and provide an interconnected street network. He gave an example of a kid wanting to visit a friend in the adjacent neighborhood and having the ability to walk directly there instead of going all the way to Grand Avenue and around. It also provides additional ways to circumnavigate road closures from accidents or construction.
  - Mr. Halverson also stated that the City requires traffic calming measures when streets exceed a certain length, 500 ft, so measures would be taken to reduce speeds through the neighborhood as it develops.
- A question was asked whether storage units would decrease their home values
  - Mr. Halverson stated that he did not know
  - George Warmer, from Coldwell Banker Commercial, stated that storage units would be unlikely to impact their home values. Uses that are industrial in nature that create dust, smoke, or noise would be more likely to negatively impact home values.
- A question was asked about the timing of the commercial development versus the residential development.
  - Mr. Harvey stated that “broad stroke”, he would like to have them progressing simultaneously for construction.
- A comment (not a question) was made that it would be preferred to not have development disrupt the view of the rims
- Would Cottonwood Park be built around the time of this development?

Exhibit B

  - Mr. Halverson stated that many subdivisions in the area have been asked to provide “cash-in-lieu” of dedicating new parks for money to fund Cottonwood Park. Based on our understanding, development of the park is not likely for some time, which may be 20 years or more.
  - Mr. Harvey stated that the park is something very important to him. He stated he would take a person interest to help it gain traction, which will likely require public/private partnerships.
- Mr. Halverson went back over public hearing schedule and stated that the City will provide a mailed notice for the upcoming hearings. His email and phone number are on the mailers if there are more questions.

Meeting adjourned 6:50 PM

Zoning History for City ZC 1070

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
None.					
SURROUNDING PROPERTY	**Zone Change**	**DATE**	**FOR**	**APPROVED (Y/N)**	**ADDITIONAL DATA**
Wild Rose Subdivision	**998**	**9/21/21**	N4 to (MR-PND) consisting of N1, N2, N3, NX1 and P1	Y	Formerly Sweetgrass Subdivision
Skyview Ridge Subdivision	788	12/5/2006	A to CC, NC, RP, RMF-R, R60, R70, R70R, R96 and Public	Withdrawn	Zone districts updated 2021 to CMU1, NMU, NO, NX3, NX2, N2, N3 and Public 1
Skyview Ridge Subdivision	814	7/23/2007	R96 to R70R, R60, RMF-R, RP, NC, CC and Public	Yes	
Zimmerman Home Place	1038	10/3/2023	NX1 to NX2 & Nx3	Y	
Michelloti Sawyer	1020	10/24/2022	A to NX1 and NX3	Yes	Steward Land townhomes
ZHP 3rd Filing Zimmerman Trail frontage	1019	1/9/2023	NO to CMU1	Withdrawn	
Cardwell Ranch PD	986	10/26/2020	Update to PD	Y	
733 S 31st St. W	999	10/25/2021	CMU1 to CMU2	Y	
E.D. King Sub	782	7/10/2006	A-1 to CC	Y	Country Meadow Apts 1997
1501 Zimmerman Trail	807	7/9/2007	R-60-R to CC & RP	Y	Ace Hardware & Offices
3737 Grand Ave	779	6/26/2006	RP to NC	Y	Multi-tenant office/retail
1500 Golden Blvd	572	2/28/1994	A-1 to RMF	Y	Carriage Homes 1997
3155 Avenue C	413	10/25/1983	R-96 to RMF-R	Y	Aspen Meadows 2005
2291 Avenue C	68	8/26/1974	PD to R-60	Y	Rosepark Plaza Apts 1981

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE ZONE CLASSIFICATION for Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms, BE AMENDED

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. **RECITALS.** *Title 76, Chapter 2, Part 3, MCA,* and *Sections 27-1628, BMCC,* provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.

Section 2. **DESCRIPTION. Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms,** is presently zoned **Agriculture (A)** and is shown on the official zoning map within this zone district.

Section 3. **ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for **Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms,** is hereby changed from **Agriculture (A), to Planned Neighborhood Development -Mixed Use (PND-MU) with First Neighborhood Residential (N1), Mixed Residential 1 (NX1), Corridor Mixed Use 1 (CMU1) and Parks and open space (P1), as shown on Exhibit A**, and from the effective date of this ordinance, the area shown on Exhibit A shall be subject to all the rules and regulations pertaining to **First Neighborhood Residential (N1), Mixed Residential 1 (NX1), Corridor Mixed Use 1 (CMU1) and Parks and open space (P1),** as set out in the Billings, Montana City Code.

Section 4. **EFFECTIVE DATE**. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 5. **REPEALER**. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 6. **SEVERABILITY**. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 22nd Day of September, 2025.

PASSED, ADOPTED and APPROVED on second reading this 13th day of October, 2025.

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

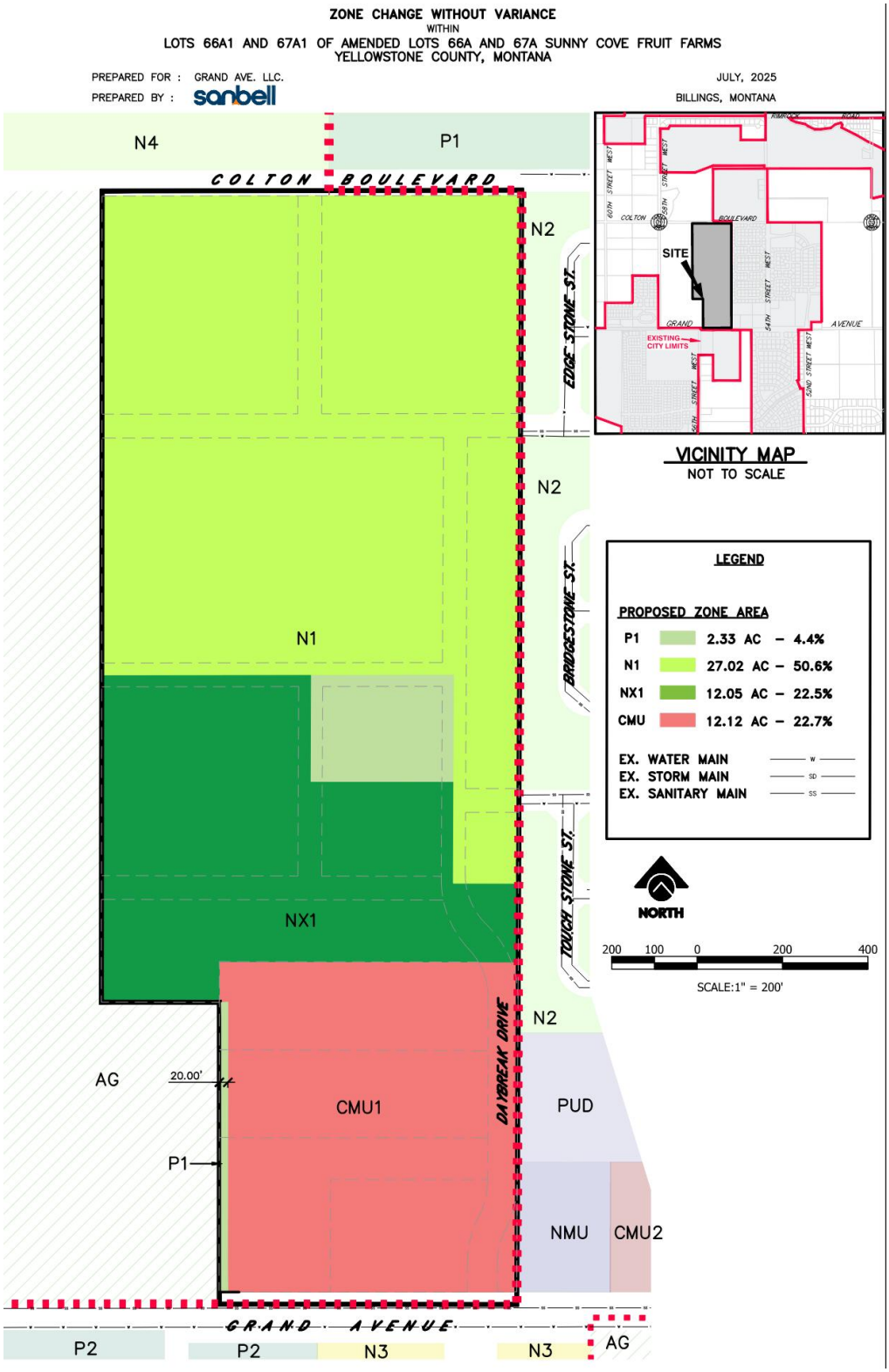
BY:_____

Denise R. Bohlman, City Clerk

Zone Change 1070 – Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit farms according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 4086208

Exhibit A

LEGAL DESCRIPTION: **Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit farms according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 4086208**



City Council Regular

Date:	10/27/2025
Title:	Ward Boundary Expansion Ordinance - Second Reading - Annexation 25-04
Presented by:	Hunter Kelly, Planner 1
Department:	Planning & Community Services
Presentation:	No
Legal Review:	No
Project Number:	PZX-25-00140

RECOMMENDATION

Staff recommends the City Council approve this ordinance on second reading, adding recently annexed property to Ward IV. Council held a public hearing on October 13, 2025 and recommended approval on first reading. This second reading action would be consistent with first reading.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Sanbel, on behalf of the Kramer Family, submitted a petition to annex land using the provisions of Section 7-2-4600, MCA. The property is located north of Grand Avenue, south of Colton Boulevard, and west of 54th Street West. The land being annexed is described as being Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms located in S31, T1N, R25E according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 4086208.

Upon Council approval, this annexation requires a change in the boundaries of Ward IV. Two readings are required for this action. The first reading and public hearing occurred October 13, 2025. The second reading will occur at this meeting.

STAKEHOLDERS

City Council conducted a public hearing and first reading on October 13, 2025. The City Council received no testimony from the public, and closed the public hearing. The City Council did not have any further discussion. Council Member Tidswell made a motion to approve the annexation on first reading and adopt the findings of the annexation criteria. The motion was seconded by Council Member Aspenlieder and approved on a unanimous vote.

ALTERNATIVES

City Council may:

- Approve adding the subject property to Ward IV, or;
- Disapprove adding the subject property to Ward IV. Disapproval will not modify the boundary of Ward IV and will create a problem where property inside the City Limits is not within a City Ward.

FISCAL EFFECTS

This application has no impact on the Planning Division Budget.

Attachments

Ward Boundary Ordinance

ORDINANCE NO. 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, AMENDING BILLINGS MUNICIPAL CODE, CHAPTER 11, ELECTIONS, IN PARTICULAR, SECTION 11-102(c), WARD BOUNDARIES; AND CHANGING THE WARD BOUNDARIES ESTABLISHED THEREIN BY ADDING CERTAIN NEWLY ANNEXED REAL PROPERTY TO WARD IV PROVIDING FOR CERTIFICATION AND REPEALING OF ALL ORDINANCES AND RESOLUTIONS INCONSISTENT THEREWITH.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

1. AMENDMENT. Pursuant to Billings Municipal Code, Section 11-102(c) and the State Law, Billings Municipal Code, Section 11-102(c) Ward Boundaries is hereby amended by adding to Ward IV the following described real property:

Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms located in S31, T1N, R25E according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 4086208.

(# 25-04) See Exhibit "A" Attached

2. EFFECTIVE DATE. This ordinance shall be effective either thirty (30) days after second reading and final adoption as provided by law, or upon the effective date of Resolution No. 25-_____ approving the annexation of the above territory, whichever date is later.

3. REPEALER. All other ordinances, sections of the Billings Municipal Code and ordinances inconsistent herewith are hereby repealed.

4. CERTIFICATION. Pursuant to M.C.A. Section 13-3-103, the above change and alteration is hereby certified to the election administrator by the City Council, and the City Administrator or his designee is hereby directed to certify the changes and alterations and to deliver a map showing the boundaries of the ward, the streets, avenues and alleys by name and the ward by number, to the election administrator not more than ten (10) days after the effective date of this ordinance.

PASSED by the City Council on the first reading this 13th Day of October, 2025.

PASSED by the City Council on the second reading this 27th day of October, 2025.

THE CITY OF BILLINGS:

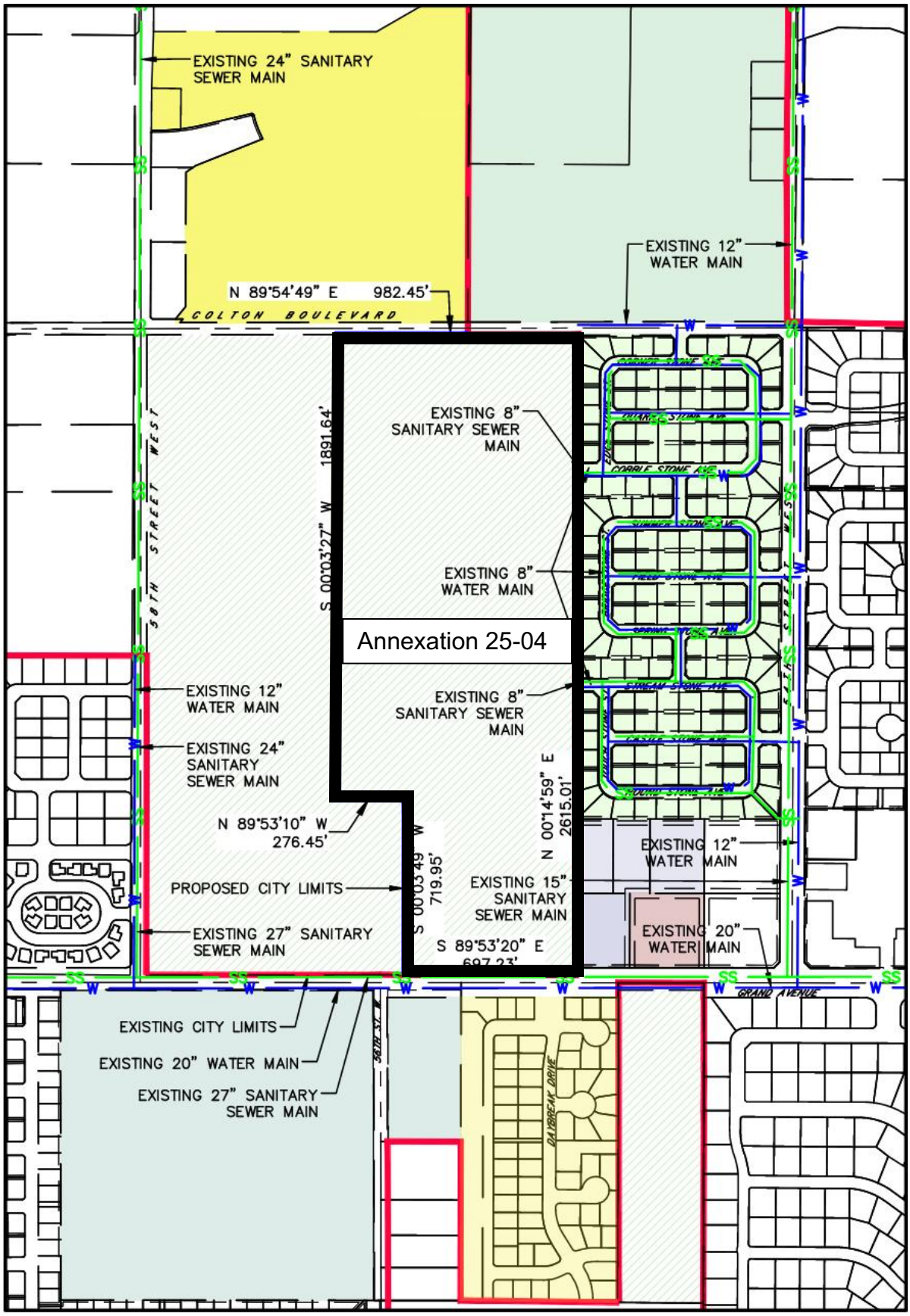
_____
William A. Cole, MAYOR

ATTEST:

BY: _____
Denise Bohlman, CITY CLERK

(#25-04)

EXHIBIT 'A'


EXISTING 24" SANITARY SEWER MAIN
EXISTING 12" WATER MAIN
N 89°54'49" E 982.45'
COLTON BOULEVARD
S 00°03'27" W 1891.64'
EXISTING 8" SANITARY SEWER MAIN
EXISTING 8" WATER MAIN
Annexation 25-04
EXISTING 8" SANITARY SEWER MAIN
N 00°14'59" E 2615.01'
EXISTING 12" WATER MAIN
EXISTING 24" SANITARY SEWER MAIN
N 89°53'10" W 276.45'
S 00°03'49" W 719.95'
PROPOSED CITY LIMITS
EXISTING 15" SANITARY SEWER MAIN
EXISTING 27" SANITARY SEWER MAIN
S 89°53'20" E 697.23'
EXISTING 12" WATER MAIN
EXISTING 20" WATER MAIN
GRAND AVENUE
EXISTING CITY LIMITS
EXISTING 20" WATER MAIN
EXISTING 27" SANITARY SEWER MAIN
OAYBREAK DRIVE

City Council Regular

Date:	10/27/2025
Title:	Council Holiday Meetings Schedule
Presented by:	Chris Kukulski, City Administrator
Department:	City Hall Administration
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends Council approve replacing the second **work session** of the month (December 15th) with the second **regular business meeting** and vacate the December 22nd Regular Business meeting date.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Per Billings, Montana City Code, Sec. 2-211, City Council shall hold regular business meetings on the second and fourth Mondays of each month, unless the meeting would fall on a day recognized as a holiday, then the meeting would be held on the following day (Tuesday). Any regular business meeting may be canceled or rescheduled by majority vote of the Council at any time prior to the date scheduled for such meetings. Traditionally, during the month of December, Councilmembers and staff are on extended holiday leave during the week of Christmas. Therefore, the second work session meeting of the month (third Monday) is vacated in order to hold the second regular business meeting.

This year Christmas is on Thursday (the 25th) of the fourth week.

Therefore, Staff is asking Council to replace the second **work session** (December 16th) with the second **regular business meeting** and vacate the December 23rd meeting date.

ALTERNATIVES

City Council may:

- Approve staff's recommendation to alter meeting schedule; or
- Disapprove staff's recommendation to alter the December meeting schedule and leave it as is with 2 work sessions AND 2 regular business meetings in December.

FISCAL EFFECTS

N/A

City Council Regular

Date:	10/27/2025
Title:	Payment of Claims for week of September 9th, 2025
Presented by:	Erin Watterud
Department:	Finance
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends Council approve the Payment of Claims

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Claims in the amount of $4,791,682.56 have been reviewed and are presented for City Council payment approval. A complete listing of the claims for the week are available in the Finance Department. Payment Approval Process Every invoice for payment is entered into the City's accounting system and the backup documentation is scanned in and attached (physical invoices, additional e-mails explaining payments, bids, contracts, etc.). Each invoice goes through a multi-step approval process depending upon the amount of the payment. First, invoices are entered by the department requesting the payment and the department director or designee must perform an initial review and approval of the purchase. The number of approvals within the department can vary based upon the size of the department, but no less than one approver within each department must verify the payment. Second, all payments, regardless of size, must be approved by the Purchasing Agent or designee. The Purchasing Agent will review the payment to ensure purchasing procedures are followed and appropriate documentation is attached. If the payment is greater than $1,000, then it must be approved by the Finance Director or designee. If that payment is greater than $10,000, then it must be approved by the City Administrator or Assistant City Administrator. Once all approvals are completed, the payment is able to be made and the Accounts Payable Clerk can print the check. After all checks are printed, a list of all checks in excess of $2,500 is generated and placed on the next City Council meeting for review.

ALTERNATIVES

No other alternatives were analyzed.

FISCAL EFFECTS

Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance staff before being sent to the Council.

Attachments

CouncilMemo wk of 09092025

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/09/2025	ACH	Burns & McDonnell	Water	$ 118,018.53	WO 19-42 West End Water Treatment Plant Project;
09/09/2025	ACH	Joe Johnson Equipment	Street/Traffic	$ -	engine combination sewer cleaner to replace unit 1239
09/09/2025	ACH	Joe Johnson Equipment	Street/Traffic	$ 7,500.00	WIRE 75 LB
09/09/2025	ACH	Joe Johnson Equipment	Street/Traffic	$ 573,254.00	engine combination sewer cleaner to replace unit 1238
09/09/2025	ACH	RDO Equipment	Solid Waste	$ 1,129.92	DIAGNOSE AND REPAIR AC
09/09/2025	ACH	RDO Equipment	Solid Waste	$ 1,929.20	REFRIGERANT HOSE, MULTIFUNCTION CONTROLLER
09/09/2025	ACH	Town & Country Supply	Fleet	$ 9,973.30	450035
09/09/2025	ACH	Town & Country Supply	Fleet	$ 8,467.70	450035
09/09/2025	ACH	Town & Country Supply	Public Safety	$ 4,871.82	Unleaded fuel and diesel for stations
09/09/2025	ACH	Town & Country Supply	Fleet	$ 5,768.14	450035
09/09/2025	ACH	Town & Country Supply	Public Safety	$ 1,701.96	Diesel for Station 7 and Station 3
09/09/2025	ACH	Town & Country Supply	Fleet	$ 3,212.77	450035
09/09/2025	ACH	Tractor & Equipment	Fleet	$ 7.41	BLCS0868523
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 116.79	CAP AS-FUEL
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 220.39	CLAMP, HOSE, TANK, COUPLINGS
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 219.78	FILTER 363-9402
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 186.00	INSTALL BEACON/STROBE LIGHT
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 186.00	INSTALL BEACON/STROBE LIGHT
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 513.43	LAMP GP-BASI, CONSUMABLES
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,302.00	REPAIR A/C BLOWER
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 2,292.00	REPAIR A/C FAN
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 618.00	REPAIR LEAK ON FUEL SYSTEM
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 20,701.86	TURN AND REPOSITION TRACK LINK
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 671.35	FAN, CONSUMABLES
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 162.42	VALVE-BALL, SEAL O-RING
09/09/2025	ACH	Tractor & Equipment	Fleet	$ 16.89	BLCS0868523
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 742.92	BLOWER, CONSUMABLES
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 186.00	INSTALL BEACON/STROBE LIGHT
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 513.43	LAMP GP-BASI
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 513.43	LAMP GP-BASI
09/09/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,362.00	RAPAIR COOLANT LEAK
09/09/2025	883137	A-1 Landscaping & Nursery	Library	$ 3,432.00	6480 Aug 2025 landscaping maintenance
09/09/2025	883139	Advanced Employment	Solid Waste	$ 1,120.00	Contract Labor 08/11-08/15/2025 for Amb

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/09/2025	883139	Advanced Employment	P.W. Admin	$ 850.50	Contract Labor 08/11-08/15/2025 for Amb
09/09/2025	883139	Advanced Employment	P.W. Admin	$ 806.40	Temp Help for SW and Belknap Week of 08
09/09/2025	883139	Advanced Employment	P.W. Admin	$ 806.40	Temp help, Solid waste/Belknap-Week of 0
09/09/2025	883139	Advanced Employment	P.W. Admin	$ 403.20	Temp Help. SW and Belknap
09/09/2025	883139	Advanced Employment	Building	$ 258.30	Temp Employee - Heather Reese. W.E. 08/17/25
09/09/2025	883139	Advanced Employment	Building	$ 756.00	Temp Employee - Heather Reese. W.E. 08/24/25
09/09/2025	883139	Advanced Employment	Solid Waste	$ 1,120.00	Temp Help for SW and Belknap Week of 08
09/09/2025	883139	Advanced Employment	Solid Waste	$ 1,120.00	Temp help, Solid waste/Belknap-Week of 0
09/09/2025	883139	Advanced Employment	Solid Waste	$ 1,092.00	Temp Help. SW and Belknap
09/09/2025	883140	Aerzen USA Corporation	Wastewater	$ 5,989.60	60 inlet filter element
09/09/2025	883145	Archie Cochrane	Fleet	$ 128.62	5588095
09/09/2025	883145	Archie Cochrane	Water	$ 75.44	GRILL REINFORCEMENTS
09/09/2025	883145	Archie Cochrane	Fleet	$ 7.52	5588095
09/09/2025	883145	Archie Cochrane	Wastewater	$ 75.44	GRILL REINFORCEMENTS
09/09/2025	883145	Archie Cochrane	Fleet	$ 116.60	5588005
09/09/2025	883145	Archie Cochrane	Fleet	$ 180.73	5588228
09/09/2025	883145	Archie Cochrane	Fleet	$ 1.29	5587688
09/09/2025	883145	Archie Cochrane	Fleet	$ 207.37	5587602
09/09/2025	883145	Archie Cochrane	Fleet	$ 367.86	5587747
09/09/2025	883145	Archie Cochrane	Fleet	$ 3.18	5588005
09/09/2025	883145	Archie Cochrane	Fleet	$ 1.12	5588005
09/09/2025	883145	Archie Cochrane	Fleet	$ 3.21	5588054
09/09/2025	883145	Archie Cochrane	Fleet	$ 3.18	5587688
09/09/2025	883145	Archie Cochrane	Fleet	$ 733.55	5587602
09/09/2025	883145	Archie Cochrane	Fleet	$ 75.79	5587602
09/09/2025	883145	Archie Cochrane	Fleet	$ 103.82	5587602
09/09/2025	883145	Archie Cochrane	Fleet	$ 116.60	5587688
09/09/2025	883145	Archie Cochrane	Fleet	$ 103.93	5587602
09/09/2025	883145	Archie Cochrane	Fleet	$ 184.62	5587602
09/09/2025	883145	Archie Cochrane	Fleet	$ 46.72	5587602
09/09/2025	883145	Archie Cochrane	Fleet	$ 46.04	5587602
09/09/2025	883145	Archie Cochrane	Fleet	$ 245.28	5587602
09/09/2025	883145	Archie Cochrane	Fleet	$ 149.07	5587602

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/09/2025	883145	Archie Cochrane	Fleet	$ 154.53	5587601
09/09/2025	883145	Archie Cochrane	Fleet	$ 209.44	5587602
09/09/2025	883145	Archie Cochrane	Fleet	$ 105.55	5588049
09/09/2025	883153	Boomers Garage	Gas Tax	$ 3,820.05	WO 25-28 Safe Routes to School...
09/09/2025	883154	Brenntag Pacific Inc	Water	$ 3,400.00	Ferric Chloride for arsenic treatment
09/09/2025	883157	Capehon Development LLC	Parking	$ 12,231.25	3_PARKING LEASE- SEPTEMBER
09/09/2025	883171	Cop Construction Co	Water	$ 683,339.47	WO 19-42 West End WTP Transmission Main
09/09/2025	883179	Dakava	Facilities	$ 3,231.97	Dakava Rent Refund
09/09/2025	883182	Dick Anderson Construction	Stillwater Const	$ 20,961.54	City of Billings Law and Justice Center/City Hall Remodel
09/09/2025	883183	Digital Video Systems	Solid Waste	$ 2,785.00	scale house door card reader replacement
09/09/2025	883186	Dustbusters	Street/Traffic	$ 7,352.38	Dust Guard
09/09/2025	883186	Dustbusters	Street/Traffic	$ 7,398.27	Dustguard
09/09/2025	883188	Empire Heating & Cooling	Wastewater	$ 89,358.96	WO 24-31 WRF Solids Process Bldg; Pmt 4
09/09/2025	883190	EnvisionWare, Inc	Library	$ 14,780.13	INV-US-78153
09/09/2025	883190	EnvisionWare, Inc	Library	$ 4,175.00	INV-US-79935 RFID gate
09/09/2025	883193	Ferguson Enterprises Inc	Water	$ 2,351.65	5-1/4" SAFETY FLANGE REPAIR KIT CENTURION
09/09/2025	883193	Ferguson Enterprises Inc	Water	$ 167.00	6" X 22 1/2" MJ BEND -
09/09/2025	883197	Hawkins Inc.	Water	$ 31,851.90	Coagulant for process
09/09/2025	883197	Hawkins Inc.	Water	$ 20,380.00	chapple Pump Station chlorine, WTP Chlor
09/09/2025	883203	Hughes Fire Equipment Inc	Fleet	$ 54.04	628243
09/09/2025	883203	Hughes Fire Equipment Inc	Fleet	$ 20.45	628058
09/09/2025	883203	Hughes Fire Equipment Inc	Fleet	$ 5.54	628058
09/09/2025	883203	Hughes Fire Equipment Inc	Fleet	$ 2,920.09	628243
09/09/2025	883203	Hughes Fire Equipment Inc	Fleet	$ 48.48	627941
09/09/2025	883203	Hughes Fire Equipment Inc	Fleet	$ 842.19	627941
09/09/2025	883203	Hughes Fire Equipment Inc	Fleet	$ 35.55	627941
09/09/2025	883206	InfoSend Inc	P.W. Admin	$ 1,979.41	Stmt service 07/14/2025-07/29/2025
09/09/2025	883206	InfoSend Inc	P.W. Admin	$ 6,539.32	Stmt service 07/14/2025-07/29/2025
09/09/2025	883207	Ingram Library	Library	$ 0.41	89643499
09/09/2025	883207	Ingram Library	Library	$ 15.43	89643499
09/09/2025	883207	Ingram Library	Library	$ 35.96	89643499
09/09/2025	883207	Ingram Library	Library	$ 0.61	89643501
09/09/2025	883207	Ingram Library	Library	$ 50.91	89643501

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/09/2025	883207	Ingram Library	Library	$ 10.80	89643501
09/09/2025	883207	Ingram Library	Library	$ 10.61	89643501
09/09/2025	883207	Ingram Library	Library	$ 1.59	89643500
09/09/2025	883207	Ingram Library	Library	$ 120.93	89643500
09/09/2025	883207	Ingram Library	Library	$ 17.11	89643500
09/09/2025	883207	Ingram Library	Library	$ 17.70	89643500
09/09/2025	883207	Ingram Library	Library	$ 15.09	89643500
09/09/2025	883207	Ingram Library	Library	$ 0.39	89643498
09/09/2025	883207	Ingram Library	Library	$ 17.70	89643498
09/09/2025	883207	Ingram Library	Library	$ 32.29	89643498
09/09/2025	883207	Ingram Library	Library	$ 0.82	89666050
09/09/2025	883207	Ingram Library	Library	$ 21.60	89666050
09/09/2025	883207	Ingram Library	Library	$ 21.60	89666050
09/09/2025	883207	Ingram Library	Library	$ 0.38	89666051
09/09/2025	883207	Ingram Library	Library	$ 11.39	89666051
09/09/2025	883207	Ingram Library	Library	$ 1.29	89666052
09/09/2025	883207	Ingram Library	Library	$ 84.36	89666052
09/09/2025	883207	Ingram Library	Library	$ 0.51	89666053
09/09/2025	883207	Ingram Library	Library	$ 29.10	89666053
09/09/2025	883207	Ingram Library	Library	$ 2.05	90116375
09/09/2025	883207	Ingram Library	Library	$ 103.47	90116375
09/09/2025	883207	Ingram Library	Library	$ 1,585.36	90116375
09/09/2025	883207	Ingram Library	Library	$ 67.78	90116375
09/09/2025	883207	Ingram Library	Library	$ 291.11	90116375
09/09/2025	883207	Ingram Library	Library	$ 842.47	90116375
09/09/2025	883207	Ingram Library	Library	$ 168.33	90116375
09/09/2025	883207	Ingram Library	Library	$ 0.02	90116377
09/09/2025	883207	Ingram Library	Library	$ 17.69	90116377
09/09/2025	883207	Ingram Library	Library	$ 13.19	90116377
09/09/2025	883207	Ingram Library	Library	$ 0.02	90116374
09/09/2025	883207	Ingram Library	Library	$ 26.96	90116374
09/09/2025	883207	Ingram Library	Library	$ 0.01	90116376
09/09/2025	883207	Ingram Library	Library	$ 17.10	90116376

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/09/2025	883207	Ingram Library	Library	$ 0.08	90116381
09/09/2025	883207	Ingram Library	Library	$ 27.86	90116381
09/09/2025	883207	Ingram Library	Library	$ 61.78	90116381
09/09/2025	883207	Ingram Library	Library	$ 22.40	90116381
09/09/2025	883207	Ingram Library	Library	$ 0.68	90116380
09/09/2025	883207	Ingram Library	Library	$ 951.22	90116380
09/09/2025	883207	Ingram Library	Library	$ 40.28	90116380
09/09/2025	883207	Ingram Library	Library	$ 90.49	90116380
09/09/2025	883207	Ingram Library	Library	$ 107.68	90116380
09/09/2025	883207	Ingram Library	Library	$ 0.12	90116379
09/09/2025	883207	Ingram Library	Library	$ 89.95	90116379
09/09/2025	883207	Ingram Library	Library	$ 40.79	90116379
09/09/2025	883207	Ingram Library	Library	$ 11.03	90116379
09/09/2025	883207	Ingram Library	Library	$ 0.02	90116378
09/09/2025	883207	Ingram Library	Library	$ 40.03	90116378
09/09/2025	883207	Ingram Library	Library	$ 32.29	90116378
09/09/2025	883209	Interstate Power Systems	Transit	$ 998.93	R007063512 Transmission repair (1829, WO: 2026- 266)
09/09/2025	883209	Interstate Power Systems	Water	$ 1,791.09	Staples Pump Station Annual Generator Se
09/09/2025	883219	Langlas & Associates	Tax Incrmnt S	$ 2,488,759.54	Pay App #5 Amend Park Recreation Campus
09/09/2025	883224	Life-Assist	Public Safety	$ 5,009.04	EMS Supplies
09/09/2025	883227	Little Llama Learners	Facilities	$ 8,303.29	Little Llama Learners Rent Refund
09/09/2025	883229	M-B Companies	Airport	$ 20,398.50	Invoice #296476. Broom Cores For Runway Brooms
09/09/2025	883231	Mailing Technical Services	Library	$ 1,339.16	LIBR Library mailing August 2025
09/09/2025	883231	Mailing Technical Services	General	$ 1,847.48	Postage for August, 2025
09/09/2025	883231	Mailing Technical Services	Parking	$ 472.20	Postage for August, 2025
09/09/2025	883231	Mailing Technical Services	Central Services	$ 4,239.06	Postage for August, 2025
09/09/2025	883233	Marketing Specialties Inc	Fleet	$ 3,196.32	Fuel site 2 repair.
09/09/2025	883234	Matthew Roberts Concrete	Street/Traffic	$ 4,500.00	concrete repairs - curb, gutter & valley
09/09/2025	883237	Midwest Tape	Library	$ 7,388.61	507680060 Hoopla
09/09/2025	883238	Montana CSED	Payroll Clearing	$ 6,995.51	Payroll Summary
09/09/2025	883239	MFPE	Payroll Clearing	$ 3,015.11	Payroll Summary
09/09/2025	883241	MSFA	Payroll Clearing	$ 6,313.77	Payroll Summary
09/09/2025	883242	Morrison Maierle Inc	Transit	$ 2,063.34	Amendment #20 MET Bus Wash Equipment Upgrade

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/09/2025	883242	Morrison Maierle Inc	Transit	$ 3,768.87	Amendment #20 MET Bus Wash Equipment Upgrade
09/09/2025	883242	Morrison Maierle Inc	Transit	$ 403.04	Amendment 10 MET Transit Remodel Project
09/09/2025	883244	Mountain West Holding	Street/Traffic	$ 5,550.00	zimmerman guardrail fixes and replacemen
09/09/2025	883245	MPPA	Payroll Clearing	$ 4,006.52	Payroll Summary
09/09/2025	883247	MT Dept of Revenue-CGR2	Ballpark Donations	$ 1,702.13	business tax on the Dehler netting
09/09/2025	883247	MT Dept of Revenue-CGR2	Wastewater	$ 1,030.67	Retainage Release 1
09/09/2025	883247	MT Dept of Revenue-CGR2	Tax Incrmnt S	$ 25,138.99	Pay App 5 Amend Park Recreation Campus
09/09/2025	883247	MT Dept of Revenue-CGR2	Stillwater Const	$ 211.74	City of Billings Law and Justice Center/City Hall Remodel
09/09/2025	883247	MT Dept of Revenue-CGR2	Wastewater	$ 902.61	WO 24-31 WRF Solids Process Bldg; Pmt 4
09/09/2025	883247	MT Dept of Revenue-CGR2	Water	$ -	WO 19-12 West End Reservoir Const Services Contract
09/09/2025	883247	MT Dept of Revenue-CGR2	St Maint Dist	$ 6,065.12	WO 23-11 Downtown Two-Way Street Conversion; Pmt 7
09/09/2025	883247	MT Dept of Revenue-CGR2	Tax Incrmnt N27	$ 9,002.92	WO 23-11 Downtown Two-Way Street Conversion; Pmt 7
09/09/2025	883247	MT Dept of Revenue-CGR2	Wastewater	$ 188.50	WO 23-22 WRF Digester Boiler..Construction; Pmt 6
09/09/2025	883247	MT Dept of Revenue-CGR2	Water	$ 132.75	WO 24-27 2024 Water Service Repairs; Pmt 15
09/09/2025	883247	MT Dept of Revenue-CGR2	Water	$ 12,040.93	WO 19-12 West End Reservoir Project; Pmt 6
09/09/2025	883247	MT Dept of Revenue-CGR2	Water	$ 3,946.81	WO 25-01 Contract 3 Rosemont Water Main Replacement
09/09/2025	883247	MT Dept of Revenue-CGR2	Water	$ 8,570.29	WO 25-01 Grand Ave Water Main Replacement; Pmt 1
09/09/2025	883247	MT Dept of Revenue-CGR2	St Maint Dist	$ 5,035.48	WO 25-03 Contract 3 - City Chip Seal/Scrub Seal; Pmt 2
09/09/2025	883247	MT Dept of Revenue-CGR2	Water	$ 6,902.42	WO 19-42 West End WTP Transmission Main Phase 2
09/09/2025	883247	MT Dept of Revenue-CGR2	Gas Tax	$ 3,885.47	WO 23-11 Downtown Two-Way Street Conversion; PMT 7
09/09/2025	883254	NorthWestern Energy	Public Safety	$ 2,612.47	Station 1 Aug Services
09/09/2025	883254	NorthWestern Energy	Library	$ 13,103.14	3039007-4 Library electricity Sept 2025
09/09/2025	883254	NorthWestern Energy	Wastewater	$ 375.00	822 SHiloh Crossing Blvd Lift...July 202
09/09/2025	883262	Pride of Montana Inc	Facilities	$ 16,555.00	Monthly Cleaning of the Stillwater Building - August 2025
09/09/2025	883264	Priority Dispatch	EOC 911	$ 17,150.00	Priority Dispatch Annual Maintenance,
09/09/2025	883272	Rocky Mtn Health Network	City Ins Fund	$ 8,000.00	Health Is- Corporate Wellness
09/09/2025	883274	Ron S Hill	SID Const	$ 19,255.32	SID 14-21 Cypress Point...Refund of Cash Contribution
09/09/2025	883275	Safetech, Inc	Public Safety	$ 2,720.00	Additional asbestos abatement Station 5
09/09/2025	883278	Shepherd Stainless Inc	Airport	$ 5,394.00	Invoice #28145. Terminal Signage and Corner Guards
09/09/2025	883283	Solid Waste Systems Inc	Fleet	$ 105.47	P11910SPO
09/09/2025	883283	Solid Waste Systems Inc	Fleet	$ 16.40	P7197MON
09/09/2025	883283	Solid Waste Systems Inc	Fleet	$ 24.03	P10367SPO
09/09/2025	883283	Solid Waste Systems Inc	Fleet	$ 514.08	P11910SPO

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/09/2025	883283	Solid Waste Systems Inc	Fleet	$ 364.41	P10588SPO
09/09/2025	883283	Solid Waste Systems Inc	Fleet	$ 9,886.30	P10588SPO
09/09/2025	883283	Solid Waste Systems Inc	Fleet	$ 283.12	P10367SPO
09/09/2025	883283	Solid Waste Systems Inc	Fleet	$ 549.30	P10256SP0
09/09/2025	883283	Solid Waste Systems Inc	Fleet	$ 219.80	P10256SP0
09/09/2025	883283	Solid Waste Systems Inc	Fleet	$ 513.09	P7197MON
09/09/2025	883289	Sundown Security	Airport	$ 4,896.00	Aviation Workers Screening Required by the TSA
09/09/2025	883289	Sundown Security	General	$ 392.39	Courier Services: August, 2025
09/09/2025	883289	Sundown Security	P.W. Admin	$ 407.76	Courier Services: August, 2025
09/09/2025	883290	Sunset Excavation	Water	$ 13,142.25	WO 24-27 2024 Water Service Repairs;; Pmt 15
09/09/2025	883293	The Goodyear Tire & Rubber	Transit	$ 3,091.59	985609089 July 2025 mileage
09/09/2025	883295	The New York Times	Library	$ 2,839.20	I08096317 7/25 - 7/26
09/09/2025	883296	The Sherwin-Williams	Street/Traffic	$ 31,157.50	yellow totes
09/09/2025	883297	Thompson Pools	Park Dist 1	$ 36,500.00	powermax heater for rose pool - 12210
09/09/2025	883297	Thompson Pools	Park Dist 1	$ 1,136.00	rose pool heater circuit board - 12457
09/09/2025	883298	Thorn Run Partners LLC	General	$ 2,500.00	Amendment to Federal Lobbyist Services - Extension
09/09/2025	883298	Thorn Run Partners LLC	General	$ 2,500.00	Amendment to Federal Lobbyist Services - Extension
09/09/2025	883298	Thorn Run Partners LLC	P.W. Admin	$ 2,500.00	Amendment to Federal Lobbyist Services - Extension
09/09/2025	883305	Vector Solutions	Public Safety	$ 46,591.01	Target Solutions Annual Services
09/09/2025	883309	Wind and Sun Protection	Ballpark Donations	$ 168,510.90	Dehler protective netting - business tax

City Council Regular

Date:	10/27/2025
Title:	Payment of Claims for week of September 17th, 2025
Presented by:	Erin Watterud
Department:	Finance
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends Council approve the Payment of Claims

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Claims in the amount of $1,595,475.89 have been reviewed and are presented for City Council payment approval. A complete listing of the claims for the week are available in the Finance Department. Payment Approval Process Every invoice for payment is entered into the City's accounting system and the backup documentation is scanned in and attached (physical invoices, additional e-mails explaining payments, bids, contracts, etc.). Each invoice goes through a multi-step approval process depending upon the amount of the payment. First, invoices are entered by the department requesting the payment and the department director or designee must perform an initial review and approval of the purchase. The number of approvals within the department can vary based upon the size of the department, but no less than one approver within each department must verify the payment. Second, all payments, regardless of size, must be approved by the Purchasing Agent or designee. The Purchasing Agent will review the payment to ensure purchasing procedures are followed and appropriate documentation is attached. If the payment is greater than $1,000, then it must be approved by the Finance Director or designee. If that payment is greater than $10,000, then it must be approved by the City Administrator or Assistant City Administrator. Once all approvals are completed, the payment is able to be made and the Accounts Payable Clerk can print the check. After all checks are printed, a list of all checks in excess of $2,500 is generated and placed on the next City Council meeting for review.

ALTERNATIVES

No other alternatives were analyzed.

FISCAL EFFECTS

Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance staff before being sent to the Council.

Attachments

CouncilMemo wk of 09172025

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/15/2025	883310	A & I Distributors	Airport	$ 2,253.94	110816-Oil for Ops
09/15/2025	883310	A & I Distributors	Airport	$ 57.61	110917-Barrel Hand Pump (Faulty)-Returned
09/15/2025	883310	A & I Distributors	Airport	$ (57.61)	110955-Ruturned Faulty Hand Pump
09/15/2025	883310	A & I Distributors	Airport	$ 57.61	110959-Barrel Hand Pump
09/15/2025	883310	A & I Distributors	Fleet	$ 465.85	110198-00
09/15/2025	883310	A & I Distributors	Fleet	$ 1,495.45	110198-00
09/15/2025	883310	A & I Distributors	Fleet	$ 1,432.20	110198-00
09/15/2025	883310	A & I Distributors	Fleet	$ 491.15	110198-00
09/15/2025	883310	A & I Distributors	Fleet	$ 41.53	115187
09/15/2025	883310	A & I Distributors	Fleet	$ 41.53	115187
09/15/2025	883310	A & I Distributors	Fleet	$ 41.53	115187
09/15/2025	883310	A & I Distributors	Fleet	$ 41.53	115187
09/15/2025	883310	A & I Distributors	Fleet	$ 954.80	115187-00
09/15/2025	883310	A & I Distributors	Fleet	$ 1,473.45	115187-00
09/15/2025	883310	A & I Distributors	Fleet	$ 385.00	115187-00
09/15/2025	883310	A & I Distributors	Solid Waste	$ 825.00	330 Gal DEF
09/15/2025	883310	A & I Distributors	Solid Waste	$ 825.00	330 gallon DEF
09/15/2025	883310	A & I Distributors	Solid Waste	$ 825.00	330 Gallon DEF Collections
09/15/2025	883310	A & I Distributors	Solid Waste	$ 1,412.56	330 gallon DEF and 55 gal super clean cl
09/15/2025	883310	A & I Distributors	Solid Waste	$ 541.00	shop supplies
09/15/2025	883310	A & I Distributors	Transit	$ 142.66	109688-00 Oil- ATF: 10 gal. multi-purpose ATF
09/15/2025	883310	A & I Distributors	Transit	$ 949.85	109688-00 Oil- ATF: 55 gal. full synthetic
09/15/2025	883317	Advanced Employment	Building	$ 882.00	Temp Employee W.E. 8/31/25 - Heather Reese
09/15/2025	883317	Advanced Employment	Solid Waste	$ 1,692.60	Contract Labor for 08/18-08/22/2025...La
09/15/2025	883317	Advanced Employment	Solid Waste	$ 1,078.00	Contract Labor for 08/20/2025
09/15/2025	883317	Advanced Employment	Solid Waste	$ 1,983.80	Contract Labor for week of 08/11/2025-08
09/15/2025	883317	Advanced Employment	Solid Waste	$ 1,290.25	Contract Labor for week of 08/11-08/15-2
09/15/2025	883328	Askin Construction LLC	Airport	$ 539,781.71	Runway 7/25 Reconstruction & Extension Project - Federal Share
09/15/2025	883328	Askin Construction LLC	Airport	$ 28,409.56	Runway 7/25 Reconstruction & Extension Project - Local Share
09/15/2025	883330	AT & T Corp	Airport	$ 789.24	Airport -
09/15/2025	883330	AT & T Corp	Building	$ 546.33	Building Cell Phones -2090 44510 403450
09/15/2025	883330	AT & T Corp	Building	$ 41.22	Building Manager -Jessica Fust
09/15/2025	883330	AT & T Corp	Building	$ 305.03	Building Surfaces

09/15/2025	883330	AT & T Corp	CDBG	$	127.70	Comm Dev
09/15/2025	883330	AT & T Corp	Court Grants	$	41.22	Muni Court DC
09/15/2025	883330	AT & T Corp	Engineering	$	235.67	Engineering Cell Phones and MiFi
09/15/2025	883330	AT & T Corp	Engineering	$	183.59	Engineering Tablets
09/15/2025	883330	AT & T Corp	Facilities	$	48.55	Doug and Christian and Larry
09/15/2025	883330	AT & T Corp	Facilities	$	82.44	Doug and Christian and Larry
09/15/2025	883330	AT & T Corp	Facilities	$	26.68	Eric and Skip
09/15/2025	883330	AT & T Corp	Facilities	$	86.20	Facilities City Hall - Seth\Eric
09/15/2025	883330	AT & T Corp	Facilities	$	82.44	Facilities Managers- John and Tricia
09/15/2025	883330	AT & T Corp	Fleet	$	82.44	FLEET
09/15/2025	883330	AT & T Corp	General	$	394.56	Code Enforcement +Trina Arnold
09/15/2025	883330	AT & T Corp	General	$	43.10	FINANCE -Liz Kampa
09/15/2025	883330	AT & T Corp	General	$	279.48	Legal Dept -Domestic Violence -
09/15/2025	883330	AT & T Corp	General	$	-	Legal -Stephanie Williams
09/15/2025	883330	AT & T Corp	IT Resources	$	79.92	IT Department -On call Phone -
09/15/2025	883330	AT & T Corp	Library	$	429.85	Library
09/15/2025	883330	AT & T Corp	Library	$	97.47	Library Out Reach
09/15/2025	883330	AT & T Corp	P.W. Admin	$	-	PWBLKNP OFFICE -50/50
09/15/2025	883330	AT & T Corp	Park Dist 1	$	436.99	Parks Dept.
09/15/2025	883330	AT & T Corp	Park Dist 1	$	52.95	Parks Seasonal -8730-51120-403450
09/15/2025	883330	AT & T Corp	Park Dist 1	$	438.88	Parks Tablets
09/15/2025	883330	AT & T Corp	Park Dist 1	$	184.56	PRPL - Recreation Division
09/15/2025	883330	AT & T Corp	Park Dist 1	$	41.22	PRPL - Recreation Division
09/15/2025	883330	AT & T Corp	Park Dist 1	$	219.47	REC Seasonal -0100-51210-403450
09/15/2025	883330	AT & T Corp	Parking	$	288.54	Parking Phones and scanner
09/15/2025	883330	AT & T Corp	Parking	$	270.02	Parking Phones and scanner
09/15/2025	883330	AT & T Corp	PD Program	$	45.59	POLICE -DOM. VIOLENCE -Katie Nash
09/15/2025	883330	AT & T Corp	Phone System	$	70.02	IT iPads
09/15/2025	883330	AT & T Corp	Phone System	$	14.19	IT iPads
09/15/2025	883330	AT & T Corp	Phone System	$	(4.86)	IT iPads
09/15/2025	883330	AT & T Corp	Phone System	$	(29.74)	IT iPads
09/15/2025	883330	AT & T Corp	Phone System	$	43.24	TeleComm Manager Doug
09/15/2025	883330	AT & T Corp	Planning	$	43.24	-PLANNING ANNA VICKERS
09/15/2025	883330	AT & T Corp	Public Safety	$	269.17	Animal Control Cell Phones

09/15/2025	883330	AT & T Corp	Public Safety	$	180.84	Animal Control -MDT
09/15/2025	883330	AT & T Corp	Public Safety	$	55.02	Assistant chiefs
09/15/2025	883330	AT & T Corp	Public Safety	$	91.26	Assistant chiefs
09/15/2025	883330	AT & T Corp	Public Safety	$	60.28	CCSIU Toughbook
09/15/2025	883330	AT & T Corp	Public Safety	$	306.19	Comm. Center 9-1-1 Cell and Surfaces
09/15/2025	883330	AT & T Corp	Public Safety	$	54.98	Comm. Center 9-1-1 Cell and Surfaces
09/15/2025	883330	AT & T Corp	Public Safety	$	30.14	Detective Chartier -Toughbook
09/15/2025	883330	AT & T Corp	Public Safety	$	364.13	FIRE CRADLEPOINT AND DRONES
09/15/2025	883330	AT & T Corp	Public Safety	$	100.39	FIRE CRADLEPOINT AND DRONES
09/15/2025	883330	AT & T Corp	Public Safety	$	1,281.68	Fire Department Cell Phones1500-22210-403450
09/15/2025	883330	AT & T Corp	Public Safety	$	242.40	FIRE EMS
09/15/2025	883330	AT & T Corp	Public Safety	$	164.88	Fire EMS Cell Phone
09/15/2025	883330	AT & T Corp	Public Safety	$	146.72	FIRE INSPECTIONS
09/15/2025	883330	AT & T Corp	Public Safety	$	54.98	Fire iPads and Surfaces
09/15/2025	883330	AT & T Corp	Public Safety	$	30.14	Fire iPads and Surfaces
09/15/2025	883330	AT & T Corp	Public Safety	$	165.06	Fire iPads and Surfaces
09/15/2025	883330	AT & T Corp	Public Safety	$	60.63	Fire iPads -on wrong account
09/15/2025	883330	AT & T Corp	Public Safety	$	366.80	Fire Station iPads
09/15/2025	883330	AT & T Corp	Public Safety	$	-	Fire Training Laptops
09/15/2025	883330	AT & T Corp	Public Safety	$	331.54	MDT Fire
09/15/2025	883330	AT & T Corp	Public Safety	$	63.39	POLICE CRADLEPOINT
09/15/2025	883330	AT & T Corp	Public Safety	$	144.17	POLICE CSO
09/15/2025	883330	AT & T Corp	Public Safety	$	3,777.38	Police Department Cell Phone -1500 21110 403450
09/15/2025	883330	AT & T Corp	Public Safety	$	43.24	Police -Drone
09/15/2025	883330	AT & T Corp	Public Safety	$	30.14	POLICE -ICAC
09/15/2025	883330	AT & T Corp	Public Safety	$	3,750.46	Police MDT Toughbooks and Loaner MDT's
09/15/2025	883330	AT & T Corp	Public Safety	$	150.70	Police MDT Toughbooks and Loaner MDT's
09/15/2025	883330	AT & T Corp	Public Safety	$	217.20	Yellowstone County Cellular Charges -Three cradlepoints -Fire Dept
09/15/2025	883330	AT & T Corp	Solid Waste	$	-	Solid Waste
09/15/2025	883330	AT & T Corp	Solid Waste	$	422.47	SOLID WASTE Cell and iPads
09/15/2025	883330	AT & T Corp	Solid Waste	$	115.07	SOLID WASTE Cell and iPads
09/15/2025	883330	AT & T Corp	Solid Waste	$	30.14	SOLID WASTE CRADLE POINT
09/15/2025	883330	AT & T Corp	Street/Traffic	$	55.35	School Flashers 2110-31320-403450
09/15/2025	883330	AT & T Corp	Street/Traffic	$	571.74	Street Traffic iPads and Derick Surface

09/15/2025	883330	AT & T Corp	Transit	$	43.24	MET
09/15/2025	883330	AT & T Corp	Transit	$	43.24	MET
09/15/2025	883330	AT & T Corp	Transit	$	21.10	MET
09/15/2025	883330	AT & T Corp	Transit	$	43.24	MET
09/15/2025	883330	AT & T Corp	Transit	$	25.94	MET
09/15/2025	883330	AT & T Corp	Transit	$	43.24	MET
09/15/2025	883330	AT & T Corp	Transit	$	6.58	MET
09/15/2025	883330	AT & T Corp	Transit	$	41.22	MET
09/15/2025	883330	AT & T Corp	Transit	$	26.30	MET
09/15/2025	883330	AT & T Corp	Transit	$	21.11	MET
09/15/2025	883330	AT & T Corp	Transit	$	43.24	MET
09/15/2025	883330	AT & T Corp	Transit	$	43.24	MET
09/15/2025	883330	AT & T Corp	Transit	$	17.30	MET
09/15/2025	883330	AT & T Corp	Transit	$	277.47	MET Transit Tablets
09/15/2025	883330	AT & T Corp	Transit	$	414.98	MET Transit Tablets
09/15/2025	883330	AT & T Corp	Wastewater	$	165.87	PW Environmental
09/15/2025	883330	AT & T Corp	Wastewater	$	298.29	PWBELKNAP-DIST COLL CELL PHONES 50/50
09/15/2025	883330	AT & T Corp	Wastewater	$	434.16	PWBLKNP Electricians -Phones
09/15/2025	883330	AT & T Corp	Wastewater	$	14.66	PWBLKNP STORES -75/25
09/15/2025	883330	AT & T Corp	Wastewater	$	884.66	PWBLNP-WWTRMNT1 Wastewater Treatment Plant and iPads
09/15/2025	883330	AT & T Corp	Wastewater	$	116.70	PWBLNP-WWTRMNT1 Wastewater Treatment Plant and iPads
09/15/2025	883330	AT & T Corp	Wastewater	$	267.60	PW-Distribution Collection Tablets 50/50
09/15/2025	883330	AT & T Corp	Wastewater	$	46.68	PW-Environmental
09/15/2025	883330	AT & T Corp	Water	$	298.29	PWBELKNAP-DIST COLL CELL PHONES 50/50
09/15/2025	883330	AT & T Corp	Water	$	982.35	PWBELKNAP-WT Water Treatment
09/15/2025	883330	AT & T Corp	Water	$	359.53	PWBLKNP COMM-METER CityWorks/Neptune
09/15/2025	883330	AT & T Corp	Water	$	377.37	PWBLKNP MTRSHOP CELL PHONE AND IPADS
09/15/2025	883330	AT & T Corp	Water	$	253.61	PWBLKNP MTRSHOP CELL PHONE AND IPADS
09/15/2025	883330	AT & T Corp	Water	$	44.00	PWBLKNP STORES -75/25
09/15/2025	883330	AT & T Corp	Water	$	267.59	PW-Distribution Collection Tablets 50/50
09/15/2025	883335	Beartooth Environmental	Solid Waste	$	21,280.72	Drummed waste shipment 08/28/2025
09/17/2025	883617	Command LLC	Public Safety	$	4,507.50	Annual Aerial and ground ladder testing - heat sensor replacement
09/17/2025	883623	Dakota Supply Group	Street/Traffic	$	431.32	Pipe for Storm Sewer Pipe Replacement
09/17/2025	883623	Dakota Supply Group	Water	$	148.06	1" X 100' POLY PIPE - SDR9 CTS 250# P/N: SDR91100

09/17/2025	883623	Dakota Supply Group	Water	$	24,309.45	3/4" METER LOOPS AKA YOKE - (7433MM33471) P/N: 7433MM33471
09/17/2025	883623	Dakota Supply Group	Water	$	245.03	3/4"X 6" CTS CIRCLE REDI-CLAMP .88" OD P/N: 773460
09/17/2025	883623	Dakota Supply Group	Water	$	1,115.20	48 X 84 CURB BOX L/ROD 1-1/2" TAP W/ PENTAGON LID (5514LR)
09/17/2025	883636	EBMS	City Ins Fund	$	825.00	October 1, 2025
09/17/2025	883636	EBMS	City Ins Fund	$	40,767.50	October 1, 2025
09/17/2025	883636	EBMS	City Ins Fund	$	76,951.73	October 1, 2025
09/17/2025	883636	EBMS	City Ins Fund	$	1,221.50	October 1, 2025
09/17/2025	883636	EBMS	City Ins Fund	$	1,915.50	October 1, 2025
09/17/2025	883636	EBMS	City Ins Fund	$	6,652.44	October 1, 2025
09/17/2025	883636	EBMS	Payroll Clearir	$	13,186.42	October 1, 2025
09/16/2025	883481	First Montana Title Co	CDBG	$	15,000.00	212 N. 19th St. Downpayment and Closing cost assistance
09/17/2025	883642	Fisher Sand & Gravel Co	Street/Traffic	$	397.44	Asphalt used to patch D & C Water Breaks
09/17/2025	883642	Fisher Sand & Gravel Co	Street/Traffic	$	454.58	road patch
09/17/2025	883642	Fisher Sand & Gravel Co	Street/Traffic	$	7,241.75	street repair @ interlachen & Riveroaks
09/17/2025	883647	Hach Chemical Co	Water	$	2,720.02	REAGENT SET CHLORINE FREE CL17 - SIRR PLAN (2556900)
09/17/2025	883652	Hawkins Inc.	Park Dist 1	$	12,439.50	chlorine cylinder for pools - 7140430
09/17/2025	883654	Hoppel	Public Safety	$	3,311.37	Travel Reimbursement - Fire Rescue International IAFC Conference
09/17/2025	883659	Insight Public Sector	Public Safety	$	20,858.10	Qty. 30 FZ-40 toughbooks, docks, battery, (7) vehicle docks
09/17/2025	883661	Interstate Power Systems	Capital Repla	$	26,250.00	erp replacement air compressor - invoice 007063532
09/17/2025	883661	Interstate Power Systems	Wastewater	$	(5.01)	CREDIT FOR PARTS
09/17/2025	883661	Interstate Power Systems	Wastewater	$	(494.88)	CREDIT FOR WARRANTY WORK
09/17/2025	883661	Interstate Power Systems	Water	$	(5.00)	CREDIT FOR PARTS
09/17/2025	883661	Interstate Power Systems	Water	$	(494.87)	CREDIT FOR WARRANTY WORK
09/17/2025	883675	L P Anderson Tire	Fleet	$	1,015.00	139824
09/17/2025	883675	L P Anderson Tire	Street/Traffic	$	482.00	--; TIRE; TIRE
09/17/2025	883675	L P Anderson Tire	Street/Traffic	$	40.00	FLAT REPAIR
09/17/2025	883675	L P Anderson Tire	Street/Traffic	$	285.89	TIRE
09/17/2025	883675	L P Anderson Tire	Street/Traffic	$	105.00	TIRE REPAIR; TIRE REPAIR
09/17/2025	883675	L P Anderson Tire	Street/Traffic	$	109.00	TIRE REPAIR; TIRE REPAIR
09/17/2025	883675	L P Anderson Tire	Street/Traffic	$	150.00	TIRE REPAIR; TIRE REPAIR
09/17/2025	883675	L P Anderson Tire	Street/Traffic	$	266.00	TIRE REPAIR; TIRE REPAIR
09/17/2025	883675	L P Anderson Tire	Wastewater	$	32.70	FRONT END ALIGNMENT
09/17/2025	883675	L P Anderson Tire	Water	$	32.70	FRONT END ALIGNMENT
09/17/2025	883678	Matthew Roberts Concrete	Water	$	1,000.00	concrete repair from water main break

09/17/2025	883678	Matthew Roberts Concrete	Water	$	1,500.00	concrete repair from water main break..2
09/17/2025	883680	Meadow Green Sales	Capital Repla	$	14,692.80	1678 mower replacement - 15076
09/17/2025	883680	Meadow Green Sales	Street/Traffic	$	20.25	mower parts
09/17/2025	883680	Meadow Green Sales	Street/Traffic	$	210.00	mower parts
09/17/2025	883686	Morrison Maierle Inc	Airport	$	550.16	AIP-73 Terminal Expansion - Eligible for Reimbursement
09/17/2025	883686	Morrison Maierle Inc	Airport	$	61.13	AIP-73 Terminal Expansion - Ineligible for Reimbursement
09/17/2025	883686	Morrison Maierle Inc	Airport	$	51.71	AIP-76 Terminal Expansion - eligible for local
09/17/2025	883686	Morrison Maierle Inc	Airport	$	2,348.72	Amendment #13 Terminal Expansion Project - Federal
09/17/2025	883686	Morrison Maierle Inc	Airport	$	220.78	Amendment #13 Terminal Expansion Project - Ineligible
09/17/2025	883686	Morrison Maierle Inc	Airport	$	260.97	Amendment #13 Terminal Expansion Project - Local
09/17/2025	883686	Morrison Maierle Inc	Airport	$	667.50	Amendment #25 to Assist The Airport With Purchasing Land
09/17/2025	883686	Morrison Maierle Inc	Airport	$	234,202.84	Airline Ticketing Area & Install New In-Line Baggage Belt System - Fed
09/17/2025	883686	Morrison Maierle Inc	Airport	$	12,326.46	Airline Ticketing Area & Install New In-Line Baggage Belt System - Loc
09/17/2025	883686	Morrison Maierle Inc	Airport	$	1,456.50	FY26 Miscellaneous Services
09/17/2025	883686	Morrison Maierle Inc	Airport	$	66,526.91	Runway Reconstruction & Extension Project - Federal Share
09/17/2025	883686	Morrison Maierle Inc	Airport	$	3,501.42	Runway Reconstruction & Extension Project - Local Share
09/17/2025	883687	MT Dept of Revenue-CGR2	Public Safety	$	23.30	1% Contractors Gross Receipts. TW Ridley- Station 5 Interior Remodel
09/17/2025	883688	Napa Auto Parts	Fleet	$	2.91	684586
09/17/2025	883688	Napa Auto Parts	Fleet	$	17.10	684714
09/17/2025	883688	Napa Auto Parts	Fleet	$	67.65	684797
09/17/2025	883688	Napa Auto Parts	Fleet	$	16.10	684925
09/17/2025	883688	Napa Auto Parts	Fleet	$	8.12	684928
09/17/2025	883688	Napa Auto Parts	Fleet	$	33.11	684952
09/17/2025	883688	Napa Auto Parts	Fleet	$	20.63	684992
09/17/2025	883688	Napa Auto Parts	Fleet	$	4.88	685165
09/17/2025	883688	Napa Auto Parts	Fleet	$	12.40	685165
09/17/2025	883688	Napa Auto Parts	Fleet	$	28.20	685248
09/17/2025	883688	Napa Auto Parts	Fleet	$	14.12	685285
09/17/2025	883688	Napa Auto Parts	Fleet	$	3.64	685445
09/17/2025	883688	Napa Auto Parts	Fleet	$	57.29	685532
09/17/2025	883688	Napa Auto Parts	Fleet	$	24.01	685600
09/17/2025	883688	Napa Auto Parts	Fleet	$	88.71	685600
09/17/2025	883688	Napa Auto Parts	Fleet	$	406.04	690095
09/17/2025	883688	Napa Auto Parts	Fleet	$	409.50	690095

09/17/2025	883688	Napa Auto Parts	Fleet	$	292.04	690095
09/17/2025	883688	Napa Auto Parts	Fleet	$	43.44	690219
09/17/2025	883688	Napa Auto Parts	Fleet	$	43.68	690472
09/17/2025	883688	Napa Auto Parts	Fleet	$	91.70	690516
09/17/2025	883688	Napa Auto Parts	Fleet	$	98.94	690678
09/17/2025	883688	Napa Auto Parts	Fleet	$	14.88	690731
09/17/2025	883688	Napa Auto Parts	Fleet	$	41.76	690809
09/17/2025	883688	Napa Auto Parts	Fleet	$	32.94	691245
09/17/2025	883688	Napa Auto Parts	Fleet	$	21.96	691245
09/17/2025	883688	Napa Auto Parts	Fleet	$	82.20	691245
09/17/2025	883688	Napa Auto Parts	Fleet	$	5.18	691466
09/17/2025	883688	Napa Auto Parts	Fleet	$	41.52	691589
09/17/2025	883688	Napa Auto Parts	Fleet	$	546.00	692492
09/17/2025	883688	Napa Auto Parts	Solid Waste	$	4,999.00	Coolers for Landfill shop
09/17/2025	883688	Napa Auto Parts	Street/Traffic	$	167.81	cleaning supplies for vactor trucks
09/17/2025	883688	Napa Auto Parts	Street/Traffic	$	22.22	ratchet straps
09/17/2025	883688	Napa Auto Parts	Water	$	86.48	Walters Pump Station 8kw generator
09/17/2025	883690	Network Information Sys	Public Safety	$	3,620.00	Gun Range Project -Gate camera and power
09/17/2025	883693	North Coast Electric	Street/Traffic	$	489.04	Street Light Items
09/17/2025	883693	North Coast Electric	Street/Traffic	$	1,143.06	Street Light parts
09/17/2025	883693	North Coast Electric	Street/Traffic	$	662.28	street light wire
09/17/2025	883693	North Coast Electric	Street/Traffic	$	431.88	Traffic Signal Supplies
09/17/2025	883694	NorthWestern Energy	Airport	$	42,110.77	0100482-9. Vault Main Account. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	15.74	0712534-7. Gate 16 Light. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	168.62	0712535-4. Employee Parking. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	35.19	0712791-3. Gate 16. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	379.44	0712792-1. IP-7. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	33.62	0712795-4. Gate 17. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	33.33	0712797-0. Gate 9. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	1,509.11	0712800-2. IP-9. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	24.90	0712805-1. IP-10. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	253.42	0712809-3. Alpine. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	23.46	0712813-5. Burn Pit. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	34.03	0719759-3. Gate 12. August 2025

09/17/2025	883694	NorthWestern Energy	Airport	$	89.67	0719760-1. Gate 14. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	35.62	0719761-9. Gate 15. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	34.89	0719762-7. Gate 13. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	33.75	0720296-3. Gate 29. August 2025
09/17/2025	883694	NorthWestern Energy	Airport	$	52.23	2114868-9. Runway Weather System. August 2025
09/17/2025	883694	NorthWestern Energy	CDBG	$	55.07	1709 Saint Johns / Account #4150071-1
09/17/2025	883694	NorthWestern Energy	Transit	$	3,070.04	0100473-8 Electricity- METroplex. September Utilities
09/17/2025	883694	NorthWestern Energy	Wastewater	$	174.97	389 62nd St Lift...Aug 2025
09/17/2025	883694	NorthWestern Energy	Wastewater	$	308.18	822 SHiloh Corssing 08/2025
09/17/2025	883694	NorthWestern Energy	Water	$	752.84	805 Constitution...Aug 2025
09/17/2025	883703	Potters Industries LLC	Street/Traffic	$	25,960.00	paint beads
09/17/2025	883705	Public Utilities	Airport	$	62.85	3059379-Corp Air/Alpine
09/17/2025	883705	Public Utilities	Airport	$	181.25	3059382-US Postal Service Gate 15
09/17/2025	883705	Public Utilities	Airport	$	118.12	3059383-Marchi Office
09/17/2025	883705	Public Utilities	Airport	$	224.50	3070894-Edwards Jet Center 1691 Aviation Place
09/17/2025	883705	Public Utilities	Airport	$	152.68	3070895-MT State Lands DEQ/DNRC
09/17/2025	883705	Public Utilities	Airport	$	126.60	3082456-Zone Dispatch-IP6 & IP7
09/17/2025	883705	Public Utilities	Airport	$	165.54	3082459-Rocky Mountain College-EJC
09/17/2025	883705	Public Utilities	Airport	$	153.50	3082460-Marchi Hangar
09/17/2025	883705	Public Utilities	Airport	$	95.01	3082461-TSA
09/17/2025	883705	Public Utilities	Airport	$	90.65	3094193-Alpine Air-Maintenance
09/17/2025	883705	Public Utilities	Airport	$	121.71	3094194-West End T-Hangars
09/17/2025	883705	Public Utilities	Airport	$	399.44	3094195-Airfield Maintenance Compactor
09/17/2025	883705	Public Utilities	Airport	$	135.30	3094196-Edwards Jet Center 1871 Aviation Place
09/17/2025	883705	Public Utilities	Airport	$	121.68	3094197-Aerotronics
09/17/2025	883705	Public Utilities	Airport	$	236.02	3094198-Billings Fire Center-BLM
09/17/2025	883705	Public Utilities	Airport	$	281.66	3105643-QTA
09/17/2025	883705	Public Utilities	Airport	$	128.93	3105644-Executive Hangars
09/17/2025	883705	Public Utilities	Airport	$	9.21	3105644-Executive Hangars USDA APHIS
09/17/2025	883705	Public Utilities	Airport	$	362.56	3105645-UPS Gate 21
09/17/2025	883705	Public Utilities	Airport	$	126.60	3116871-Beacon/Patton Aviation
09/17/2025	883705	Public Utilities	Airport	$	32,900.55	7/18/25 - 8/18/2025 Water Service
09/17/2025	883705	Public Utilities	CDBG	$	69.08	1302 Parkhill Dr / Account #3119058
09/17/2025	883711	Riverstone Health	Public Safety	$	18,855.47	June- July 2025 RiverStone Health Registered Nurses

09/17/2025	883711	Riverstone Health	Public Safety	$	10,649.64	RiverStone Health Registered Nurses
09/17/2025	883717	Skyline Services, Inc	Facilities	$	4,860.00	Clean Exterior granite at main entry and planter,ground floor window
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	35.24	P10292SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	20.05	P10292SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	29.45	P10331SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	65.88	P10331SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	1,270.76	P10331SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	286.28	P10351SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	149.28	P10351SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	797.76	P10351SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	3,255.66	P10394SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	45.70	P10394SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	112.86	P10681SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	57.42	P10681SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	212.40	P10681SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	23.16	P10681SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	572.56	P10681SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	70.48	P10977SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	22.95	P10977SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	3,161.03	P11206SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	28.03	P11206SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	30.19	P11220SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	827.49	P11220SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	795.73	P12373SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	16.80	P12373SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	32.85	P9363SPO
09/17/2025	883718	Solid Waste Systems Inc	Fleet	$	25.61	P9363SPO
09/17/2025	883720	St V's Occupational Health	City Ins Fund	$	650.00	Drug testing, On-Site Nursing/DOT Physicals/Hep B/ Rabies Titers
09/17/2025	883720	St V's Occupational Health	Fleet	$	342.75	Drug testing, On-Site Nursing/DOT Physicals/Hep B/ Rabies Titers
09/17/2025	883720	St V's Occupational Health	General	$	2,750.25	Drug testing, On-Site Nursing/DOT Physicals/Hep B/ Rabies Titers
09/17/2025	883720	St V's Occupational Health	Public Safety	$	1,114.75	Drug testing, On-Site Nursing/DOT Physicals/Hep B/ Rabies Titers
09/17/2025	883720	St V's Occupational Health	Public Safety	$	195.00	Drug testing, On-Site Nursing/DOT Physicals/Hep B/ Rabies Titers
09/17/2025	883720	St V's Occupational Health	Solid Waste	$	410.25	Drug testing, On-Site Nursing/DOT Physicals/Hep B/ Rabies Titers
09/17/2025	883720	St V's Occupational Health	Solid Waste	$	378.25	Drug testing, On-Site Nursing/DOT Physicals/Hep B/ Rabies Titers

09/17/2025	883720	St V's Occupational Health	Street/Traffic	$	228.50	Drug testing, On-Site Nursing/DOT Physicals/Hep B/ Rabies Titers
09/17/2025	883720	St V's Occupational Health	Transit	$	342.75	Drug testing, On-Site Nursing/DOT Physicals/Hep B/ Rabies Titers
09/17/2025	883720	St V's Occupational Health	Wastewater	$	88.00	Drug testing, On-Site Nursing/DOT Physicals/Hep B/ Rabies Titers
09/17/2025	883720	St V's Occupational Health	Wastewater	$	132.62	Drug testing, On-Site Nursing/DOT Physicals/Hep B/ Rabies Titers
09/17/2025	883720	St V's Occupational Health	Water	$	132.63	Drug testing, On-Site Nursing/DOT Physicals/Hep B/ Rabies Titers
09/17/2025	883730	Sutphen Corp	Fleet	$	19.93	40079163
09/17/2025	883730	Sutphen Corp	Fleet	$	418.72	40079163
09/17/2025	883730	Sutphen Corp	Fleet	$	21.78	40079165
09/17/2025	883730	Sutphen Corp	Fleet	$	1,507.07	40079165
09/17/2025	883730	Sutphen Corp	Fleet	$	1,414.81	40079180
09/17/2025	883730	Sutphen Corp	Fleet	$	19.44	40079180
09/17/2025	883730	Sutphen Corp	Public Safety	$	34.81	SHIPPING
09/17/2025	883730	Sutphen Corp	Public Safety	$	(361.81)	WIPER ARM
09/17/2025	883730	Sutphen Corp	Public Safety	$	361.81	WIPER ARM
09/17/2025	883733	Terracon Consultants Inc.	St Maint Dist	$	205.00	WO 25-03 & WO 26-03...Concrete Testing C
09/17/2025	883733	Terracon Consultants Inc.	St Maint Dist	$	9,660.00	WO 25-03 & WO 26-03...Concrete Testing C
09/17/2025	883733	Terracon Consultants Inc.	Tax Incrmnt S	$	6,837.50	Inv. #TP49118 Amend Park - Materials Testing and Special Inspections
09/17/2025	883736	The Madison Agency Inc	Airport	$	14,348.00	Marketing & Creative for Advertising FY26
09/17/2025	883736	The Madison Agency Inc	Public Safety	$	23.99	073125HAB, wordpress management
09/17/2025	883736	The Madison Agency Inc	Public Safety	$	23.99	083125HAB, wordpress management
09/15/2025	883314	Town & Country Supply	Fleet	$	9,766.08	450044
09/15/2025	883314	Town & Country Supply	Fleet	$	4,074.24	450044
09/15/2025	883314	Town & Country Supply	Fleet	$	5,754.64	450044
09/15/2025	883314	Town & Country Supply	Fleet	$	5,811.05	450044
09/15/2025	883314	Town & Country Supply	Public Safety	$	3,275.19	Unleaded fuel and diesel for stations.
09/15/2025	883316	VertexOne Software LLC	P.W. Admin	$	3,971.54	HDR GIS Integration
09/15/2025	883316	VertexOne Software LLC	P.W. Admin	$	3,854.29	VXcis Overage rate Document Archived - P
09/17/2025	883749	Wicklander Zulawski	Public Safety	$	2,133.00	Criminal Levels I & II investigative interviewing techniques in Billngs
09/17/2025	883749	Wicklander Zulawski	Public Safety	$	4,626.00	Criminal Levels I & II investigative interviewing techniques in Billngs
09/17/2025	883752	YWCA	Public Safety	$	100,000.00	FY26 Northern Lights Family Justice Center

City Council Regular

Date:	10/27/2025
Title:	Payment of Claims for week of September 22nd, 2025
Presented by:	Erin Watterud
Department:	Finance
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends Council approve the Payment of Claims

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Claims in the amount of $8,149,473.15 have been reviewed and are presented for City Council payment approval. A complete listing of the claims for the week are available in the Finance Department. Payment Approval Process Every invoice for payment is entered into the City's accounting system and the backup documentation is scanned in and attached (physical invoices, additional e-mails explaining payments, bids, contracts, etc.). Each invoice goes through a multi-step approval process depending upon the amount of the payment. First, invoices are entered by the department requesting the payment and the department director or designee must perform an initial review and approval of the purchase. The number of approvals within the department can vary based upon the size of the department, but no less than one approver within each department must verify the payment. Second, all payments, regardless of size, must be approved by the Purchasing Agent or designee. The Purchasing Agent will review the payment to ensure purchasing procedures are followed and appropriate documentation is attached. If the payment is greater than $1,000, then it must be approved by the Finance Director or designee. If that payment is greater than $10,000, then it must be approved by the City Administrator or Assistant City Administrator. Once all approvals are completed, the payment is able to be made and the Accounts Payable Clerk can print the check. After all checks are printed, a list of all checks in excess of $2,500 is generated and placed on the next City Council meeting for review.

ALTERNATIVES

No other alternatives were analyzed.

FISCAL EFFECTS

Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance staff before being sent to the Council.

Attachments

CouncilMemowk09222025

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/22/2025	883756	Advanced Employment Services	Building	$ 315.00	Temp Employee - Heather Reese W.E. 09/07/25
09/22/2025	883756	Advanced Employment Services	P.W. Admin	$ 1,008.00	Contract Labor for Week of 08/1/-08/22/2
09/22/2025	883756	Advanced Employment Services	Solid Waste	$ 728.00	Contract Labor for Week of 08/25-08/29/2
09/22/2025	883756	Advanced Employment Services	Solid Waste	$ 1,119.30	Contract labor for week of 08/25-08/29/2
09/22/2025	883757	Advanced Engineering and Enviro	Wastewater	$ 876.25	Phase 1 - Water and Wastewater Rate Study
09/22/2025	883757	Advanced Engineering and Enviro	Wastewater	$ -	Phase 2 - Water and Wastewater Rate Study
09/22/2025	883757	Advanced Engineering and Enviro	Water	$ 763.75	Phase 1 - Water and Wastewater Rate Study
09/22/2025	883757	Advanced Engineering and Enviro	Water	$ -	Phase 2 -Water and Wastewater Rate Study
09/22/2025	883757	Advanced Engineering and Enviro	Water	$ 23,746.85	WO 23-96 WTP Intake #2 Catwalk Renovations; Pmt 20
09/22/2025	883758	Advantage Companies	Library	$ 10,000.00	43172 Annual micorfilm access renewal
09/22/2025	883759	Archie Cochrane	Fleet	$ 454.85	5588877
09/22/2025	883759	Archie Cochrane	Fleet	$ 62.07	5588877
09/22/2025	883759	Archie Cochrane	Fleet	$ 196.46	5588877
09/22/2025	883759	Archie Cochrane	Fleet	$ 56.20	5589083
09/22/2025	883759	Archie Cochrane	Fleet	$ 116.52	5589121
09/22/2025	883759	Archie Cochrane	Fleet	$ (56.20)	5589121
09/22/2025	883759	Archie Cochrane	Fleet	$ 105.55	5589131
09/22/2025	883759	Archie Cochrane	Fleet	$ 1.29	5589131
09/22/2025	883759	Archie Cochrane	Fleet	$ 3.18	5589131
09/22/2025	883759	Archie Cochrane	Fleet	$ 30.54	5589132
09/22/2025	883759	Archie Cochrane	Fleet	$ 65.94	5589132
09/22/2025	883759	Archie Cochrane	Fleet	$ 459.56	5590285
09/22/2025	883759	Archie Cochrane	Fleet	$ 37.63	5590307
09/22/2025	883759	Archie Cochrane	Fleet	$ 371.60	5592377
09/22/2025	883759	Archie Cochrane	Fleet	$ 141.70	5592377
09/22/2025	883759	Archie Cochrane	Fleet	$ 28.78	5593312
09/22/2025	883759	Archie Cochrane	Fleet	$ 141.70	5593346
09/22/2025	883759	Archie Cochrane	Fleet	$ 185.80	5593346
09/22/2025	883759	Archie Cochrane	Fleet	$ 143.04	5593368
09/22/2025	883759	Archie Cochrane	Fleet	$ 304.70	5593385
09/22/2025	883760	Askin Construction LLC	Airport	$ 1,013,292.08	Runway 7/25 Reconstruction & Extension Project - Fed
09/22/2025	883760	Askin Construction LLC	Airport	$ 53,331.16	Runway 7/25 Reconstruction & Extension Project - Loc
09/22/2025	883760	Askin Construction LLC	Gas Tax	$ 497,107.71	WO25-28 Safe Routes to School Projects

Check Date	Check #	Name	Fund Name		Amount	Item Desc
09/22/2025	883760	Askin Construction LLC	St Maint Dist	$	155,730.47	WO 25-16 2025 Annual Street Reconstruction; Pmt 1
09/22/2025	883760	Askin Construction LLC	Wastewater	$	783,926.35	WO 25-36 Contract 2 2025 Sewer Main Replacement; Pmt 2
09/22/2025	883765	B.I.R.D.	Tax Incrmnt E	$	44,937.50	FY26 EBURD Operating Agreement.
09/22/2025	883762	BAR 10	Park Dist 1	$	8,500.00	Rose north trail lights; matching grant partners
09/22/2025	ACH	Border States Electric	Wastewater	$	7,586.81	Replacement PLC Processor for CP100 at W
09/22/2025	ACH	Border States Electric	Wastewater	$	56.80	terminal blocks for motor leads at Lake
09/22/2025	ACH	Border States Electric	Wastewater	$	5,151.06	WAS 1,2,3 VFD Replacements
09/22/2025	ACH	Border States Electric	Water	$	1,308.75	PLC Power Supply for Voelker Pump Statio
09/22/2025	ACH	Border States Electric	Water	$	5,191.87	Purchase Staples Pump Station Replacement Soft Starts
09/22/2025	ACH	Border States Electric	Water	$	3,518.32	replacement filter BLDG control Clients
09/22/2025	ACH	Border States Electric	Water	$	1,542.70	Replacement pack and New 1/0 card for Hi
09/22/2025	ACH	Border States Electric	Water	$	852.60	SCOTCHLOK UR 19-26 AWG BUTT CONNECTOR-100 per box
09/22/2025	883769	Brenntag Pacific Inc	Wastewater	$	6,075.00	chemicals
09/22/2025	883781	Civicplus	Airport	$	455.72	Quarterly Civic Send Airport
09/22/2025	883781	Civicplus	General	$	964.69	Inv. #342397 Online Code Hosting
09/22/2025	883781	Civicplus	IT Resources	$	512.16	DNS and Domain Hosting fee, and SSL Certificate fee -IT
09/22/2025	883781	Civicplus	IT Resources	$	9,713.57	Quarterly Hosting & Support Fees
09/22/2025	883781	Civicplus	IT Resources	$	124.63	SSL Certificate Quarterly Fee Renewal -IT
09/22/2025	883781	Civicplus	Public Safety	$	522.26	Department Hosting annual fee and SSL management -Fire
09/22/2025	883781	Civicplus	Public Safety	$	150.72	Ultimate Department Header fee _Police
09/22/2025	883784	Community Seven	General	$	7,633.50	PEG Fees Apr 1, 2025 to Jun 30, 2025 FY25 Qtr 4
09/22/2025	883789	Dakota Fence Co	Park Dist 1	$	198,000.00	install poured in place playground fall protection
09/22/2025	883790	Dakota Supply Group	Street/Traffic	$	464.64	10" Pipe for STorm Line Replacement
09/22/2025	883790	Dakota Supply Group	Water	$	222.09	1" X 100' POLY PIPE - SDR9 CTS 250# P/N: SDR91100
09/22/2025	883790	Dakota Supply Group	Water	$	5,900.00	20" MJ BUTTERFLY VALVE - P/N: 422954
09/22/2025	883790	Dakota Supply Group	Water	$	267.00	27" POLYWRAP .008 MIL - PIPE WRAP (1891692) P/N: 765923
09/22/2025	883790	Dakota Supply Group	Water	$	240.05	6" PVC Pipe - CLASS 200-SDR-14-C900- FOR WATER P/N: 44092
09/22/2025	883791	DDG Partnership LLP	Tax Incrmnt E	$	24,846.00	TIF Assistance project VEMCO FY25.
09/22/2025	883792	Denny Menholt Frontier Chevrolet	Property Ins	$	7,219.33	repairs to BPD Car #1573 Property Claim 2025-101
09/22/2025	883792	Denny Menholt Frontier Chevrolet	Property Ins	$	6,372.17	repairs to BPD Car #1582. Property Claim 2025-100
09/22/2025	883793	Dick Anderson Construction Inc	Water	$	1,041,973.38	WO 19-42 West End WTP Project - Construction; Pmt 20
09/22/2025	883793	Dick Anderson Construction Inc	Water	$	162,995.58	WO 2396 Dick Anderson Const WTP Intake #2 Catwalk Repairs
09/22/2025	883795	DOWL	St Maint Dist	$	4,920.12	WO 23-11 Downtown 2-Way Street Conversion; Pmt 30

Check Date	Check #	Name	Fund Name		Amount	Item Desc
09/22/2025	883795	DOWL	Storm Sewer	$	25,871.75	02/10/2025...Approved by CC...Engineer
09/22/2025	883795	DOWL	Storm Sewer	$	4,635.50	WO 20-24 West End Storm System Improvements; Pmt 39
09/22/2025	883795	DOWL	Tax Incrmnt N	$	39,808.20	WO 23-11 Downtown 2-Way Street Conversion; Pmt 30
09/22/2025	883795	DOWL	Water	$	67,893.60	WO 25-01 Contract 1: 2025 Water Main Replacement; Pmt 8
09/22/2025	883795	DOWL	Water	$	58,578.92	WO 25-01 Contract 1: 2025 Water Main Replacement; Pmt 9
09/22/2025	883797	Downtown Billings Partnership	Tax Incrmnt N	$	27,175.42	FY26 DT TIF Operating Agreement.
09/22/2025	883797	Downtown Billings Partnership	Tax Incrmnt N	$	27,175.42	FY26 DT TIF Operating Agreement.
09/22/2025	883798	Dustbusters	Street/Traffic	$	7,339.53	Dust Guard
09/22/2025	883798	Dustbusters	Street/Traffic	$	7,080.68	Dust Oil
09/22/2025	883799	EBSCO Industries, Inc.	Library	$	6,519.00	91011031060 Academic Search annual renewal
09/22/2025	883807	First Light Technologies	Park Dist 1	$	5,908.00	Rose north trail lights; using grant project partners
09/22/2025	883808	Fisher Sand & Gravel	Street/Traffic	$	3,296.64	Asphalt for Water Break at Lyndale Dr
09/22/2025	883808	Fisher Sand & Gravel	Street/Traffic	$	259.20	asphalt repair
09/22/2025	883808	Fisher Sand & Gravel	Street/Traffic	$	2,148.48	asphalt used to pave Parking area @ Airp
09/22/2025	883808	Fisher Sand & Gravel	Street/Traffic	$	95.36	Patch for Sinkhole on STorm Line
09/22/2025	883808	Fisher Sand & Gravel	Street/Traffic	$	448.00	storm line repair4th & Terry
09/22/2025	883808	Fisher Sand & Gravel	Street/Traffic	$	2,716.80	street repair on Gabel Rd
09/22/2025	883808	Fisher Sand & Gravel	Street/Traffic	$	966.40	street repair...Lake Elmo
09/22/2025	883809	Fisher's Technology	Central Servic	$	4,366.27	Contract Invoice: 03.23.2025-04.22.2025
09/22/2025	883809	Fisher's Technology	Legal Grants	$	33.00	YWCA; Legal: Wireless LAN Board
09/22/2025	ACH	Galles Filter Service	Fleet	$	6.50	P1-39594-02
09/22/2025	ACH	Galles Filter Service	Fleet	$	7.06	P1-39594-02
09/22/2025	ACH	Galles Filter Service	Fleet	$	3.68	P1-39705-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	28.64	P1-39705-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	16.24	P1-39705-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	21.82	P1-39705-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	17.58	P1-39755-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	22.58	P1-39755-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	16.77	P1-39755-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	25.19	P1-39755-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	70.19	P1-39755-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	36.68	P1-39755-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	35.16	P1-39755-01

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/22/2025	ACH	Galles Filter Service	Fleet	$ 10.92	P1-39755-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 26.00	P1-39815-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 7.36	P1-39815-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 11.11	P1-39815-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 24.18	P1-39815-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 11.15	P1-39815-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 19.77	P1-39815-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 16.24	P1-39815-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 28.64	P1-39815-02
09/22/2025	ACH	Galles Filter Service	Fleet	$ 6.50	P1-39815-02
09/22/2025	ACH	Galles Filter Service	Fleet	$ 4.05	P1-39878-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 11.25	P1-39878-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 35.16	P1-39878-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 25.19	P1-39878-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 3.68	P1-39878-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 8.79	P1-39878-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 3.57	P1-39892.01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 43.64	P1-39960-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 74.46	P1-39960-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 19.30	P1-39960-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 8.79	P1-39960-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 16.98	P1-39960-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 38.48	P1-39960-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 36.68	P1-39960-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 24.36	P1-39960-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 33.87	P1-39960-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 5.46	P1-39960-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 32.50	P1-39960-02
09/22/2025	ACH	Galles Filter Service	Fleet	$ 14.32	P1-40109-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 11.27	P1-40109-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 11.34	P1-40109-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 8.10	P1-40109-01
09/22/2025	ACH	Galles Filter Service	Fleet	$ 190.80	P1-40109-01

Check Date	Check #	Name	Fund Name		Amount	Item Desc
09/22/2025	ACH	Galles Filter Service	Fleet	$	160.92	P1-40109-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	8.49	P1-40109-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	3.53	P1-40109-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	35.16	P1-40109-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	140.38	P1-40109-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	11.15	P1-40109-01
09/22/2025	ACH	Galles Filter Service	Fleet	$	7.36	P1-40109-01
09/22/2025	ACH	Galles Filter Service	Solid Waste	$	145.08	EQP 264 FILTER
09/22/2025	ACH	Galles Filter Service	Solid Waste	$	921.92	INNER & OUTER AIR ELEMENT
09/22/2025	ACH	Galles Filter Service	Solid Waste	$	615.27	OUTER/INNER AIR ELEMENT
09/22/2025	ACH	Galles Filter Service	Solid Waste	$	954.21	OUTER/INNER/CAB AIR ELEMENT
09/22/2025	ACH	Galles Filter Service	Wastewater	$	77.28	12V PASSENGER CAR BATTERY
09/22/2025	ACH	Galles Filter Service	Wastewater	$	10.26	CABIN AIR FILTER, ELEMENT
09/22/2025	ACH	Galles Filter Service	Wastewater	$	(9.00)	CORE RETURN
09/22/2025	ACH	Galles Filter Service	Wastewater	$	12.50	FUEL TANK SPIN ON FILTER
09/22/2025	ACH	Galles Filter Service	Water	$	77.29	12V PASSENGER CAR BATTERY
09/22/2025	ACH	Galles Filter Service	Water	$	10.27	CABIN AIR FILTER, ELEMENT
09/22/2025	ACH	Galles Filter Service	Water	$	(9.00)	CORE RETURN
09/22/2025	ACH	Galles Filter Service	Water	$	37.50	FUEL TANK SPIN ON FILTER
09/22/2025	883812	Gametime	Park Dist 1	$	110,680.00	Coulson North & South improvements shelter - PJI-0279784
09/22/2025	883815	Geveko Markings	Street/Traffic	$	18,228.75	heat tape order
09/22/2025	883816	GMP Consultants	P.W. Admin	$	6,500.00	Employee Recruitment
09/22/2025	883819	Graphic Imprints	Park Dist 1	$	555.75	shirts for love serving autism - 123013
09/22/2025	883819	Graphic Imprints	Park Dist 1	$	2,284.75	shirts for refresh the rims - 123030
09/22/2025	883822	Hach Company	Water	$	3,267.00	Calibration service on streaming current
09/22/2025	883822	Hach Company	Water	$	4,056.00	calibration service on UVA system
09/22/2025	883823	Hardrives Construction	Gas Tax	$	237,916.99	WO 24-03 Contract 2 City Chip / Scrub Seal; Pmt 4 Final
09/22/2025	883823	Hardrives Construction	St Maint Dist	$	71,747.44	WO 24-03 Contract 2 City Chip / Scrub Seal; Pmt 4 Final
09/22/2025	883823	Hardrives Construction	Tax Incrmnt S	$	2,574.39	WO 24-03 Contract 2 City Chip / Scrub Seal; Pmt 4 Final
09/22/2025	883824	Hawkins Inc.	Water	$	31,372.50	coagulant for process
09/22/2025	883824	Hawkins Inc.	Water	$	31,866.00	coagulant for process
09/22/2025	883824	Hawkins Inc.	Water	$	2,924.49	Staples Chlorine
09/22/2025	883824	Hawkins Inc.	Water	$	48.02	water Pipe Burst PBD036

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/22/2025	ACH	HDR, Inc.	Bike Trails Doı	$ 38,059.68	WO 24-37 Stagecoach Trail; Pmt 5
09/22/2025	ACH	HDR, Inc.	Bike Trails Doı	$ 22,947.33	WO 24-37 Stagecoach Trail; Pmt 6
09/22/2025	ACH	HDR, Inc.	Trl Donate	$ -	WO 24-37 Stagecoach Trail
09/22/2025	ACH	HDR, Inc.	Trl Donate	$ -	WO 24-37 Stagecoach Trail
09/22/2025	ACH	HDR, Inc.	Water	$ 102,941.18	WO 19-12 West End Reservoir; Pmt 77
09/22/2025	ACH	HDR, Inc.	Water	$ 16,671.57	WO 23-12 Zone 4 Pump Station & Waterline Improvements
09/22/2025	883832	Ingram Library	Library	$ 16.49	90134819
09/22/2025	883832	Ingram Library	Library	$ 2.17	90200737
09/22/2025	883832	Ingram Library	Library	$ 235.00	90200737
09/22/2025	883832	Ingram Library	Library	$ 34.84	90200737
09/22/2025	883832	Ingram Library	Library	$ 424.15	90200737
09/22/2025	883832	Ingram Library	Library	$ 43.80	90200737
09/22/2025	883832	Ingram Library	Library	$ 0.54	90200738
09/22/2025	883832	Ingram Library	Library	$ 53.97	90200738
09/22/2025	883832	Ingram Library	Library	$ 22.16	90200738
09/22/2025	883832	Ingram Library	Library	$ 0.14	90200739
09/22/2025	883832	Ingram Library	Library	$ 23.60	90200739
09/22/2025	883832	Ingram Library	Library	$ 0.15	90200740
09/22/2025	883832	Ingram Library	Library	$ 21.99	90200740
09/22/2025	883832	Ingram Library	Library	$ 30.56	90200740
09/22/2025	883832	Ingram Library	Library	$ 136.63	90200741
09/22/2025	883832	Ingram Library	Library	$ 210.09	90200741
09/22/2025	883832	Ingram Library	Library	$ 21.95	90200741
09/22/2025	883832	Ingram Library	Library	$ 66.00	90200741
09/22/2025	883832	Ingram Library	Library	$ 0.37	90269008
09/22/2025	883832	Ingram Library	Library	$ 10.79	90269008
09/22/2025	883832	Ingram Library	Library	$ 36.37	90269008
09/22/2025	883832	Ingram Library	Library	$ 2.63	90269009
09/22/2025	883832	Ingram Library	Library	$ 26.39	90269009
09/22/2025	883832	Ingram Library	Library	$ 223.01	90269009
09/22/2025	883832	Ingram Library	Library	$ 11.99	90269009
09/22/2025	883832	Ingram Library	Library	$ 5.19	90269009
09/22/2025	883832	Ingram Library	Library	$ 0.08	90279281

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/22/2025	883832	Ingram Library	Library	$ 36.55	90279281
09/22/2025	883832	Ingram Library	Library	$ 0.26	90279282
09/22/2025	883832	Ingram Library	Library	$ 44.84	90279282
09/22/2025	883832	Ingram Library	Library	$ 24.00	90279282
09/22/2025	883832	Ingram Library	Library	$ 0.27	90279283
09/22/2025	883832	Ingram Library	Library	$ 98.68	90279283
09/22/2025	883832	Ingram Library	Library	$ 2.39	90279284
09/22/2025	883832	Ingram Library	Library	$ 863.34	90279284
09/22/2025	883832	Ingram Library	Library	$ 3.00	90279285
09/22/2025	883832	Ingram Library	Library	$ 426.12	90279285
09/22/2025	883832	Ingram Library	Library	$ 2,659.13	90279285
09/22/2025	883832	Ingram Library	Library	$ 170.22	90279285
09/22/2025	883832	Ingram Library	Library	$ 814.13	90279285
09/22/2025	883832	Ingram Library	Library	$ 18.60	90279285
09/22/2025	883832	Ingram Library	Library	$ 10.79	90279286
09/22/2025	883832	Ingram Library	Library	$ 0.49	90279287
09/22/2025	883832	Ingram Library	Library	$ 36.89	90279287
09/22/2025	883832	Ingram Library	Library	$ 0.62	90279288
09/22/2025	883832	Ingram Library	Library	$ 32.44	90279288
09/22/2025	883832	Ingram Library	Library	$ 15.90	90279288
09/22/2025	883832	Ingram Library	Library	$ 0.27	90279289
09/22/2025	883832	Ingram Library	Library	$ 17.08	90279289
09/22/2025	883832	Ingram Library	Library	$ 1.26	90279290
09/22/2025	883832	Ingram Library	Library	$ 70.20	90279290
09/22/2025	883832	Ingram Library	Library	$ 0.36	90279291
09/22/2025	883832	Ingram Library	Library	$ 12.00	90279291
09/22/2025	883832	Ingram Library	Library	$ 257.08	90301119
09/22/2025	883832	Ingram Library	Library	$ 186.97	90301119
09/22/2025	883832	Ingram Library	Library	$ 1.16	903434651
09/22/2025	883832	Ingram Library	Library	$ 17.70	903434651
09/22/2025	883832	Ingram Library	Library	$ 10.61	903434651
09/22/2025	883832	Ingram Library	Library	$ 1.30	90343649
09/22/2025	883832	Ingram Library	Library	$ 10.19	90343649

Check Date	Check #	Name	Fund Name		Amount	Item Desc
09/22/2025	883832	Ingram Library	Library	$	10.02	90343649
09/22/2025	883832	Ingram Library	Library	$	0.54	90343650
09/22/2025	883832	Ingram Library	Library	$	14.28	90343650
09/22/2025	883835	Invoice Cloud Inc	Solid Waste	$	7,220.85	Biller Portal access August 2025
09/22/2025	883835	Invoice Cloud Inc	Storm Sewer	$	3,209.27	Biller Portal access August 2025
09/22/2025	883835	Invoice Cloud Inc	Wastewater	$	12,435.91	Biller Portal access August 2025
09/22/2025	883835	Invoice Cloud Inc	Water	$	17,249.82	Biller Portal access August 2025
09/22/2025	883841	Knife River (JTL Group Inc.)	Gas Tax	$	3,842.38	3842.38
09/22/2025	883841	Knife River (JTL Group Inc.)	Gas Tax	$	93,070.91	WO 25-02 Missing Sidewalk Project; Pmt 2
09/22/2025	883841	Knife River (JTL Group Inc.)	Gas Tax	$	47,793.92	WO 26-04 City ADA Contract 1; Pmt 1
09/22/2025	883841	Knife River (JTL Group Inc.)	Sidewalk Con	$	1,113.75	WO 25-02 Missing Sidewalk Project; Pmt 2
09/22/2025	883841	Knife River (JTL Group Inc.)	St Maint Dist	$	1,122,874.89	WO 26-03 Contract 1 City Overlay; Pmt 1
09/22/2025	883841	Knife River (JTL Group Inc.)	Street/Traffic	$	994.00	Interlochin & River Oaks..Street Repair
09/22/2025	ACH	Kone Inc	Airport	$	3,877.77	September Elevator/Escalator Maintenance
09/22/2025	ACH	Kone Inc	Airport	$	64.67	September Elevator/Escalator Maintenance
09/22/2025	ACH	Kone Inc	Airport	$	157.04	September Elevator/Escalator Maintenance
09/22/2025	883843	L P Anderson Tire Co. Inc.	Fleet	$	78.60	122014
09/22/2025	883843	L P Anderson Tire Co. Inc.	Fleet	$	1,048.62	123079
09/22/2025	883843	L P Anderson Tire Co. Inc.	Public Safety	$	2,238.71	TIRE
09/22/2025	883843	L P Anderson Tire Co. Inc.	Street/Traffic	$	4,492.10	BRIDGESTONE TIRES FOR VEHICLE 1307
09/22/2025	883844	Lee's Construction	Wastewater	$	42,230.00	Ridgeview Development SDF Refund
09/22/2025	883844	Lee's Construction	Water	$	11,439.00	Ridgeview Development SDF Refund
09/22/2025	883847	McLees Incorporated	Wastewater	$	584.00	WRF Admin Bldg HVAC repair..added refrig
09/22/2025	883847	McLees Incorporated	Wastewater	$	460.00	WRF Admin Bldg HVAC rooftop compressor u
09/22/2025	883847	McLees Incorporated	Wastewater	$	3,320.00	WRF Admin Bldg Rooftop Compressor servic
09/22/2025	883847	McLees Incorporated	Wastewater	$	445.60	WRF Headworks Electrical Room A/C Unit
09/22/2025	883847	McLees Incorporated	Wastewater	$	765.00	WRF Lab BOD Incubator evaporator fan rep
09/22/2025	883848	Meadow Green Sales	Fleet	$	116.00	14731
09/22/2025	883848	Meadow Green Sales	Fleet	$	6.50	14731
09/22/2025	883848	Meadow Green Sales	Fleet	$	45.50	14731
09/22/2025	883848	Meadow Green Sales	Fleet	$	31.00	14731
09/22/2025	883848	Meadow Green Sales	Fleet	$	15.50	14760
09/22/2025	883848	Meadow Green Sales	Street/Traffic	$	18,516.00	2025 scag mower

Check Date	Check #	Name	Fund Name		Amount	Item Desc
09/22/2025	883850	Merle B. Frank	Wastewater	$	2,620.00	Resident changed sewer meter sizes
09/22/2025	883855	MFPE	Payroll Clearir	$	3,043.04	Payroll Summary
09/22/2025	883853	Montana CSED	Payroll Clearir	$	6,751.41	Payroll Summary
09/22/2025	883858	Morrison Maierle Inc	Airport	$	2,062.23	Terminal Expansion Project, Final Design, Plans & Specs
09/22/2025	883858	Morrison Maierle Inc	Airport	$	2,437.66	Terminal Expansion Project, Final Design, Plans & Specs
09/22/2025	883858	Morrison Maierle Inc	Airport	$	21,938.96	Terminal Expansion Project, Final Design, Plans & Specs
09/22/2025	883858	Morrison Maierle Inc	Airport	$	15,430.14	Runway 7/25 Reconst & Extension Project Amendment- fed
09/22/2025	883858	Morrison Maierle Inc	Airport	$	812.11	Runway 7/25 Reconst & Extension Project Amendment- Local
09/22/2025	883858	Morrison Maierle Inc	Airport	$	67,989.32	Runway Reconstruction & Extension Project - Federal Share
09/22/2025	883858	Morrison Maierle Inc	Airport	$	3,578.38	Runway Reconstruction & Extension Project - Local Share
09/22/2025	883858	Morrison Maierle Inc	Wastewater	$	31,474.19	WO 25-01 Contract 2: 2025 Sewer Replacement Project
09/22/2025	883858	Morrison Maierle Inc	Water	$	8,958.00	WO 24-41 Heights Water District Consolidation Study; Pmt 7
09/22/2025	883858	Morrison Maierle Inc	Water	$	32,974.38	WO 25-01 Contract 3: Rosemont Way Water Main Replace
09/22/2025	883859	Motorola Solutions Inc	EOC 911	$	614,800.20	IP LOGGING SYSTEM (NICE) CONTRACT - 911 CENTER
09/22/2025	883860	MPPA	Payroll Clearir	$	4,006.52	Payroll Summary
09/22/2025	883857	MSFA	Payroll Clearir	$	6,353.51	Payroll Summary
09/22/2025	883862	MT Dept of Revenue-CGR2	Airport	$	10,235.27	Runway 7/25 Reconstruction & Extension Project - Fed
09/22/2025	883862	MT Dept of Revenue-CGR2	Airport	$	538.70	Runway 7/25 Reconstruction & Extension Project - Local
09/22/2025	883862	MT Dept of Revenue-CGR2	Gas Tax	$	2,403.21	WO 24-03 Contract 2 City Chip / Scrub Seal; Pmt 4 Final
09/22/2025	883862	MT Dept of Revenue-CGR2	Gas Tax	$	1,352.17	WO 25-02 Missing Sidewalk Project; Pmt 1
09/22/2025	883862	MT Dept of Revenue-CGR2	Gas Tax	$	5,021.29	WO 25-28 Safe Routes to School Projects - Const Contract
09/22/2025	883862	MT Dept of Revenue-CGR2	Park Dist 1	$	2,000.00	tax on Dakota playground landons legacy playground
09/22/2025	883862	MT Dept of Revenue-CGR2	Park Dist 1	$	49.76	pWovek contract for renovations to the castlerock restroom
09/22/2025	883862	MT Dept of Revenue-CGR2	Sidewalk Con	$	-	WO 25-02 Missing Sidewalk Project
09/22/2025	883862	MT Dept of Revenue-CGR2	St Maint Dist	$	724.71	WO 24-03 Contract 2 City Chip / Scrub Seal; Pmt 4 Final
09/22/2025	883862	MT Dept of Revenue-CGR2	St Maint Dist	$	1,573.03	WO 25-16 2025 Annual Street Reconstruction: Pmt 1
09/22/2025	883862	MT Dept of Revenue-CGR2	St Maint Dist	$	11,342.17	WO 26-03 Contract 1 City Overl; Pmt 1
09/22/2025	883862	MT Dept of Revenue-CGR2	Tax Incrmnt S	$	26.01	WO 24-03 Contract 2 City Chip / Scrub Seal; Pmt 4 Final
09/22/2025	883862	MT Dept of Revenue-CGR2	Trl Donate	$	1,006.49	WO 25-08 Rose Park Trail; Pmt 2
09/22/2025	883862	MT Dept of Revenue-CGR2	Wastewater	$	7,918.45	WO 25-01 Contract 2 2025 Sewer Main Replacement; Pmt 2
09/22/2025	883862	MT Dept of Revenue-CGR2	Water	$	10,524.98	WO 19-42 West End WTP Construction; Pmt 20
09/22/2025	883862	MT Dept of Revenue-CGR2	Water	$	1,646.42	WO 23-96 WTP Intake #2 Catwalk Repairs and Improvements
09/22/2025	883862	MT Dept of Revenue-CGR2	Water	$	1,826.21	WO 25-01 Contract 3 Rosemont Water Main Replacement

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09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,341.71	SILMD 10 Acct# 0712546-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 2,526.36	SILMD 100 Acct# 0712559-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 2,052.47	SILMD 107 Acct# 0712560-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 5,147.47	SILMD 109 Acct# 0712561-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 277.91	SILMD 113 Acct# 0712562-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,107.69	SILMD 114 Acct# 0712563-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 260.63	SILMD 115 Acct# 0712564-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 684.15	SILMD 116 Acct# 0712565-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 3,736.96	SILMD 117 Acct# 0712566-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 242.99	SILMD 118 Acct# 0712567-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 149.77	SILMD 119 Acct# 0712568-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 2,932.11	SILMD 121 Acct# 0712570-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 220.23	SILMD 122 Acct# 0712571-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 390.94	SILMD 123 Acct# 0712572-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,140.27	SILMD 124 Acct# 0712573-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 456.09	SILMD 125 Acct# 0712574-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 228.07	SILMD 126 Acct# 0712575-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 825.88	SILMD 127 Acct# 0712576-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 578.10	SILMD 128 Acct# 0712577-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 390.94	SILMD 129 Acct# 0712578-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 5,877.83	SILMD 13 Acct# 0721276-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 29.43	SILMD 13 Acct# 4255370-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 140.85	SILMD 130 Acct# 0712579-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,009.95	SILMD 131 Acct# 0712580-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 261.54	SILMD 133 Acct# 0712581-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 603.55	SILMD 134 Acct# 0712582-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 605.64	SILMD 135 Acct# 0712583-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 553.84	SILMD 136 Acct# 0712584-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 456.15	SILMD 137 Acct# 0712585-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 879.63	SILMD 138 Acct# 0712586-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 293.20	SILMD 139 Acct# 0712587-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 3,001.17	SILMD 14 Acct# 0721277-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 5.22	SILMD 14 Acct# 4167204-9

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 684.15	SILMD 143 Acct# 0712588-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 32.54	SILMD 144 Acct# 0712589-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 550.56	SILMD 145 Acct# 0712590-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 423.52	SILMD 146 Acct# 0712591-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 520.49	SILMD 147 Acct# 0712592-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 2,034.47	SILMD 149 Acct# 0712593-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 880.92	SILMD 150 Acct# 0712594-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 749.30	SILMD 151 Acct# 0712595-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 5,058.23	SILMD 152 Acct# 0712596-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 633.15	SILMD 153 Acct# 0712597-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,431.51	SILMD 154 Acct# 0712598-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 586.43	SILMD 155 Acct# 0712599-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,073.63	SILMD 157 Acct# 0712600-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 944.78	SILMD 158 Acct# 0712601-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,163.32	SILMD 159 Acct# 0712602-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 847.06	SILMD 160 Acct# 0712603-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,238.80	SILMD 161 Acct# 0712604-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 57.55	SILMD 162 Acct# 0712605-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,015.50	SILMD 163 Acct# 0712606-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 440.47	SILMD 164 Acct# 0712607-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,042.52	SILMD 165 Acct# 0712608-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 275.30	SILMD 167 Acct# 0712609-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,368.46	SILMD 17 Acct# 0712553-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 660.69	SILMD 171 Acct# 0712610-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 603.58	SILMD 172 Acct# 0712611-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,376.44	SILMD 173 Acct# 0712612-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,156.20	SILMD 174 Acct# 0712613-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 385.39	SILMD 175 Acct# 0712614-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 41.09	SILMD 176 Acct# 0712615-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 302.81	SILMD 178 Acct# 0712616-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 605.64	SILMD 179 Acct# 0712617-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 412.94	SILMD 180 Acct# 0712618-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,987.31	SILMD 181 Acct# 0712619-6

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 688.23	SILMD 182 Acct# 0712620-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,376.44	SILMD 183 Acct# 0712621-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 440.47	SILMD 184 Acct# 0712622-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 165.17	SILMD 185 Acct# 0712623-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 925.06	SILMD 186 Acct# 0712624-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 275.30	SILMD 187 Acct# 0712625-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 330.34	SILMD 188 Acct# 0712626-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 275.30	SILMD 189 Acct# 0712627-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,431.51	SILMD 190 Acct# 0712628-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 491.39	SILMD 191 Acct# 0712629-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 357.87	SILMD 192 Acct# 0712630-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 880.92	SILMD 193 Acct# 0712631-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 412.99	SILMD 194 Acct# 0712632-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 330.36	SILMD 195 Acct# 0712633-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 105.17	SILMD 196 Acct# 0712634-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 105.17	SILMD 197 Acct# 0712635-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 137.64	SILMD 198 Acct# 0712636-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 72.68	SILMD 200 Acct# 0712637-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 578.10	SILMD 201 Acct# 0712638-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 996.54	SILMD 202 Acct# 0712639-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 28.04	SILMD 203 Acct# 0712640-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 552.05	SILMD 204 Acct# 0712641-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 32.87	SILMD 205 Acct# 0712642-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 385.39	SILMD 206 Acct# 0712643-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 440.47	SILMD 207 Acct# 0712644-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 633.15	SILMD 209 Acct# 0712646-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 126.20	SILMD 210 Acct# 0712647-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 70.12	SILMD 211 Acct# 0712648-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 70.12	SILMD 212 Acct# 0712649-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 42.08	SILMD 213 Acct# 0712650-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 450.15	SILMD 214 Acct# 0712651-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 165.17	SILMD 216 Acct# 0712652-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 536.92	SILMD 217 Acct# 0712653-5

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09/22/2025	883868	NorthWestern Energy	Light Maint	$ 378.31	SILMD 220 Acct# 0712654-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 8.21	SILMD 221 Acct# 0712655-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 111.39	SILMD 222 Acct# 0712656-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 168.26	SILMD 223 Acct# 0712657-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,747.32	SILMD 224 Acct# 0712658-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 537.91	SILMD 225 Acct# 0712659-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 311.55	SILMD 226 Acct# 0712660-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 837.84	SILMD 227 Acct# 0712661-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 944.78	SILMD 228 Acct# 0712662-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 488.69	SILMD 229 Acct# 0712663-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,140.26	SILMD 230 Acct# 0712664-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 684.15	SILMD 231 Acct# 0712665-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 2,964.68	SILMD 232 Acct# 0712666-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,232.50	SILMD 233 Acct# 0712667-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 671.17	SILMD 234 Acct# 0712668-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 780.61	SILMD 235 Acct# 0712669-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 247.77	SILMD 236 Acct# 0712670-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 467.99	SILMD 237 Acct# 0712671-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 16.44	SILMD 238 Acct# 0712672-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 110.11	SILMD 239 Acct# 0712673-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 594.69	SILMD 240 Acct# 0712674-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 695.71	SILMD 241 Acct# 0712675-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 97.74	SILMD 242 Acct# 0712676-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 130.31	SILMD 244 Acct# 0712677-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 89.04	SILMD 245 Acct# 0712678-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 390.94	SILMD 246 Acct# 0712679-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,184.60	SILMD 247 Acct# 0712680-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 3,225.30	SILMD 249 Acct# 0718734-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 297.35	SILMD 250 Acct# 0719001-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 4,578.54	SILMD 251 Acct# 0718801-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 651.56	SILMD 252 Acct# 0719162-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 2,167.31	SILMD 253 Acct# 0719644-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 222.76	SILMD 254 Acct# 0719763-5

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09/22/2025	883868	NorthWestern Energy	Light Maint	$ 184.53	SILMD 255 Acct# 0720813-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,327.84	SILMD 257 Acct# 0720360-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 3,108.21	SILMD 258 Acct# 0720606-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,970.44	SILMD 259 Acct# 0720810-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 586.43	SILMD 261 Acct# 0720705-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 3,654.51	SILMD 262 Acct# 0720937-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,376.71	SILMD 263 Acct# 0720716-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 243.00	SILMD 264 Acct# 0721427-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 426.14	SILMD 265 Acct# 0721556-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 62.63	SILMD 266 Acct# 0721684-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 182.77	SILMD 270 Acct# 0906944-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 89.07	SILMD 270 Acct# 0907777-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 61.36	SILMD 270 Acct# 4262276-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 85.85	SILMD 270 Acct# 4262277-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 60.09	SILMD 270 Acct# 4262278-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 102.34	SILMD 270 Acct# 4262282-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,138.38	SILMD 271 Acct# 0995095-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 3,328.95	SILMD 272 Acct# 0905005-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 241.86	SILMD 273 Acct# 0926386-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 708.31	SILMD 276 Acct# 0961926-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,001.16	SILMD 277 Acct# 1058710-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 313.86	SILMD 278 Acct# 1087619-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 70.23	SILMD 279 Acct# 1124127-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 858.99	SILMD 280 Acct# 1045653-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 628.03	SILMD 283 Acct# 1172743-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 387.61	SILMD 285 Acct# 1206985-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 287.31	SILMD 286 Acct# 1296582-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 2,180.44	SILMD 288 Acct# 1303978-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 220.96	SILMD 289 Acct# 1685375-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 95.80	SILMD 289 Acct# 4185749-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 173.88	SILMD 290 Acct# 1433921-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 716.74	SILMD 292 Acct# 1481532-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 275.30	SILMD 293 Acct# 1481534-4

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09/22/2025	883868	NorthWestern Energy	Light Maint	$ 550.56	SILMD 294 Acct# 1481535-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 130.31	SILMD 295 Acct# 1481536-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,459.02	SILMD 296 Acct# 1481537-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 247.75	SILMD 297 Acct# 1481539-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 220.23	SILMD 298 Acct# 1481540-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 481.42	SILMD 300 Acct# 1662840-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 6,083.00	SILMD 301 Acct# 1687005-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 305.33	SILMD 302 Acct# 1607534-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 946.50	SILMD 305 Acct# 1695873-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 238.76	SILMD 306 Acct# 1740353-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 3,340.89	SILMD 307 Acct# 2049005-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 319.23	SILMD 308 Acct# 2072459-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 393.50	SILMD 309 Acct# 2001311-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 87.34	SILMD 310 Acct# 2060519-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 303.67	SILMD 311 Acct# 3014475-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 281.97	SILMD 312 Acct# 3146127-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 513.98	SILMD 315 Acct# 3305804-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 1,348.38	SILMD 316 Acct# 3291842-7
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 94.25	SILMD 317 Acct# 3253826-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 954.96	SILMD 318 Acct# 3372018-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 80.70	SILMD 320 Acct# 0712569-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 468.98	SILMD 321 Acct# 3338917-2
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 91.87	SILMD 322 Acct# 3402033-9
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 781.96	SILMD 323 Acct# 3597170-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 339.66	SILMD 324 Acct# 1246537-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 280.11	SILMD 325 Acct# 3587598-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 113.50	SILMD 326 Acct# 3840455-4
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 220.23	SILMD 327 Acct# 3810801-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 688.20	SILMD 328 Acct# 3894879-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 86.58	SILMD 329 Acct# 3939032-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 261.87	SILMD 330 Acct# 3951594-5
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 36.72	SILMD 331 Acct# 0712645-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$ 12.55	SILMD 331 Acct# 4174590-2

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09/22/2025	883868	NorthWestern Energy	Light Maint	$	38.44	SILMD 331 Acct# 4174591-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$	31.13	SILMD 331 Acct# 4174593-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$	26.90	SILMD 331 Acct# 4176340-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$	146.37	SILMD 332 Acct# 4093467-1
09/22/2025	883868	NorthWestern Energy	Light Maint	$	470.92	SILMD 8 Acct# 0712544-6
09/22/2025	883868	NorthWestern Energy	Light Maint	$	430.21	SILMD 9 Acct# 0712545-3
09/22/2025	883868	NorthWestern Energy	Light Maint	$	698.56	SILMD 95 Acct# 0712556-0
09/22/2025	883868	NorthWestern Energy	Light Maint	$	11,653.43	SILMD 97 Acct# 0712557-8
09/22/2025	883868	NorthWestern Energy	Light Maint	$	1,369.94	SILMD 99 Acct# 0712558-6
09/22/2025	883868	NorthWestern Energy	Street/Traffic	$	14,915.81	Signal Bills 09/16/2025
09/22/2025	883869	Orion Planning + Design	Planning	$	26,361.75	Services through August 1, 2025 - August 31, 2025
09/22/2025	883872	Polydyne Inc	Wastewater	$	5,096.00	Flosperse 30S
09/22/2025	883873	Power Controls Inc	Wastewater	$	3,014.74	replacement Secondary Clairifier Beach H
09/22/2025	883875	Public Utilities	Airport	$	62.85	3059379-Corp Air/Alpine
09/22/2025	883875	Public Utilities	Airport	$	181.25	3059382-US Postal Service Gate 15
09/22/2025	883875	Public Utilities	Airport	$	118.12	3059383-Marchi Office
09/22/2025	883875	Public Utilities	Airport	$	224.50	3070894-Edwards Jet Center 1691 Aviation Place
09/22/2025	883875	Public Utilities	Airport	$	152.68	3070895-MT State Lands DEQ/DNRC
09/22/2025	883875	Public Utilities	Airport	$	126.60	3082456-Zone Dispatch-IP6 & IP7
09/22/2025	883875	Public Utilities	Airport	$	165.54	3082459-Rocky Mountain College-EJC
09/22/2025	883875	Public Utilities	Airport	$	153.50	3082460-Marchi Hangar
09/22/2025	883875	Public Utilities	Airport	$	95.01	3082461-TSA
09/22/2025	883875	Public Utilities	Airport	$	90.65	3094193-Alpine Air-Maintenance
09/22/2025	883875	Public Utilities	Airport	$	121.71	3094194-West End T-Hangars
09/22/2025	883875	Public Utilities	Airport	$	399.44	3094195-Airfield Maintenance Compactor
09/22/2025	883875	Public Utilities	Airport	$	135.30	3094196-Edwards Jet Center 1871 Aviation Place
09/22/2025	883875	Public Utilities	Airport	$	121.68	3094197-Aerotronics
09/22/2025	883875	Public Utilities	Airport	$	236.02	3094198-Billings Fire Center-BLM
09/22/2025	883875	Public Utilities	Airport	$	281.66	3105643-QTA
09/22/2025	883875	Public Utilities	Airport	$	128.93	3105644-Executive Hangars
09/22/2025	883875	Public Utilities	Airport	$	9.21	3105644-Executive Hangars USDA APHIS
09/22/2025	883875	Public Utilities	Airport	$	362.56	3105645-UPS Gate 21
09/22/2025	883875	Public Utilities	Airport	$	126.60	3116871-Beacon/Patton Aviation

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09/22/2025	ACH	RDO Equipment Co.	Water	$	6,695.00	Excavator Rental PBD-036
09/22/2025	883878	Rimrock Dirtworks LLC	Trl Donate	$	99,642.63	WO 25-08 Rose Park Trail; Pmt 2
09/22/2025	883881	S & S Machine Inc	Water	$	13,855.00	L2-P3 Motor Rebuild
09/22/2025	883884	Second Nature Consulting LLC	Park Dist 1	$	2,450.00	improvements near intersection of Lillis ln and Parkview Dr
09/22/2025	883884	Second Nature Consulting LLC	Trl Donate	$	1,250.00	INVOICE 241033-07;change order to correct account number
09/22/2025	883884	Second Nature Consulting LLC	Trl Donate	$	-	New Trail Extension-Big Ditch Trail
09/22/2025	883886	SIGNAL 88 FRANCHISE GROUP	Library	$	19,499.72	US_70399 Security Guard Service August 2025
09/22/2025	883888	SK Geotechnical Corporation	Solid Waste	$	2,983.00	WO 23-27 landfill HHW Bldg Service Agreement; Pmt 1
09/22/2025	883891	Solid Waste Systems Inc	Wastewater	$	5,531.01	PARTS TO REBUILD CAMERA ON 7995
09/22/2025	883895	Summit Fire & Security LLC	Water	$	4,056.00	5 YR internal fire sprinkler inspection
09/22/2025	883898	Thatcher Company	Water	$	2,634.50	Filter Aid for Process
09/22/2025	883900	TMG Services Inc	Water	$	6,314.78	Roller for chemical pump and Chlorine re
09/22/2025	ACH	Town & Country Supply	Airport	$	23,660.56	Invoice #449075. QTA Car Rental Fuel
09/22/2025	ACH	Town & Country Supply	Fleet	$	6,526.09	450927
09/22/2025	ACH	Town & Country Supply	Fleet	$	5,405.12	450927
09/22/2025	ACH	Town & Country Supply	Fleet	$	12,932.73	450927
09/22/2025	ACH	Town & Country Supply	Fleet	$	6,070.41	450927
09/22/2025	ACH	Town & Country Supply	Solid Waste	$	19,926.90	448493
09/22/2025	ACH	Town & Country Supply	Wastewater	$	2,944.88	WRF Diesel / unleaded gas for equipment
09/22/2025	ACH	Town & Country Supply	Water	$	11,238.85	DIESEL FOR BELKNAP
09/22/2025	ACH	Tractor & Equipment Co.	Solid Waste	$	2,039.85	BOLT, LOCKNUT, GASKET,SPACER,WASHER,MOUNT, CAMERA
09/22/2025	ACH	Tractor & Equipment Co.	Solid Waste	$	2,877.58	DOOR GP, FILM-WARN CR, MTG GP INJECTOR
09/22/2025	ACH	Tractor & Equipment Co.	Solid Waste	$	723.91	ELEMENT, FILTER
09/22/2025	ACH	Tractor & Equipment Co.	Solid Waste	$	1,063.11	ELEMENT, FILTER
09/22/2025	ACH	Tractor & Equipment Co.	Solid Waste	$	1,007.96	ELEMENT, FILTERS
09/22/2025	ACH	Tractor & Equipment Co.	Solid Waste	$	1,594.30	ELEMENTS, FILTERS
09/22/2025	ACH	Tractor & Equipment Co.	Solid Waste	$	1,245.00	FILTERS, CARTRIDGE
09/22/2025	ACH	Tractor & Equipment Co.	Solid Waste	$	298.61	HOSE AS, CONSUMABLES
09/22/2025	ACH	Tractor & Equipment Co.	Solid Waste	$	3,900.00	REPAIR FUEL LEVEL GAUGE, REPAIR CAMERA, INSTALL SEAT B
09/22/2025	ACH	Tractor & Equipment Co.	Solid Waste	$	2,106.00	REPLACE COMPARTMENT DOOR, REMOVE AND INSTALL HOSE
09/22/2025	ACH	Tractor & Equipment Co.	Solid Waste	$	2,604.00	TROUBLESHOOT AND REPAIR HYDRAULIC LEAK
09/22/2025	883902	Trojan Technologies Corp	Water	$	3,266.00	Inspection
09/22/2025	883908	USA Bluebook	Wastewater	$	1,058.40	HYDRAULIC SUBMERSIBLE TRASH PUMP

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09/22/2025	883908	USA Bluebook	Wastewater	$	1,117.20	HYDRAULIC SUBMERSIBLE TRASH PUMP
09/22/2025	883908	USA Bluebook	Water	$	1,058.40	HYDRAULIC SUBMERSIBLE TRASH PUMP
09/22/2025	883908	USA Bluebook	Water	$	1,117.20	HYDRAULIC SUBMERSIBLE TRASH PUMP
09/22/2025	883909	Utilities Underground Location Ctr	Storm Sewer	$	1,253.87	Excavation Notifications Aug 2025 = 28
09/22/2025	883909	Utilities Underground Location Ctr	Street/Traffic	$	1,253.88	Excavation Notifications Aug 2025 = 28
09/22/2025	883909	Utilities Underground Location Ctr	Street/Traffic	$	1,253.88	Excavation Notifications Aug 2025 = 28
09/22/2025	883909	Utilities Underground Location Ctr	Wastewater	$	626.93	Excavation Notifications Aug 2025 = 28
09/22/2025	883909	Utilities Underground Location Ctr	Water	$	626.94	Excavation Notifications Aug 2025 = 28
09/22/2025	ACH	VertexOne Software LLC	P.W. Admin	$	3,834.02	Monthly charges August 2025
09/22/2025	883910	Vulcan Industries Inc	Wastewater	$	43,299.00	Purchase of EWP 400/800 Washing Press; Inv 25102-19137
09/22/2025	883912	Western Municipal Construction	Water	$	180,795.07	WO 25-01 Contract 3 Rosemont Water Main Replacement
09/22/2025	883915	Wovek Inc	Park Dist 1	$	4,679.93	Castlerock restroom renovations
09/22/2025	883917	Z and Z Seal Coating Inc	Street/Traffic	$	9,612.16	Crack zealing on Zimmerman ZTrail

City Council Regular

Date:	10/27/2025
Title:	City Special Review 1002 - 5545 Holiday Ave. - Restaurant, Bar and Casino
Presented by:	Karen Husman
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	Not Applicable
Project Number:	PZX-25-00136

RECOMMENDATION

City Zoning Commission recommends conditional approval of Special Review 1002 and adoption of the findings of the review criteria.

On October 17, 2025 the Planning Division received a request from the Applicant's agent, Mark Fisher, to withdraw Special Review 1002 (See attachment). City Council has several alternatives for action on Special Review Applications as specified in the Alternatives section of this memo. One alternative is allowing the applicant to withdraw the application, which is what the applicant is asking for per the October 17 request. Staff supports the Council allowing the applicant to withdraw the application. However, Council should follow BMCC, Section 27-1623.E.2. *(b) Before taking any action on an application for a special review use, the city council shall first consider the findings and recommendations of the zoning commission*. Staff recommends the Council open the item on the agenda and hear the Zoning Commission recommendation and finding on the application before taking any action on the withdrawal request.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

This is a Special Review request to allow the development of a new restaurant, bar and casino as part of a multi-tenant commercial building on an approximately 0.807 acre parcel located at 5545 Holiday Avenue in the Holiday Business Park Subdivision, Block 1, Lot 1. The subject property is currently a vacant lot. The applicant proposes to construct a single-level building consisting of a 2,675 square foot restaurant, bar and casino, along with two additional tenant spaces totaling approximately 3,110 square feet, and a small common area of 476 square feet.

The Corridor Mixed Use 2 (CMU2) zoning district allows a variety of commercial uses intended to serve transportation corridors and larger development nodes. Within this district, new casino operations require Special Review approval to evaluate site-specific impacts and ensure compatibility with surrounding uses. CMU2 is designed to accommodate larger-scale commercial uses and multi-tenant developments on deeper lots, supporting a mix of retail, dining, and entertainment uses that are accessible by multiple modes of transportation.

The proposed site is located within the Holiday Business Park. The property is bounded by existing commercial uses and undeveloped parcels, with access from Holiday Avenue. The site plan shows new parking, landscaping, and circulation designed to serve both the casino and the additional tenant spaces. As the lot is currently vacant, the project represents infill development and contributes to the already established commercial subdivision.

The proposed casino and accompanying tenant spaces align with the intent of the CMU2 zoning district by introducing new commercial activity along a key corridor. The project will add to the continued build-out of the Holiday Avenue commercial area and support a balanced mix of retail and entertainment uses that are compatible with the surrounding development pattern.

APPLICATION DATA

OWNERS: Grizzly-Holiday LLC
AGENT: Mark Fisher, Yellowstone Casino
PURPOSE: To allow a new casino with an all beverage liquor license
LEGAL DESCRIPTION: HOLIDAY BUSINESS PARK SUB, S17, T01 S, R26 E, BLOCK 1, Lot 1
ADDRESS: 5545 Holiday Ave
EXISTING LAND USE: Vacant
PROPOSED LAND USE: New Casino
EXISTING ZONING: Corridor Mixed Use 2 (CMU2)
SIZE OF PARCEL: 0.807 acres

SURROUNDING ZONING & LAND USE

NORTH: CMU2 - Corridor Mixed Use 2
Land Use: Hotel
SOUTH: CX - Heavy Commercial
Land Use: Kubota - Tractor Dealer
EAST: CX - Heavy Commercial
Land Use: Storage
WEST: CMU2 - Corridor Mixed Use 2
Land Use: Vacant

The zoning code has a variety of considerations and findings before a special review use can be considered acceptable at a particular location. The requirements are set forth in Section 27-1623.D as follows:

1. The special review use is consistent with the City's growth policy and applicable neighborhood plans, if any;
2. The establishment, maintenance, or operation of the special review use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
3. The site is adequate for the proposed use and has the topography to accommodate the use while meeting the other requirements of this Zoning Code, including zone district dimensions, landscaping requirements, and parking.
4. The special review use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
5. The special review use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
6. Conditions necessary to protect the public health, safety, and general welfare can be established, including but not limited to conditions on:
    (a) Regulation of the use;
    (b) Special setbacks, buffers, or screening;
    (c) Surfacing of parking areas;
    (d) Street, alley, or service road dedications, improvements, or bonds;
    (e) Regulation of points of vehicular ingress and egress;
    (f) Regulation of signs;
    (g) Regulation on the performance of the site, including noise, vibration, and odors;
    (h) Regulation of the hours of activities;
    (i) Timeframe for development
    (j) Duration of use; and
    (k) Update to existing structures or sites to bring the facility closer to compliance with the current building or site development standards including but not limited to signage, landscaping, parking lot landscaping, doors and windows on the street facades of buildings, or other site and building standards; and
    (l) Other relevant conditions that will ensure the orderly development of the site.
7. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
8. Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion in public streets; and
9. The special review use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the city council.

STAKEHOLDERS

The applicant conducted a pre-application neighborhood meeting on August 25, 2025, at the Billings Hotel and Convention Center. Notice was sent to all property owners within 300 feet of the site. No neighboring residents attended the meeting. Planning staff prepared and mailed the public hearing notice to surrounding property owners, published a legal ad and posted the property with the Zoning Request sign. Planning staff received no communication on the application from the surrounding owners or the public as of submission of this report.

City Zoning Commission Meeting

The Zoning Commission conducted a public hearing on October 7, 2025. Staff presented the recommendation for conditional approval, requesting that the Commission consider a modification to proposed Condition #1 to specify that the casino area be limited to the 2,675 square feet depicted on the submitted site plan.

The applicant and their representative were not in attendance, and no members of the public provided comment.

Commissioner Goss proposed adding two additional conditions: one requiring that all site lighting include full cutoff shields, and another limiting the use of any outdoor sound system. Staff confirmed that both conditions could be incorporated into the recommendation.

Following the close of the public hearing, the Commission deliberated briefly regarding the two additional conditions

and the modification to Condition #1. Commissioner Goss then made a motion to forward a recommendation of conditional approval for Special Review 1002, including adoption of the review criteria and the conditions as modified and added during discussion. The motion was seconded by Commissioner McCall and approved unanimously on a 5-0 vote.

October 17th, 2025
On October 17, 2025, the applicant submitted a written request to City Council to consider their request to withdraw the Special Review application.

ALTERNATIVES
The City Council may take one of the following actions:

- Conditionally approve and adopt the proposed findings for Special Review 1002 as submitted by the Zoning Commission;
- Deny and adopt different findings of the review criteria for Special Review 1002;
- Delay action of the application up to 30 days at the request of the applicant or on its own motion; or
- Refer the application back to the Zoning Commission for an additional public hearing based on 1) new information submitted that the applicant and public have not had an opportunity to examine; or 2) new information has been presented that was never submitted or considered by the Zoning Commission or staff; or
- Allow the applicant to withdraw the application.

The applicant has requested the Council allow withdrawal of the application (See attachment).

FISCAL EFFECTS
The Planning Division budget will not be affected by either approval or denial of the requested special review.

SUMMARY
PROPOSED FINDINGS OF THE REVIEW CRITERIA (27-1623.D and E)
Zoning Commission recommends approval of the requested special review based on the proposed findings of the criteria.

1. The special review use is consistent with the City's growth policy and applicable neighborhood plans, if any.
Essential Investments

- Infill development and development near existing City infrastructure may be the most cost-effective.

The proposed Special Review facilitates the redevelopment of an underutilized parcel that is vacant. Located along a commercial corridor already supported by public infrastructure, the project promotes efficient infill development within the city limits. This approach optimizes the use of existing streets, utilities, and public services, minimizing the need for costly infrastructure expansion.

Prosperity

- A diversity of available jobs can ensure a strong Billings economy.
- Successful businesses that provide local jobs benefit the community.

The proposed project will add new commercial space, generating short-term construction jobs and long-term employment opportunities within the planned restaurant, bar, and casino. These types of businesses help strengthen the local economy by providing essential, everyday services and fostering economic resilience. The development supports the City's goals for business growth and job creation, contributing to the continued vitality of the Southwest Billings area.

2. The establishment, maintenance, or operation of the special review use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
The proposed restaurant with a bar and casino has been designed to minimize potential negative impacts on public health, safety, and the general welfare, particularly given its location within an established commercial area. The site layout, traffic circulation, and operational features have been carefully considered to promote compatibility with surrounding uses and ensure safe and efficient site operations. With these site features and appropriate conditions of approval in place, the proposed use can operate in a manner that is not detrimental to the health, safety, or comfort of the surrounding neighborhood and uses.

3. The site is adequate in size for the proposed use and has topography to accommodate the use while meeting the other requirements of this Zoning Code, including zone district dimensions, landscaping requirements, and parking.
The subject property at 5545 Holiday Ave. is approximately 0.807 acres and is zoned Corridor Mixed Use 2 (CMU2). The CMU2 district is intended to accommodate a variety of commercial and mixed-use developments along key corridors and permits bar and casino operation with special review approval. The proposed development, which includes both a restaurant with a bar and casino is consistent with the scale and intent of uses allowed in the district. The site is relatively flat and does not present any known topographical or environmental constraints that would limit development. The submitted site plan demonstrates compliance with all applicable dimensional standards of the CMU2 zone, height allowance, and landscape buffers.

4. The special review use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
The proposed restaurant with a bar and casino is located within the CMU2 zoning district and is surrounded by commercial uses. The use is consistent with the intent of the CMU2 zone, which accommodates commercial uses along transportation corridors to promote development that is comfortably accessible. There is no indication that new development on this property would negatively affect or reduce property values in the surrounding neighborhood.

5. The special review use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
The proposed restaurant with a bar and casino is located within the Corridor Mixed Use 2 (CMU2) zoning district, which is designed to accommodate a wide range of commercial and mixed-use developments along key transportation corridors. The proposed project is located within a developed subdivision and will utilize existing city infrastructure like roadways, water and sewer connections.

6. Conditions necessary to protect the public health, safety, and general welfare can be established.
The Zoning Commission recommends the following conditions of approval for this project based on the findings of the review criteria:

1. The special review approval is for an all-beverage license and gambling, located at 5545 Holiday Ave on Lot 1, Block 1 of Holiday Business Park Subdivision, a 0.807 acre parcel of land. The liquor license will be located in the 2,675 square foot area depicted on the submitted site plan only, and would not be larger in square footage without further review. No other use is intended or implied.
2. Lighting of signs shall comply with the City of Billings Zoning Code in place at the time of sign permit application.
3. Any new lighting on the building or within the parking lot shall have full cutoff shields, so light is directed to the ground and not onto adjacent property.
4. The applicant will apply for and receive approval for a building permit within 1 year and complete construction within 3 years of the Special Review approval. Failure to meet these time limits of this condition will void the variance.
5. Any outdoor announcement system associated with the use shall not be audible at any property line.
6. The applicant will construct the addition in substantial conformance to the drawings submitted with this special review request. Minor modifications to the location of the proposed structures and other site improvements as shown on the submitted site plans are allowed.
7. The applicant will comply with all other city codes including building, engineering and fire codes that may apply.
8. The proposed development shall comply with all other limitations of Section 27-1613 of the Zoning Regulations concerning special review uses, and all other City of Billings regulations and ordinances that apply.
9. These conditions of special review approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

7. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
Any new construction on the site will follow applicable building codes, engineering standards, and all zoning requirements will be followed.

8. Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion in public streets.
There is one existing access point to the site provided from Holiday Ave. This access will be updated and improved with the development of this parcel. The City Engineering Division will review any changes or upgrades to these access points.

9. The special review use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the city

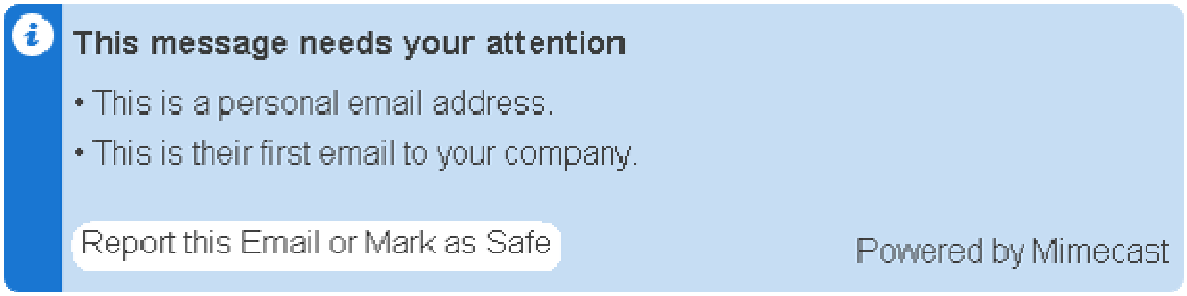
council.
The proposed development meets all other zoning code requirements, and no variances are needed or required.

Attachments

Request to Withdraw
Application & Applicant Letter
Site Plans
Chart of Zoning History
Zoning Map & Site Photos

Husman, Karen

From: markdoozer@charter.net
Sent: Friday, October 17, 2025 3:38 PM
To: Husman, Karen
Subject: [EXTERNAL] Withdrawal of application



Grizzly Hospitality is informing you and City Council that we are withdrawing our application (#SR 1002) for the construction of a casino at 5545 Holiday Drive. We thank you for your time in this matter and if you should need further information, please fill free to contact me.

Mark Fisher

Docusign Envelope ID: 59A4D76E-0607-44F8-9C53-85308C30A618

CITY SPECIAL REVIEW APPLICATION FORM

CITY SPECIAL REVIEW City Special Review# 1002 - Project # PZX-25-00136

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the City of Billings Zoning Regulations.

Present Zoning: CMU2

Special Review Requested: New Casino

TAX ID# A30784 CITY ELECTION WARD #

Legal Description of Property: Holiday Business Park SUB, S17, T01S, R26E, Block 1 Lot 1

Address or General Location (If unknown, contact City Engineering): 5545 Holiday Ave.

Size of Parcel (Area & Dimensions): 35,152.92 Sq. Ft Area @ .807 Acres

Present Land-Use: Vacant No dwelling Improved Property

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Grizzly-Holiday LLC
(Recorded Owner)

140 Tower Dr. Burr Ridge, IL. 60527-5784
(Address)

630-972-2235 (Phone Number) DerekH@accelentertainment.com (email)

Agent(s): Mark Fisher
(Name)

927 S. 32nd Street Billings, MT 59102
(Address)

406-560-2563 (Phone Number) MarkF@yellowstonecasino.com (Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: DocuSigned by: C408B83C17C641E... Date: 4/17/2025
(Recorded Owner – digital signature allowed)



City Zoning Board,

Development of 5545 Holiday Avenue. The existing property is a vacant lot and proposed use of the property would be to build a single level casino and 2 other tenant structures.

Legal description of the property is:

Holiday Business Park

SUB, S17, T01S, R26E, BLOCK 1 LOT 1

Owner:

Grizzly – Holiday LLC

140 Tower Dr

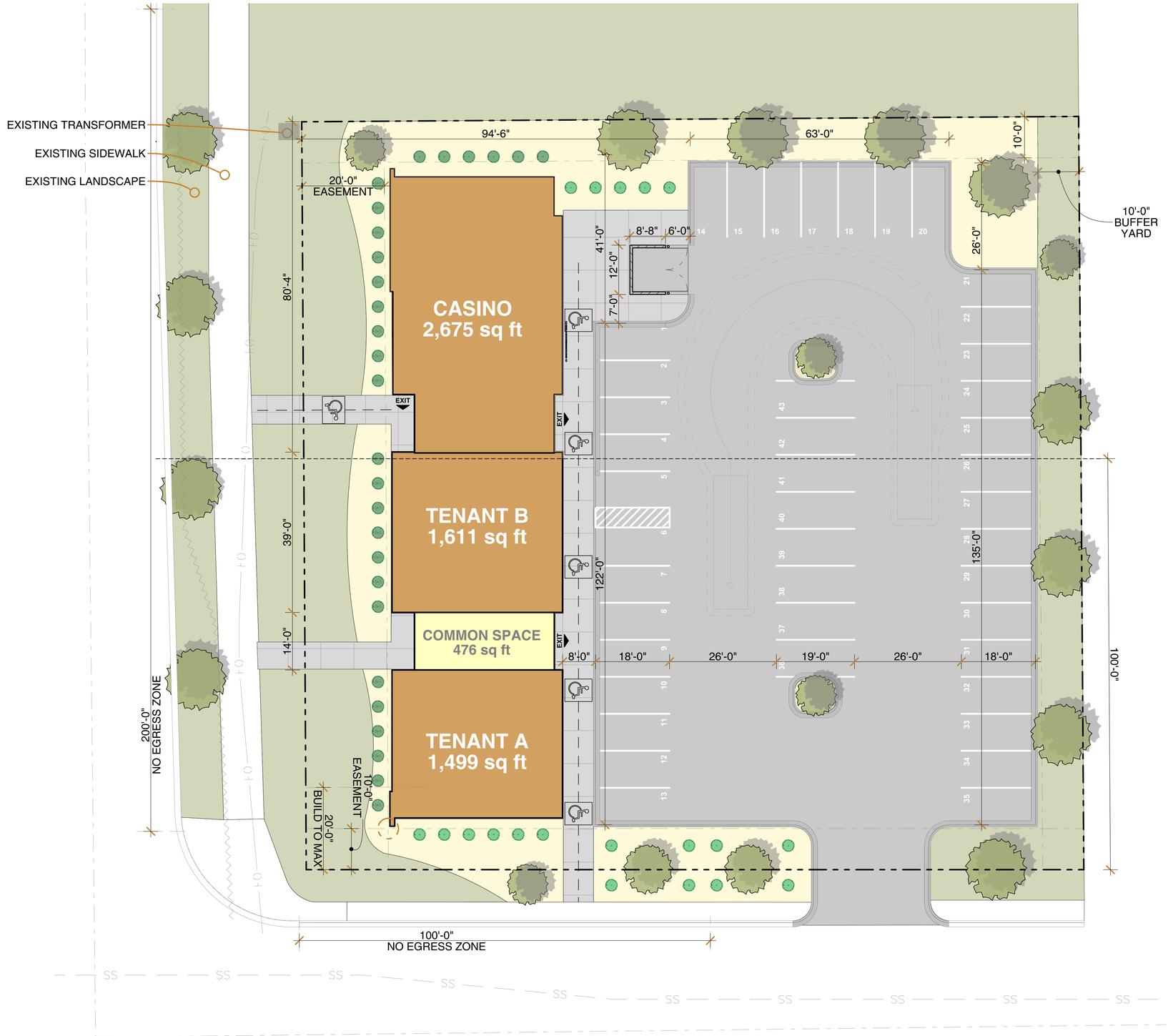
Burr Ridge, IL 60527-5784

Representative Owner contact name is Derek Harmer: 630-972-2235

Agent Representative is Mark Fisher (Director of Retail Operations) Grizzly Hospitality contact information 406-560-2563.

Respectfully,

Mark Fisher



1 **PROPOSED SITE PLAN**
3/32" = 1'-0"

SITE PLAN GENERAL NOTES

A. SIDEWALKS/RAMPS SHALL BE CONSTRUCTED TO THE REQUIREMENTS:
   1. MAXIMUM CROSS SLOPE: 1:50
   2. MAXIMUM SLOPE OF SIDEWALKS: 1:20
   3. MAXIMUM SLOPE OF RAMPS: 1:12
   4. MAXIMUM SLOPE OF ACCESSIBLE PARKING STALLS: 2% IN ANY DIRECTION
   5. 2% MAXIMUM SLOPE FOR 5' IN DIRECTION OF TRAVEL AT ALL BUILDING ENTRANCES
B. THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS
C. THE CONTRACTOR AND SUBCONTRACTORS SHALL LIMIT STORAGE OF MATERIALS AND PORTABLE FIELD OFFICES WITHIN THE AREA APPROVED BY THE AHJ & OWNER
D. GENERAL CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DISRUPT EXISTING UTILITIES, INCLUDING DRAINS, WHILE EXCAVATING OR GRADING. CONFIRM LOCATION OF EXISTING UTILITIES ON ADJACENT PROPERTIES.
E. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE GOVERNING AUTHORITY IN VERIFYING THE LOCATION OF EXISTING SANITARY AND STORM SEWER, WATER, NATURAL GAS, ELECTRICAL, FIBER OPTIC, TELEPHONE, OVERHEAD POWER LINES, AND OTHER UTILITY SYSTEMS BOTH ON SITE AND OFF SITE. THE CONTRACTOR SHALL COMPARE UTILITY INFORMATION WITH THE CONTRACT DOCUMENTS. IF A CONSTRUCTION CONFLICT IS DISCOVERED BETWEEN THE UTILITY INFORMATION OBTAINED AND THE CONTRACT DOCUMENTS NOTIFY THE ARCHITECT IMMEDIATELY.
F. THE CONTRCATOR SHALL MAINTAIN FIRE TRUCK ACCESS TO THE SITE THROUGHOUT THE CONSTRUCTION PROCESS UNLESS AN ALTERNATE PLAN IS APPROVED BY THE FIRE DEPARTMENT.
G. CONTRACTOR IS TO RELOCATE ANY & ALL EXISTING IRRIGATION SYSTEMS AFFECTED BY CONSTRUCTION TO PROVIDE FULL COVERAGE OF EXISTING AND NEW LANDSCAPING.
H. ALL SITE LANDSCAPING DESIGN & SELECTIONS TO BE APPROVED BY OWNER & ARCHITECT PRIOR TO ORDERING/INSTALLATION.

SITE PLAN LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- BUILDING EXIT
- CAST-IN-PLACE CONCRETE SIDEWALK
  - VERIFY SLOPE & GRADING PER CIVIL DRAWINGS
  - CONCRETE CONTROL JOINTS PER CONTRACTOR UNLESS NOTED PER #DrgID(ref)/#Lay(D(ref) OR CIVIL
- NEW ASPHALT PER CIVIL
  - VERIFY SLOPE & GRADING PER CIVIL
  - NEW PARKING & STRIPING PER CIVIL

LANDSCAPING LEGEND

- XERISCAPE AREA
  - B.O.D. STONE MIX - LANDSCAPE RIVER ROCK
- HYDROSEED GRASS
  - PROVIDE AT ALL TRENCH BACKFILL/REGRADING LOCATIONS
  - REPAIR SITE AREA OF DISTURBANCE AS NOTED PER CIVIL DRAWINGS
  - SLOPE & GRADING PER CIVIL
- **T-1:** NEW TREE LOCATION
  - SPECIES T.B.D.
- **S-1:** SHRUB PLANTING
  - B.O.D. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERESTER' / FEATHER REED GRASS

COLLABORATIVE DESIGN ARCHITECTS
2280 GRANT ROAD, SUITE C
BILLINGS, MT 59102 406.248.3448
SIGN ARCHITECTS DESIGN
www.cd-mt.com

2442 - YELLOWSTONE CASINO
HOLIDAY AVE, BILLINGS, MT 59102

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CONSTRUCTION DOCUMENTS MUST BE PRINTED IN COLOR TO BE OFFICIAL. IF THE COLOR OF THIS TEXT IS NOT COLORED, THE CONSTRUCTION DOCUMENTS ARE NOT TO BE USED.

ISSUE DATES:
- 4/9/2025 - SCHEMATIC DESIGN
- -
- -
- -
- -
- -

SCHEMATIC DESIGN

YELLOWSTONE CASINO
HOLIDAY AVE, BILLINGS, MT 59102

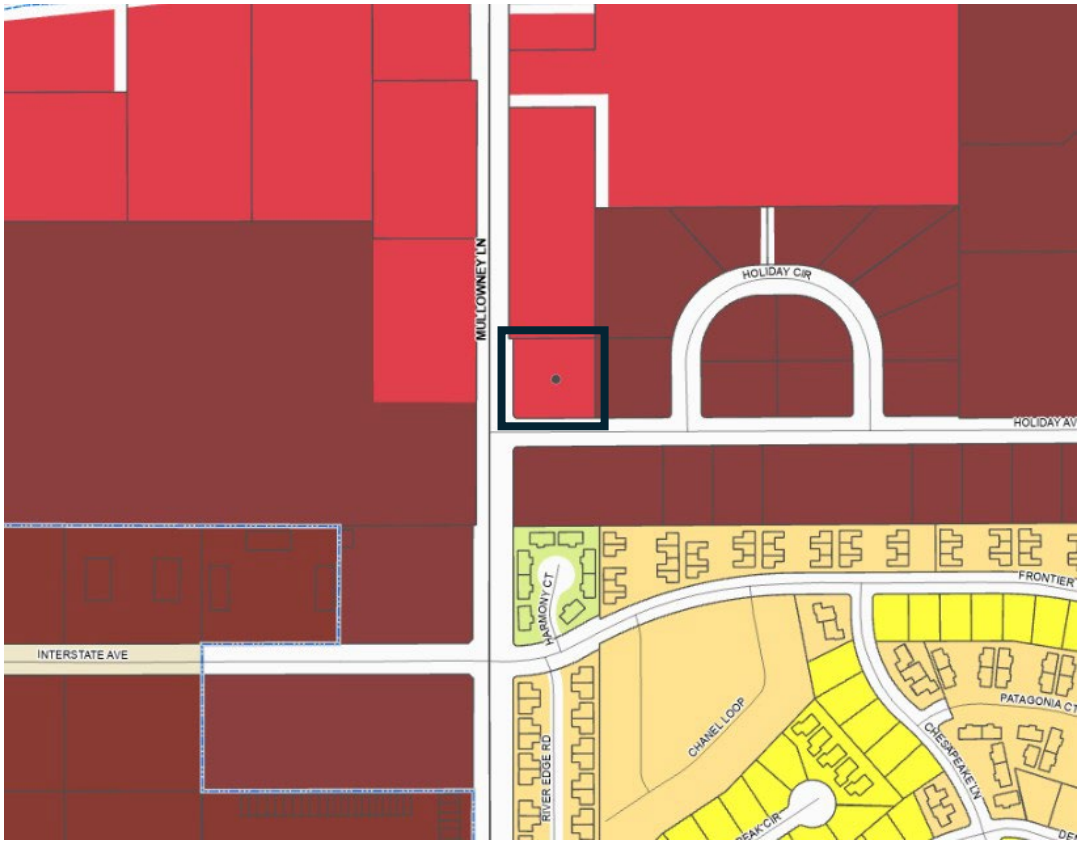
PREPARED FOR: #Client Full Name
PROJECT ARCHITECT: JASON T. FITZGERALD
PROJECT NUMBER: 2442

AS101
SITE PLAN

SUBJECT PROPERTY	Special Review	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
None					
SURROUNDING PROPERTY	**Special Review**	**DATE**	**FOR**	**APPROVED (Y/N)**	**ADDITIONAL DATA**
5435 Midland Rd – High Tide Casino	552	June 12, 1995	Beer & Wine w gaming	Yes	
1212 Mullowney Lane – former Western Emporium	649	Dec 14, 1998	All Beverage	Yes	
2001 Overland Ave – Outback Steakhouse	216	Jan 7, 1985	Beer & Wine	Yes	
2011Overland Ave – Fuddruckers	231	May 6, 1985	Beer & Wine	Yes	
2021 Overland Ave – former Jade Palace	373	Jan 9, 1989	All Beverage	Yes	
2011Overland Ave – Fuddruckers	394	Nov 27, 1989	All Beverage	Yes	
2201 Grant Rd – Olive Garden 2250 King Ave W – Red Lobster	475	Nov 9, 1992	All Beverage two locations	Yes	
2300 King Ave W – Rendezvous Bar & Casino	496	Aug 2, 1993	Beer & Wine	Yes	
2001 Overland Ave – Outback Steakhouse	654	March 22, 1999	All Beverage & Patio	Yes	
2010 Overland Ave – Denny's	776	Feb 28, 2005	All Beverage w/o gaming	Yes	
1824 King Ave W – Texas Roadhouse	725 & 726	Aug 26, 2002	Beer & wine w/gaming	Yes	
1911 King Ave W – Asian Sea Grill	895	Jan 9, 2012	All Beverage	Yes	
1911 King Ave W – Silver City Casino	836	Feb 26, 2007	Beer & Wine w/gaming	Yes	
1225 Mullowney Lane	77	April 28, 1980	Gas Station	Yes	Gas station, convenience store, carwash and laundry
1225 Mullowney Lane	274	April 1986	Add Gas Island	Yes	
1225 Mullowney Lane	487	May 6, 1986	Arterial setback for fuel canopy	Yes	
4121 Kari Ln (aka 4100 King Ave W)	823	7/24/06	Beer & Wine	Y	With Gaming, Hollywood Casino
4020 Montana Sapphire Dr (aka 920 Shiloh Rd)	927	7/27/15	All beverage	Y	No Gaming, The Divide Restaurant & Bar
4010 Montana Sapphire Dr	930	8/24/15	Beer & Wine	Y	With Gaming, Dotty's Casino
4241 Kari Ln	832	1/8/07	All Beverage	Y	Restaurant, Montecito Pizza
3189 King Ave W	989	1/5/21?	All Beverage	?	With Gaming & Restaurant, Warden's Casino w/ Pie Guys Pizza
741 24th St West	943	6/27/16	Auto Service Station	Y	Construction in a Neighborhood Commercial zone

4120 Kari Lane	992	11/22/21	Auto Service	Y	Auto collision repair Service over 5,000 sf
Shiloh Crossing Blvd	993	3/27/23	Auto Service	Y	Auto collision repair Service over 5,000 sf
840 Shiloh Crossing Blvd	1000	6/24/2025	Casino	Y	Casino, Bar, and Restaurant

Special Review 1002
Zoning Map & Site Photos





Special Review 1002
Zoning Map & Site Photos



Subject Property



Looking east

Special Review 1002
Zoning Map & Site Photos



Looking south



Looking west

Special Review 1002
Zoning Map & Site Photos



Looking north

City Council Regular

Date:	10/27/2025
Title:	City Zone Change 1071- Clearwater Estates Subdivision, Lots 2 & 3- First Reading
Presented by:	Karen Husman
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	Not Applicable
Project Number:	PZX-25-00150

RECOMMENDATION

The Zoning Commission recommends approval and adoption of the findings of the 10 review criteria for Zone Change 1071.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

This application is a request to amend the zoning layout established under Planned Neighborhood Development (PND) Zone Change 1045, which was approved and annexed in April 2024. The subject property is located south of Central Avenue and west of the Twin Pines and Legends West urban neighborhoods. The request applies to the south 1.775 acres of Lot 2 and all of Lot 3, Clearwater Estates Subdivision, comprising 9.676 acres, representing the westerly portion of the original PND. The applicant proposes a zone change from Mixed Residential 1 & 2 (NX1 & NX2) and Mid-Century Neighborhood (N2) to Suburban Neighborhood Residential (N3).

The original zoning plan included a grid street layout designed to accommodate a variety of housing types and neighborhood services. Permitted uses included single-family dwellings, two-family units, multi-family buildings ranging from three to eight units, and mixed-use developments providing neighborhood-scale services. The plan met the requirements of Section 27-800 for Planned Neighborhood Development applications, including block design, district mix, open space allocations, and district placement standards. The proposed modification to the zoning layout continues to uphold the intent and objectives of the approved PND.

This portion of Billings has experienced significant growth and development over the past decade, including several Planned Development zones with customized mixed-use and residential patterns, along with medical facilities. Housing demand continues to exceed supply across all types. Local planning and growth policy documents, dating back more than twenty years, identified the need for diverse housing options, particularly independent living units for aging residents, townhomes, and apartments.

Census data underscores these needs. The 2010 Census recorded a decline in household size to 2.3 persons, while the 2020 Census reported a modest increase to 2.8 persons, with 17.5% of the city's population aged 65 or older. These demographic shifts, combined with rising housing costs, have increased demand for apartments, townhomes, and smaller multi-family products. Developers have responded with significant multi-family projects in the Lenhardt Square area, including the InterUrban, Interpointe, and KWO Apartments, along with new projects underway. Additional multi-family developments near King Avenue West and Shiloh Road have further expanded the housing supply, yet demand remains strong, particularly for housing in proximity to schools, shopping, and recreation.

Urban development at the city's edge presents challenges, particularly the need to ensure appropriate transitions between county and city development. These transitions do not imply uniformity between jurisdictions but require thoughtful buffering, connectivity, and coordinated planning.

The proposed zone change is consistent with the goals and policies of the 2016 Billings Growth Policy and the 2001 West Billings Neighborhood Plan. Both documents emphasize the importance of compatible land use, diverse housing choices, and a range of development densities. The Growth Policy specifically supports housing diversity, walkable neighborhoods, improved connectivity, and the creation of public spaces that strengthen community fabric. The proposed amendment to the zoning layout aligns with these objectives.

APPLICATION DATA

OWNERS: Brown Development, LLC
AGENT: Craig Dalton, PE, Performance Engineering
PURPOSE: Change zoning layout from NX1 & 2 & N2 to N3
LEGAL DESCRIPTION: Clearwater Estates Sub, Lots 2 & 3

ADDRESS: south of 4524 Central Ave.
EXISTING LAND USE: Undeveloped
PROPOSED LAND USE: Residential single-family and multi-family
EXISTING ZONING: NX1 &2, & N2
SIZE OF PARCEL: 9.676 acres

SURROUNDING ZONING & LAND USE

NORTH: CMU1
Land Use: Undeveloped
SOUTH: AG
Land Use: Residential & Agriculture
EAST: NX1
Land Use: Undeveloped (Current subdivision pending "44 West Sub.")
WEST: N2
Land Use: Undeveloped

STAKEHOLDERS

The applicant conducted a pre-application neighborhood meeting on July 30, 2025, at 6:00 p.m. at Grace Montessori School, 4809 Grand Avenue. Five members of the public attended.

The meeting opened with Craig Dalton providing an overview of the property. He explained the previous zone change that occurred approximately 18 months ago in conjunction with annexation and the Planned Neighborhood Development process. Mr. Dalton also discussed ongoing infrastructure construction to serve the Clearwater Estates Subdivision, 2nd Filing, which has received preliminary plat approval from the City Council.

The discussion was generally informal and focused on development along the Central Avenue corridor. One specific question raised by attendees concerned potential improvements or widening of Central Avenue. In response, the following information was shared:

- A Traffic Impact Study (TIS) was completed as part of the subdivision application. The study analyzed the Central Avenue corridor between 48th Street West and Shiloh Road, as well as major intersections within one mile of the development.
- The TIS concluded that turn lanes into the development will eventually be warranted. In addition, if the property north of Central Avenue develops, a traffic signal may be considered.
- Currently, the City does not have a Central Avenue improvement project in its Capital Improvement Plan (CIP). However, as arterial corridors continue to develop, their priority for future City-led roadway projects typically increases.
- Improvements to Central Avenue will only occur as part of a City project driven by City development activity. Historically, the County has not constructed major roadway improvements along corridors located at or near the City limits.

Planning staff did not receive any written comments or phone calls from surrounding property owners prior to preparation of this report and recommendation. City departments and reviewing agencies submitted no negative comments regarding the proposed zoning plan.

CITY ZONING COMMISSION MEETING

The Zoning Commission conducted a public hearing on October 7, 2025. Staff presented the recommendation, followed by testimony from the applicant's representative, Craig Dalton. Mr. Dalton provided additional information regarding the proposed project and noted that a subdivision application is currently under review. The preliminary plat proposes the creation of 41 new lots.

Commissioner Brooks stated that although the proposed zone change appears to meet the review criteria, he questioned why the applicant chose to pursue a zoning designation with lower development density, given the current demand for housing.

Mr. Dalton explained that several high-density residential developments in the area are nearing completion, and with these projects coming online simultaneously, it has been challenging to evaluate construction costs and market absorption. The applicant determined that pursuing a lower-density development would allow for the construction of smaller, more affordable homes. Development under the proposed N3 zoning would result in approximately 10% less density compared to the existing zoning.

Public comment was then opened, and no members of the public offered testimony.

Following the close of the public hearing, the Commission held discussion. Commissioner Goss expressed concern regarding the reduction in density amid an ongoing housing shortage. Commissioner Megorden then made a motion to forward a recommendation of approval for Zone Change 1071, including adoption of the review criteria as findings of fact. The motion was seconded by Commissioner Mulvaney and passed unanimously on a 4-0 vote, with Commissioner McCall recusing himself from the decision.

ALTERNATIVES

The City Council may:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1071; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1071; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request.

FISCAL EFFECTS

Approval or denial of the proposed zone change will not have an effect on the Planning Division budget.

SUMMARY

Before making a determination, City Council shall consider the following findings of the ten review criteria:

1) Is the new zoning designed in accordance with the Growth Policy?

The proposed zone change is consistent with the following guidelines of the 2016 Growth Policy and the West Billings Neighborhood Plan (2001):

The West Billings Neighborhood Plan goals and objectives stated the need to locate compatible uses and offer a range of housing choices and development densities. The West Billings Plan adopted a number of Goals, Policies, and Implementation Strategies. The proposed zone change for the property is consistent with the following adopted Policies of Planned Growth
Goal 1: Establish Development Patterns that Use Land More Efficiently
Policy R "Encourage innovative land-use planning techniques to be used in building higher density and mixed-use developments as well as infill developments."

The proposed zoning is compatible with goals of the West Billings Neighborhood Plan. The proposed zone change will accommodate uses that are compatible in a mixed-use environment.

The proposed zone change is in line with the adopted 2016 Growth Policy goals for:
Strong Neighborhoods:

- Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels
- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale streetlights, street trees and walkable access to public spaces
- Neighborhoods that are safe and attractive and provide essential services are much desired Implementation of the Infill Policy is important to encourage development of underutilized properties

Home Base:

- A mix of housing types that meet the needs of a diverse population is important
- The Housing Needs Assessment is an important tool to ensure Billings recognizes and meets the demands of future development Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings Public safety and emergency service response are critical to the well-being of Billings' residents
- Homes that are safe and sound support a healthy community

The proposed layout for the property will allow higher density housing to be located on the west and south of the property and the dwellings adjacent to the agricultural uses to the west will be a lower density. The proposed zoning plan will have urban development adjacent to county agricultural land to the west and south. The property to the

south may be an addition to the city in the near future if this development is successful.

2) Is the new zoning designed to secure from fire and other dangers?
The zoning requires minimum setbacks, open and landscaped areas and building separations. The zoning assembly is designed to secure the development from fire and other dangers.

3) Whether the new zoning will promote public health, public safety and general welfare?
Public health and public safety will be promoted by the proposed change. Approval of the zone change will provide certainty both for the property owner and the surrounding owners. Provision of public health and safety services from the city will promote the general welfare of the area.

4) Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirement?
Transportation: A Traffic Impact Study (TIS) was completed as part of the subdivision application. The study analyzed the Central Avenue corridor between 48th Street West and Shiloh Road, as well as major intersections within one mile of the development. The TIS concluded that turn lanes into the development will eventually be warranted. In addition, if the property north of Central Avenue develops, a traffic signal may be considered.
Water and Sewer: The City will provide water and sewer for the property. There will be no additional impacts on the system from the proposed changes.
Schools and Parks: Schools and parks may be affected by the proposed zone change and development of a new city neighborhood. SD #2 did not provide any comments. The developer has provided parkland to meet the minimum required by subdivision regulations (11% of net area).
Fire and Police: The subject property will be served by city public safety services. The Police and Fire Departments had no concerns about the zone change.

5) Will the new zoning provide adequate light and air?
The proposed zoning provides for sufficient setbacks to allow for adequate separation between structures and adequate light and air.

6) Will the new zoning effect motorized and non-motorized transportation?
Non-motorized travel -- walking and biking -- is an essential part of the traffic plan for this development. The developers may have the option to purchase the 50 acres to the south. If this area is developed, a clear vehicle and pedestrian connection can be made to the urban neighborhoods of Lenhardt Square, the Vista West development and the St. Vincent's Healthcare subdivision, as well as a connection to Shiloh Road. Central Avenue is a principal arterial street. Most of the development west of Shiloh Road with access to Central Avenue is rural residential neighborhoods that are still actively used for agricultural purposes. The average daily traffic count just west of Shiloh road is less than 6,500 trips per day. The 2016 West End Multi-Modal Traffic Study (city/County) indicated long-term projects for Central Avenue from Shiloh Road to 48th St West would include completion of a three-lane section (one lane each direction with a center turn lane) and a traffic control option (signal or roundabout) at 48th St W and Central Avenue. The existing conditions, according to the 2016 study, indicated a low level of service for traffic entering or leaving Central Avenue during peak hours between Shiloh Road and about 44th St West. The level of service is based on wait time for making safe left or right turns onto Central Avenue or off of Central Avenue. The south side of Central Avenue is on the list of arterial streets with a multi-use path on the south side of the right of way. There is no continuous city-controlled right of way on Central Avenue west of Shiloh. The developer will be required to contribute to the future construction of the multi-use path.

7) Will the new zoning promote compatible urban growth?
The proposed overall development density is compatible with urban growth and the provision of city-level services for new residents. The proposed zone district boundaries are consistent with the urban growth in this area and will be compatible with the surrounding neighborhoods.

8) Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?
The proposed zoning does consider the character of the district and the suitability of the property for the proposed use. This area between Central Avenue and King Ave West is undergoing rapid urban development and growth. Demand for new housing choices, including townhomes and apartments, is increasing. Providing a wide range of housing types is suitable for this area.

9) Will the new zoning conserve the value of buildings?
The property is an undeveloped parcel. Approval of the zone change will provide certainty for surrounding landowners and may help to maintain property values of adjacent buildings.

10) Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

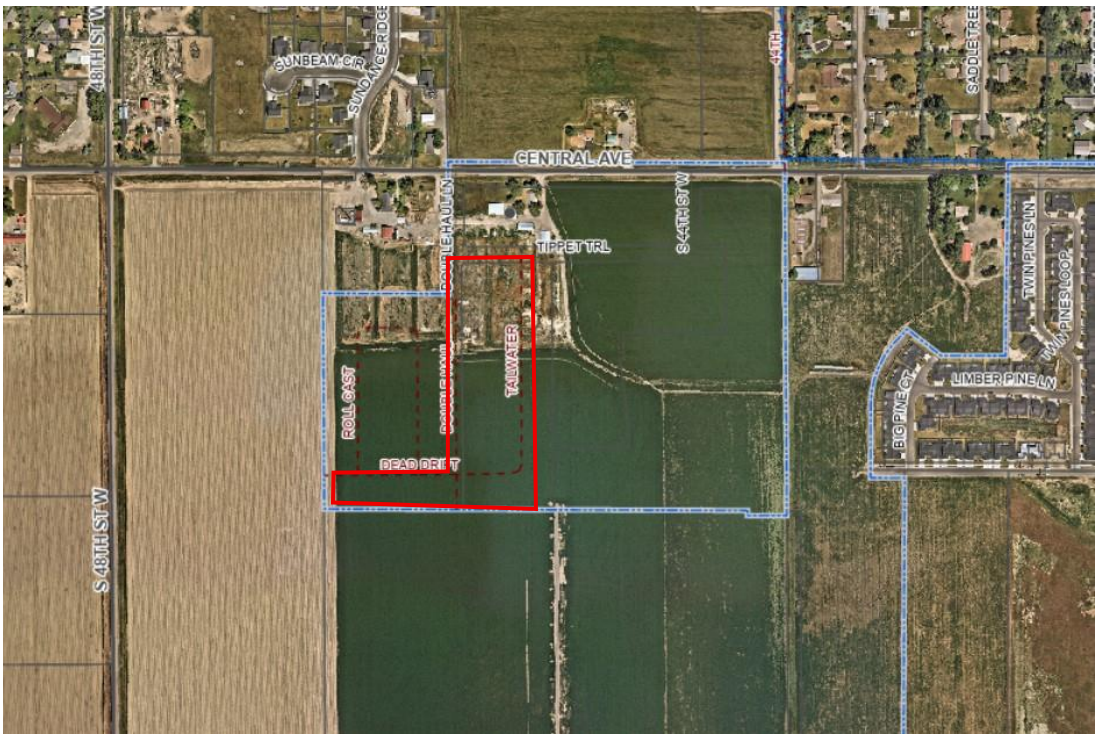
The proposed zone change modification to the previous PND zoning will encourage the most appropriate use of this land in Billings.

Attachments

Zoning Map & Site Photos
Application & Applicant Letter
Neighborhood Meeting Info.
History
Ordinance

Zone Change 1071 Attachments





Zone Change 1071 Attachments





North

Zone Change 1071 Attachments



Southeast



West

APPLICATION FORM

CITY ZONE CHANGE **Billings Zone Change #_____- Project #_____**

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning NX1, NX2, and N2 – Mixed residential 1 & 2, and Mid-Century Neighborhood Residential

Proposed Zoning: N3 – Suburban Neighborhood Residential

TAX ID# A38279 & A38278 CITY ELECTION WARD 5

Legal Description of Property: Lots 2 & 3 of Clearwater Estates Subdivision, Located in Sec 10, T01S, R25E, Yellowstone County, P.M.M.

Address or General Location (If unknown, contact City Engineering): 4524 Central Ave.

Size of Parcel (Area & Dimensions): Total Area = 9.676 acres

Present Land-Use: Vacant Agricultural Land

Proposed Land-Use: Residential Housing

Covenants or Deed Restrictions on Property: Yes_____ No X

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Brown Development, LLC
(Recorded Owner)
745 South 56th St. West, Billings, MT 59106
(Address)
(406) 698 - 5970 tbrownbuilders@yahoo.com
(Phone Number) (email)

Agent(s): Performance Engineering, Craig Dalton, PE
(Name)
3412 Colton Blvd., Billings, MT 59102
(Address)
(406) 384 - 0080 craig@performance-ec.com
(Phone Number) (email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: _____ Date: 8/19/25
(Recorded Owner)

Date Stamp

PERFORMANCE ENGINEERING
3412 Colton Blvd. Suite 201 • Billings, MT 59102 • 406-384-0080

Zone Change Questions

Lots 2 & 3 of Clearwater Estates Subdivision, Yellowstone County, Montana. Having a total area of approximately 9.676 acres

1. **Explain how the proposed project is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies.**

   Essential Investments - The proposed project is located along Central Avenue which is a critical corridor for growth of the City. The development and extension of municipal services, particularly public utilities, will open further development of a large swath of land between Monad and Broadwater from 48th Street to the east. The proposed development will assure that key parts of the Billings West End will be developed with appropriate density, connected to City services, and added to the City tax base. The proposed zoning brings another option of single-family housing to the overall development, providing several options in the for residents looking to relocate to the area.

   Infill Development Policy – The goal of the Billings Infill Policy is to promote housing and retail choices to encourage economic development, by rezoning this area it will stimulate development of the area and provide a more enjoyable neighborhood environment for the residents. The mixture of residential housing with the small commercial designation along Central Avenue will improve neighborhood walkability and reduce commuter traffic into the City for basic services.

   Diversified & Affordable Housing – This zone change will provide a mix of housing options. By offering a mix of housing alternatives, residents will be afforded the opportunity to upgrade within in the same neighborhood, creating a more resilient community. The development will also be an affordable option for the City due to the low cost of service created by the proposed mix of density in this proposal. The proposed zoning will bring residential density to an area that currently has little diversity in housing, filling in the "missing middle" housing gap that currently exists in this West End area.

2. **Explain how the proposed project meets the 10 zone change criteria.**
   a. **Is the new zoning designed in accordance with the growth policy?**
      The new zoning adheres to the City of Billings growth policy through its expansion of mixed community uses with residential diversity incorporated into the development. The project incorporates multi-modal components with access to trails and parks included to give residents options.

b. **Is the new zoning designed to secure from fire and other dangers?**
There will be fire hydrants located an adequate distance throughout the interior of the development with a maximum spacing of 500-ft, meeting all City of Billings Fire Codes. Additionally, the project will bring fire services with hydrants to an area of the West End that only operated on dry hydrants within the BUFSA or had not close fire suppression availability at all. Construction of the site will comply with building regulations and zoning code to allow for appropriate separation of buildings and proper lighting for public safety and security. The site is also located outside of any floodplain.

c. **Will the new zoning promote public health, public safety, and general welfare?**
The proposed zone change will diversify the surrounding neighborhood and create opportunities for housing in what is now considered the "missing middle" within the Billings West End. Buildout of this vacant land will bring more public eyes to the area to help keep watch on public safety. This zone change also requires landscaped or natural open areas to be incorporated within the development which will improve the general well-being of the neighborhood and encourage residents to use services within walking distance to their residence in the neighborhood.

d. **Will the new zoning facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements?**
The change in zone will tie into existing services already constructed within the subdivision. The development is not necessarily close to MET transportation however the proximity to future commercial with the intent of providing neighborhood services is an attempt to minimize the need for residence to travel outside their neighborhood, straining our transportation network. Over time the development will connect to pedestrian systems, such as the multi-use path along Monad, that will tie back to Shiloh and the multi-use trail running along that corridor.

e. **Will the new zoning provide adequate light and air?**
The proposed zone change will have some impact on light and air as the property will move from agricultural use to residential, however, the open space, and subsequently park dedication, requirements will allow for adequate lighting and air for the property and surrounding area. Any improvements to the land must adhere to the zoning requirements for lighting laid out by the City's Zoning Code which directly addresses open areas and light.

f. **Will the new zoning affect motorized and nonmotorized transportation?**
As this property is in the process of converting from agricultural lands to residential development, additional residents will move to the area creating an impact on the motorized transportation in the area. However, this proposal is a down zoning from the previous PND approval and will reduce traffic loads on the overall surrounding area. The proposed zoning has been studied as part of the Traffic Impact Study (TIS) associated with the subdivision (Clearwater Estates Sub, 2nd Filing). The developer, as part of the overall development, will contribute to intersection impacts in the areas identified by City Public Works to mitigate any negative impact coming from the overall development.

g. Will the new zoning promote compatible urban growth?

The proposed zoning will promote compatible urban growth as it is nestled between low density residential on the west and north sides and medium to higher density residential coming (planned, presented and approved by Council) to the east and south of the project area. This zoning will allow for new residents to move into a thriving and safe neighborhood that can easily meet most of their needs in the immediate area. The proposed zone change provides the desired step-back in density placing commercial along the arterial corridor (Central Ave.) and stepping back to mix density residential to the south. The proposed mix in commercial and residential, with varying residential densities, is what both City Council and urban growth policies ask for in new neighborhood development. The proposed plan will introduce new housing variety and density to this area of the Billings West End while creating neighborhoods in a walkable manner with commercial designations to service the surrounding areas.

h. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?

The area of the proposed development is currently surrounded by active agricultural production land with county subdivisions to the northeast and northwest across Central Avenue. Southeast of the proposed development, the City has already approved annexation and zoning for a similar mixed-use development north of Monad. The compatibility will be seamless between the development of the Vista property and what is proposed in this application. As presented, the proposal achieves the directives from City of Billings planning documents in that low to medium density residential is layered through the property. The proposed zoning steps back density with the highest commercial uses along the arterial corridor (Central Ave.) and mixed density residential as the development moves south towards Monad. Because of the surrounding adjacent agricultural uses, the proposed development is buffered in large part from any surrounding developments and will be setting the stage for future development of the City in this area. The proposed residential zoning (N3) allows for a variety of housing options, aligning with the character of the existing County community.

i. Will the new zoning conserve the value of buildings?

It should be noted that the proposed development is only directly adjacent to active agricultural land with County subdivisions to the northwest and northeast across Central Avenue. The proposed zoning will conserve the value of buildings in the area by creating new amenities for nearby neighborhoods while not intruding upon them.

j. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

By providing a small single-family options (<8,000 SF lots) in the development the project adheres to the City of Billings initiative to lower cost of service to the City, making the development the most appropriate use of the land. The proposed development adequately steps back density from the arterial corridor (Central Ave.) while providing a diversity in housing options and mixed residential neighborhoods within the Billings West End. Services in the area can support expanded growth without straining City infrastructure or EMS services.

3. **Does the new zoning fit with the existing or planned developments within the area?**
   The new zoning will fit seamlessly into the area as the surrounding land is still agricultural in nature. This proposal provides the "missing middle" medium density housing between the larger single-family County properties and the high-density apartments of the existing Farmstead apartments and the recently approved Vista development. The proposed development will provide neighborhood diversity in both housing options and services. The site will help provide housing density and diversity to start serving the "missing middle" of our City with medium density residential development supported by many amenities and necessities for the current and future residents in the area. Lastly, the development stepped back density from Central Ave. with appropriate distances to minimize impacts and the feel of higher density being within the core of subdivision.

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 and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning**: Combination of NX1, NX2, and N2
2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

   Zone Change from combination of NX1, NX2, and N2 to N3 on 9.676 acres

3. **Subject Property Map**: please attach to this form.
4. **Legal Description of Property**:

   Lots 2 & 3 of Clearwater Estates Subdivision Located in Sec 10, T01S, R25E, Yellowstone County, P.M.M

5. **Neighborhood Task Force Area**: Yes /// No. If Yes, Name of Task Force and mailing address of Chairperson:

   West End Task Force, Steve Zeier

6. **Roster of persons who attended the pre-application neighborhood meeting**: please attach to this form.
7. **A copy of the meeting notice.** please attach to this form
8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form
9. **The undersigned affirm the following:**
   1) The pre-application neighborhood meeting was held on the 30th day of July, 2025.
   2) The zone change application is based on materials presented at the meeting.

Owner (s): Brown Development, LLC Telephone: (406) 698 - 5970
Address: 745 South 56th St. West Email: tbrownbuilders@yahoo.com
Billings, MT 59106

Agent (s): Performance Engineering, Craig Dalton Telephone: (406) 384 - 0080
Address: 3412 Colton Blvd. Suite 201 Email: craig@performance-ec.com
Billings, MT 59102

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3412 Colton Blvd, Suite 202 • Billings, MT 59102 • (406) 384-0080

July 16th, 2025

Dear Interested Neighbor,

On behalf of Brown Development, LLC, Billings, MT, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting scheduled to be held on **July 30th, 2025** at Grace Montessori Academy, 4809 Grand Ave., Billings, MT 59106. Interested parties can attend the meeting held in the Cafeteria, using the entrance on the west end of the building, from **6-7 PM.**

The meeting is being held to discuss a proposed zone change regarding property in the Clearwater Estates Subdivision located south of Central Ave. between Sun Dance Ridge Road and 44th Street West. The owner is requesting the properties shown in the attached exhibits, and described below, be re-zoned to accommodate future development:

> **Lot 3 and portions of Lot 2 in the Clearwater Estates Subdivision located in Billings, Montana. The total proposed area being approximately 9.68 acres.**

The intent of the meeting is to make neighboring property owners aware of the proposed zone change for the subject properties, discuss the potential for redevelopment, and to answer questions about the project. Below is a summary of the existing and proposed zoning with map exhibits accompanying this letter.

Existing Zoning	
Zoning Description	Allowable Density
NX1 – Mixed Residential 1	4 dwelling units/building
NX2 – Mixed Residential 2	8 dwelling units/building
N2 – Neighborhood Residential 2	2 dwelling units/building

Proposed Zoning	
Zoning Description	Allowable Density
N3 – Suburban Neighborhood	1 dwelling unit/building

Representatives for Performance Engineering, LLC will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 3412 Colton Boulevard, Suite 202, Billings, MT 59102, attention Craig Dalton, or emails may be sent to craig@performance-ec.com. We look forward to discussing the proposed zone change with you and hope to see you on **July 30th, 2025 at Grace Montessori Academy.**

Sincerely,

Craig Dalton, PE

PERFORMANCE ENGINEERING

Clearwater Estates Subdivision Zone Change - Neighborhood Meeting		
7/30/2025		
NAME	ADDRESS	Email
Norm	4650 Sunbeam	
Clay & Deonne	4626 SunbeamCir	cdmch4@gmail.com

PERFORMANCE ENGINEERING
3412 Colton Blvd, Suite 202 • Billings, MT 59102 • (406) 384-0080

Lots 2 and 3 of Clearwater Estates Subdivision

Section 10, T01S, R25E, Yellowstone County, Montana

Zone Change Neighborhood Meeting Notes

The meeting was conducted from 6-7 PM on July 30th, 2025 at the Grace Montessori School. The meeting was hosted by Craig Dalton of Performance Engineering (agent) and Todd Brown (developer).

There were 5 public participants for the meeting.

The meeting began with Craig Dalton giving an overview of the property. He discussed who the previous zone change that had occurred on the property about 18 months ago as part of the annexation and planned neighborhood process. Craig covered how infrastructure is currently being constructed in the development to provide services the Clearwater Estates Subdivision, 2nd Filing which has received preliminary plat approval from the City Council.

Craig described how the zoning process works and gave out the expected timelines for application submittal and public hearings (anticipated in October). He said that anyone who received a neighborhood meeting notice would also receive a public hearing notice from the city confirming the meeting dates.

Following Craig's overview, the floor was opened for participants to ask questions. In general, the meeting was an open conversation about the overall area along the Central corridor. One specific question asked is provided below.

- **Are there any updates on when Central Avenue might be improved/widened?**

  A Traffic Impact Study (TIS) has been completed as part the subdivision application. The TIS will studied Central Avenue corridor between 48th and Shiloh, in addition to some of the other major intersections within 1-mile of the development. The TIS found that turn lanes into this development will eventually be warranted and if the property north of Central Avenue develops, there is a chance a signal may come into play.

  The City doesn't currently have a road improvements project proposed for Central Avenue in their CIP, but as sections of their arterial corridors become more and more developed it tends to move that area's priority up for a major road project. It is important to note that improvements to Central Avenue will only come via a City project which would be driven by City developments. The County hasn't historically constructed major roadway improvements, particularly roadways on the border of the City limits.

Zoning History for City ZC 1071 – 4524 Central Ave –

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
4524 Central Ave	**City ZC 1045**	4/8/2024	MU-PND	Y	Original zoning for Agriculture
SURROUNDING PROPERTY	**Zone Change**	**DATE**	**FOR**	**APPROVED (Y/N)**	**ADDITIONAL DATA**
Ridgeline Sub – 48th St W and King Ave W	City ZC 997	9/13/2021	A to CMU1, NX2, N2 & P1 MU-PND	Yes	Phased Annexation
Sweetgrass Sub- 54th St W, S of Rimrock Rd	City ZC 998	10/11/2021	A to N1, N2, N3, NX1 & P1 N-PND	Yes	
The Timbers – Alkali Creek	City ZC 1003	1/24/2022	A to NMU, NX1, N3 and P1 N-PND	Yes	
Vista West	City ZC 1004	2/28/2022	A to N2, NX1, NX3 & P1 MR-PND	Withdrawn	
Zimmerman Home Place	City ZC 1009	3/14/2022	N3, NX1, NX3 & P1 to N2, NX1, NX3 & P1 MR-PND	Yes	
Buffalo Crossing	City ZC 1011	4/11/2022	A to NX2, N2, N3 & P1 MR-PND	Yes	
Vista West	City ZC 1021	2/27/2023	A to N1, NX2, NX3 & P1 MR-PND	Yes	
54 West	City ZC 1025	6/12/2023	N3 to N2, N3 & P1 N-PND	Yes	

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE ZONE CLASSIFICATION OF LOT 2 AND LOT 3, CLEARWATER ESTATES SUBDIVISION, BE AMENDED

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. **RECITALS.** *Title 76, Chapter 2, Part 3, MCA,* and *Sections 27-1628, BMCC,* provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.

Section 2. **DESCRIPTION. the south 1.775 acres of Lot 2 & all of lot 3, CLEARWATER ESTATES SUBDIVISION,** is presently zoned **Mixed Residential 1 & 2 (NX1 & NX2) and Mid-Century Neighborhood (N2) and** is shown on the official zoning map within this zone.

Section 3. **ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for **the south 1.775 acres of Lot 2 & all of lot 3, CLEARWATER ESTATES SUBDIVISION,** is hereby changed from **Mixed Residential 1 & 2 (NX1 & NX2) and Mid-Century Neighborhood (N2),** to **Neighborhood Residential (N3)** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Neighborhood Residential (N3),** as set out in the Billings, Montana City Code.

Section 4. **EFFECTIVE DATE**. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 5. **REPEALER**. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 6. **SEVERABILITY**. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 27th day of October, 2025.

PASSED, ADOPTED and APPROVED on second reading this 10th day of November, 2025.

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

BY:_____

Denise R. Bohlman, City Clerk

Zone Change 1071-Clearwater Estates sub, Lots 2 & 3

PROPOSED ZONING EXHIBIT FOR

LOTS 2 & 3 OF CLEARWATER ESTATES SUBDIVISION

LOCATED NW 1/4 OF SECTION 10, T 01 S, R 25 E, P.M.M.
YELLOWSTONE COUNTY, MT

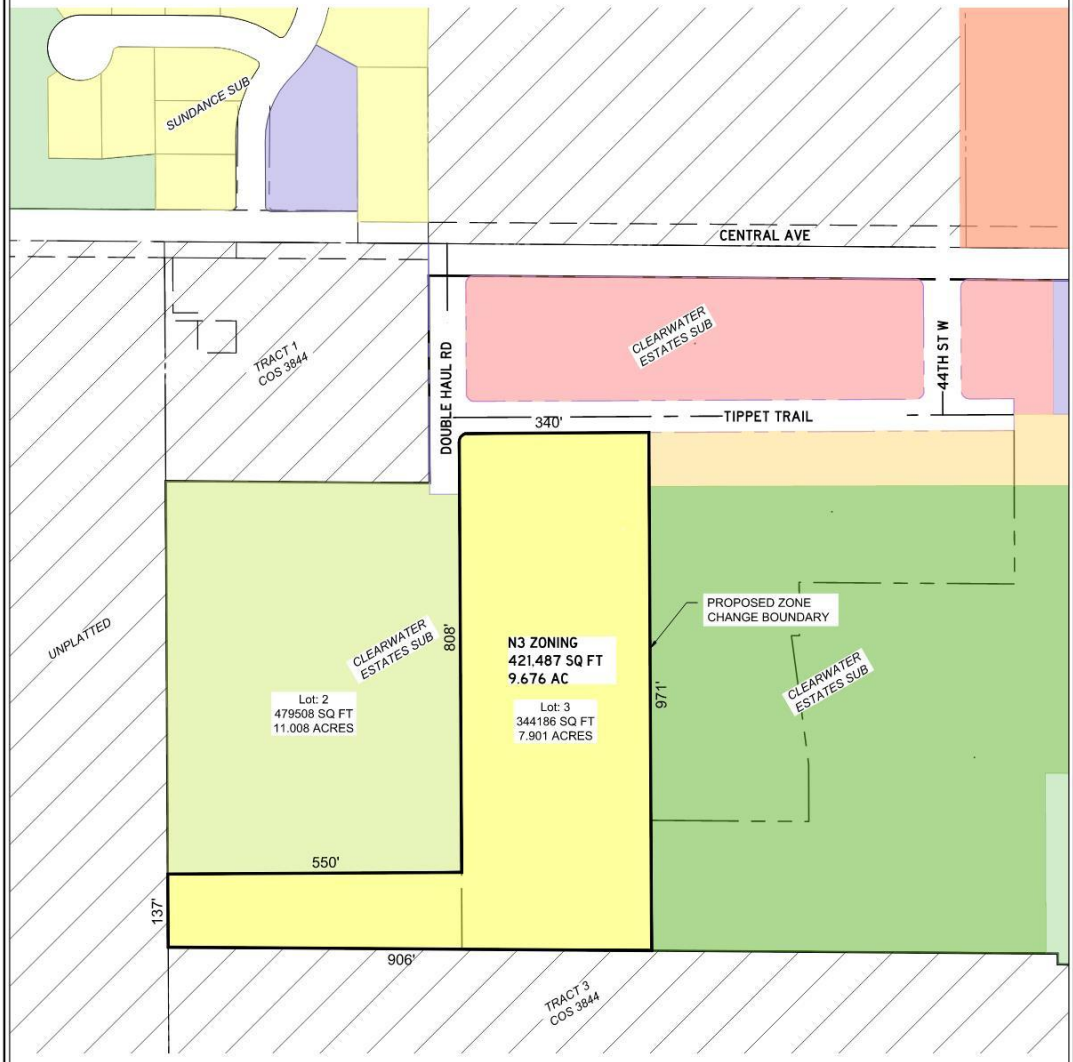
SITE AND STRUCTURE REGULATIONS
CITY OF BILLINGS ZONING CODE, ARTICLE 27-300, SECTION 27-308 & ARTICLE 27-400, SECTION 27-400-1
TABLE 27-300.9 & 27-300.10 & 27-400-5

PROPOSED ZONE CHANGE BOUNDARY

ON-SITE LOT BOUNDARY

BUILDING SITING	N3
MIN LOT WIDTH (FT)	65
MAXIMUM BUILDING COVERAGE (%)	40
FRONT SETBACK (FT)	20
STREET-SIDE SETBACK (FT)	10
OVERALL MAXIMUM HEIGHT (STORIES)	3

0 200 400
IN FEET



ZONING LEGEND

- CMU 1 - COMMERCIAL MIXED USE 1
- N2 - 1 TO 2 DWELLING UNITS/STRUCTURE
- NX1 - 1 TO 4 DWELLING UNITS/STRUCTURE
- N3 - 1 DWELLING UNIT/STRUCTURE
- RR1 - RURAL RESIDENTIAL 1
- RR3 - RURAL RESIDENTIAL 3
- NX2 - 2 TO 8 DWELLING UNITS/STRUCTURE
- N4 - LARGE LOT SUBURBAN
- P1 - OPEN SPACE
- AO - AGRICULTURAL OPEN

DRAWING NUMBER: EX A
SHEET NUMBER: 1 OF 1
PROJECT NUMBER: 2022-067

SHEET TITLE
PROPOSED ZONE CHANGE MAP

CPD DESIGNED BY
CPD DRAWN BY
DATE
DATE
QUALITY ASSURANCE
JMD CHECKED BY
07/25 DATE

REV BY	DATE	CHKD BY

CWE ZONE CHANGE

CLEARWATER ESTATES SUB BILLINGS, MT

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City Council Regular

Date:	10/27/2025
Title:	City Zone Change 1072 - Lots 1, 4, and 5 of Clearwater Estates Subdivision - CMU1, NMU, NX1, NX2 and P1 to CMU1, NX1, NX2, and P2
Presented by:	Karen Husman
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	Not Applicable
Project Number:	PZX-25-00160

RECOMMENDATION

The Zoning Commission recommends approval and adoption of the findings of the 10 review criteria for Zone Change 1072.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

This application is a request to amend the zoning layout established under Planned Neighborhood Development (PND) Zone Change 1045, which was approved and annexed in April 2024. The subject property is located south of Central Avenue and west of the Twin Pines and Legends West urban neighborhoods. This is a zone change request from Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use (NMU), Mixed Residential 1 & 2 (NX1 & NX2) and Open Space Parks Recreation (P1) to Corridor Mixed Use 1 (CMU1), Mixed Residential 1 & 2 (NX1 & NX2) & Public-Civic, Institutional (P2) on approximately 3 acres of Lot 1, all of Lot 4 and approximately 14 acres of Lot 5, of Clearwater Estates Sub.

The original zoning plan included a grid street layout designed to accommodate a variety of housing types and neighborhood services. Permitted uses included single-family dwellings, two-family units, multi-family buildings ranging from three to eight units, and mixed-use developments providing neighborhood-scale services. The plan met the requirements of Section 27-800 for Planned Neighborhood Development applications, including block design, district mix, open space allocations, and district placement standards. The proposed modification to the zoning layout continues to uphold the intent and objectives of the approved PND.

This portion of Billings has experienced significant growth and development over the past decade, including several Planned Development zones with customized mixed-use and residential patterns, along with medical facilities. Housing demand continues to exceed supply across all types. Local planning and growth policy documents, dating back more than twenty years, identified the need for diverse housing options, particularly independent living units for aging residents, townhomes, and apartments.

Census data underscores these needs. The 2010 Census recorded a decline in household size to 2.3 persons, while the 2020 Census reported a modest increase to 2.8 persons, with 17.5% of the city's population aged 65 or older. These demographic shifts, combined with rising housing costs, have increased demand for apartments, townhomes, and smaller multi-family products. Developers have responded with significant multi-family projects in the Lenhardt Square area, including the InterUrban, Interpointe, and KWO Apartments, along with new projects underway. Additional multi-family developments near King Avenue West and Shiloh Road have further expanded the housing supply, yet demand remains strong, particularly for housing in proximity to schools, shopping, and recreation.

Urban development at the city's edge presents challenges, particularly the need to ensure appropriate transitions between county and city development. These transitions do not imply uniformity between jurisdictions but require thoughtful buffering, connectivity, and coordinated planning.

The proposed zone change is consistent with the goals and policies of the 2016 Billings Growth Policy and the 2001 West Billings Neighborhood Plan. Both documents emphasize the importance of compatible land use, diverse housing choices, and a range of development densities. The Growth Policy specifically supports housing diversity, walkable neighborhoods, improved connectivity, and the creation of public spaces that strengthen community fabric. The proposed amendment to the zoning layout aligns with these objectives.

APPLICATION DATA

OWNERS: 44 West Development, LLC
AGENT: Dennis Randal
LEGAL DESCRIPTION: Clearwater Estates Sub, Lots

ADDRESS: south of 4524 Central Ave.
EXISTING LAND USE: Undeveloped
PROPOSED LAND USE: Residential single-family and multi-family
EXISTING ZONING:CMU1, NMU, NX1, NX2, and P1
PROPOSED ZONING: CMU1, NX1, NX2, and P2
SIZE OF PARCEL: 24.668 acres

SURROUNDING ZONING & LAND USE

NORTH: AG
Land Use: Residential & Agriculture
SOUTH: AG
Land Use: Residential & Agriculture
EAST: AG
Land Use: Residential & Agriculture
WEST: N2 (proposed N3)
Land Use: Undeveloped

STAKEHOLDERS

The applicant conducted a pre-application neighborhood meeting that was held on August 26, 2025, at 6pm at Grace Montessori School. Six individuals were present. The proposed zoning area 44 West Subdivision (currently the easterly portion of Clearwater Estates Subdivision) is currently in its final plat status.

- Growth in the area: Several attendees expressed they have enjoyed the lack of development in this location and would prefer that it remain unchanged.
- Traffic impacts: Concerns were raised about the additional traffic that new housing could bring to the neighborhood.
- Housing type and density: Two attendees stated they would only be supportive of low-density single-family housing. Others, while cautious, acknowledged the need for more affordable home options in Billings.

During the meeting, it was explained that the intent of the proposed zoning change is to adjust the zoning boundaries to better fit the finalized neighborhood design, which in fact reduces some of the zoning districts originally anticipated. To provide additional clarity, I shared a neighborhood rendering illustrating our vision for 44 West. This visual helped residents understand our intentions for the subdivision. While some attendees remained opposed to any change beyond low-density single-family housing, others were open and understanding of the city's need to provide diverse and affordable housing options.

Planning staff did not receive any written comments or phone calls from surrounding property owners prior to preparation of this report and recommendation. City departments and reviewing agencies submitted no negative comments regarding the proposed zoning plan.

CITY ZONING COMMISSION MEETING

The Zoning Commission conducted a public hearing on October 7, 2025. Staff presented the recommendation, followed by testimony from the applicant's representative, Greg McCall. Mr. McCall provided additional details regarding the proposed project and noted that a subdivision application is currently under review.

He explained that modifying the zoning areas in the original Planned Neighborhood Development (PND) is being requested due to the complexity of preparing a PND and annexation concurrently. While the requirement for multiple zoning districts within a PND encourages a mix of uses and supports balanced community growth, determining the appropriate placement of each zoning district can be difficult until development and construction planning are underway. Mr. McCall further stated that considerations such as utility connections, easements, and road dedications all influence how the subdivision is ultimately designed. In this case, the proposal does not alter the overall concept of the PND but rather adjusts the zoning layout to better align with the most effective development pattern.

Commissioner Goss asked how the proposed development compares in density to Mr. McCall's other projects.

Mr. McCall responded that the density would be similar to the Josephine Crossing development, accommodating approximately 400 to 600 new homes.

Public comment was then opened, and no members of the public provided testimony.

Following the close of the public hearing, the Commission deliberated briefly. Commissioner Megorden made a motion to forward a recommendation of approval for Zone Change 1072, including adoption of the review criteria as findings of fact. The motion was seconded by Commissioner Mulvaney and approved unanimously on a 4-0 vote, with

Commissioner McCall recusing himself from the decision.

ALTERNATIVES
The City Council may:

- Recommend approval and adoption of the findings of the ten review criteria for Zone Change 1072; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 1072; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request.

FISCAL EFFECTS
Approval or denial of the proposed zone change will not have an effect on the Planning Division budget.

SUMMARY
Before taking action the City Council shall consider the following findings of the ten review criteria:

1) Is the new zoning designed in accordance with the Growth Policy?
The proposed zone change is consistent with the following guidelines of the 2016 Growth Policy and the West Billings Neighborhood Plan (2001):

The West Billings Neighborhood Plan goals and objectives stated the need to locate compatible uses and offer a range of housing choices and development densities. The West Billings Plan adopted a number of Goals, Policies, and Implementation Strategies. The proposed zone change for the property is consistent with the following adopted Policies of Planned Growth
Goal 1: Establish Development Patterns that Use Land More Efficiently
Policy R "Encourage innovative land-use planning techniques to be used in building higher density and mixed-use developments as well as infill developments."

The proposed zoning is compatible with goals of the West Billings Neighborhood Plan. The proposed zone change will accommodate uses that are compatible in a mixed-use environment.

The proposed zone change is in line with the adopted 2016 Growth Policy goals for:
Strong Neighborhoods:
Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels.
Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction.
Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale streetlights, street trees and walkable access to public spaces.
Neighborhoods that are safe and attractive and provide essential services are much desired. Implementation of the Infill Policy is important to encourage development of underutilized properties.
Home Base:
A mix of housing types that meet the needs of a diverse population is important.
The Housing Needs Assessment is an important tool to ensure Billings recognizes and meets the demands of future development. Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe.
Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings
Public safety and emergency service response are critical to the well-being of Billings' residents.
Homes that are safe and sound support a healthy community.
The proposed layout for the property will allow higher density housing to be located on the west and south of the property and the dwellings adjacent to the agricultural uses to the west will be a lower density. The proposed zoning plan will have urban development adjacent to county agricultural land to the west and south. The property to the south may be an addition to the city in the near future if this development is successful.

2) Is the new zoning designed to secure from fire and other dangers?
The zoning requires minimum setbacks, open and landscaped areas and building separations. The zoning assembly is designed to secure the development from fire and other dangers.

3) Whether the new zoning will promote public health, public safety and general welfare?
Public health and public safety will be promoted by the proposed change. Approval of the zone change will provide certainty both for the property owner and the surrounding owners. Provision of public health and safety services from

the city will promote the general welfare of the area.

4) Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirement?
Transportation: A Traffic Impact Study (TIS) was completed as part of the subdivision application. The study analyzed the Central Avenue corridor between 48th Street West and Shiloh Road, as well as major intersections within one mile of the development. The TIS concluded that turn lanes into the development will eventually be warranted. In addition, if the property north of Central Avenue develops, a traffic signal may be considered.
Water and Sewer: The City will provide water and sewer for the property. There will be no additional impacts on the system from the proposed changes.
Schools and Parks: Schools and parks may be affected by the proposed zone change and development of a new city neighborhood. SD #2 did not provide any comments. The developer has provided parkland to meet the minimum required by subdivision regulations (11% of net area).
Fire and Police: The subject property will be served by city public safety services. The Police and Fire Departments had no concerns about the zone change.

5) Will the new zoning provide adequate light and air?
The proposed zoning provides for sufficient setbacks to allow for adequate separation between structures and adequate light and air.

6) Will the new zoning effect motorized and non-motorized transportation?
Non-motorized travel -- walking and biking -- is an essential part of the traffic plan for this development. The developers may have the option to purchase the 50 acres to the south. If this area is developed, a clear vehicle and pedestrian connection can be made to the urban neighborhoods of Lenhardt Square, the Vista West development and the St. Vincent's Healthcare subdivision, as well as a connection to Shiloh Road. Central Avenue is a principal arterial street. Most of the development west of Shiloh Road with access to Central Avenue is rural residential neighborhoods that are still actively used for agricultural purposes. The average daily traffic count just west of Shiloh road is less than 6,500 trips per day. The 2016 West End Multi-Modal Traffic Study (city/County) indicated long-term projects for Central Avenue from Shiloh Road to 48th St West would include completion of a three-lane section (one lane each direction with a center turn lane) and a traffic control option (signal or roundabout) at 48th St W and Central Avenue. The existing conditions, according to the 2016 study, indicated a low level of service for traffic entering or leaving Central Avenue during peak hours between Shiloh Road and about 44th St West. The level of service is based on wait time for making safe left or right turns onto Central Avenue or off of Central Avenue. The south side of Central Avenue is on the list of arterial streets with a multi-use path on the south side of the right of way. There is no continuous city-controlled right of way on Central Avenue west of Shiloh. The developer will be required to contribute to the future construction of the multi-use path.

7) Will the new zoning promote compatible urban growth?
The proposed overall development density is compatible with urban growth and the provision of city-level services for new residents. The proposed zone district boundaries are consistent with the urban growth in this area and will be compatible with the surrounding neighborhoods.

8) Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?
The proposed zoning does consider the character of the district and the suitability of the property for the proposed use. This area between Central Avenue and King Ave West is undergoing rapid urban development and growth. Demand for new housing choices, including townhomes and apartments, is increasing. Providing a wide range of housing types is suitable for this area.

9) Will the new zoning conserve the value of buildings?
The property is an undeveloped parcel. Approval of the zone change will provide certainty for surrounding landowners and may help to maintain property values of adjacent buildings.

10) Will the new zoning encourage the most appropriate use of land throughout the City of Billings?
The proposed zone change modification to the previous PND zoning will encourage the most appropriate use of this land in Billings.

Attachments

Zoning Map & Site Photos
Application & Applicant Letter
Neighborhood Meeting Info.
History

Ordinance

Zone Change 1072 Attachments





Zone Change 1072 Attachments





South

Zone Change 1072 Attachments



East



West

Zone Change 1072 Attachments





Zone Change 1072 Attachments





South

1/16 Calc

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change #1072 Project #PZX-25-00160

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning CMU-1, NX-1, NX-2, NMU and P-1

Proposed Zoning: CMU-1, NX-1, NX-2 and P-2

PARCEL TAX ID# A38277, A38280, CITY ELECTION WARD 5

Legal Description of Property: Lots 1, 4 and 5, Clearwater Estates Sub.

Address or General Location (If unknown, contact City Engineering): Central Avenue & 44th St. W.

Size of Parcel (Area square feet or acres): 23.877 Acres

Present Land-Use: agricultural

Proposed Land-Use: Residential

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s) 44 West Development, LLC

(Record Owner) – Lots 4 & 5

1536 Mullowney Lane, Suite 100, Billings, MT 59101

(Address)

406-591-4747. Greg@mccallhomes.com

(Phone Number) (email)

Agent(s): Dennis Randall

(Name)

1536 Mullowney Lane, Suite 100, Billings, MT 59101

(Address)

406-670-3225

(Phone Number) (Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: _____ Date: 9-2-25

(Record Owner - Digital Signature Allowed)

(Lots 4 & 5)

Brown

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE **Billings Zone Change #** 1072 **Project #** PZX-25-00160

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning: CMU-1, NX-1, NX-2, NMU and P-1

Proposed Zoning: CMU-1, NX-1, NX-2 and P-2

PARCEL TAX ID# A38277, A38280, CITY ELECTION WARD 5

Legal Description of Property: Lots 1, 4 and 5, Clearwater Estyates Subdivision

Address or General Location (If unknown, contact City Engineering): Central Avenue & 44th St. W.

Size of Parcel (Area square feet or acres): 23.877 Acres

Present Land-Use: agricultural

Proposed Land-Use: Residential

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Brown Development LLC

(Record Owner) – Lot 1

745 S. 56th Street West, Billings, MT 59106

(Address)

406-698-5970

(Phone Number) (email)

Agent(s): Dennis Randall

(Name)

1536 Mullowney Lane, Suite 100, Billings, MT 59101

(Address)

406-670-3225

(Phone Number) (Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: _____ Date: 9-9-25

(Record Owner – Digital Signature Allowed)

(Lot 1)

Zone Change 1072 Attachments

Zone Change Lots 1, 4 & 5, Clearwater Estates Subdivision

How is the proposed zone change consistent with the Growth Policy and meets the10 Statutory Criteria

Growth Guidelines

Essential Investments:

The proposed zoning and associated development will include

- Direct connection to Central Avenue, a principal arterial in the City's Transportation plan
- Interconnected sidewalks for every home within the development.
- Developed parks for recreation and special amenities.
- Landscaping of public rights of ways and entryways.
- Community development near or adjacent to existing infrastructure.

Place Making:

- The proposal includes an area of P2 zoning. A community mail pick-up/drop-off is anticipated for this area.

Community Fabric:

- The development will include developed park areas, as required by the subdivision regulations.
- Public rights of ways will include visually appealing boulevard sidewalks and landscaped boulevards.

Strong Neighborhoods:

- The proposed zoning will allow for a mixture of housing types.
- The development design will include attractive street lighting, street trees, and walkable access throughout the neighborhood.

Home Base:

- The proposed zoning will allow for a mixture of housing types.
- The development will include energy efficient housing.

Compliance with the the10 Statutory review criteria.

The proposed zone change is consistent with the Growth Policy and does meet the 10 statutory review criteria for a zone change.

1. The proposed zone change is consistent with the Growth Policy, see above.

2. The new zoning and associated development will provide for required building separations; all buildings will be required to meet current building codes and engineering standards.
3. The approval of the proposed zone change will not have negative affects on public health and safety and will promote general welfare of the area. The proposed mixed zones will allow marketing a range of uses.
4. The proposed zoning will not have significant impacts on the transportation system. A TIS was completed with the associated subdivision, which identified the mitigation necessary. City water and sewer is adjacent to the parcel. The school district did not provide comment on the proposed zone change. The development is served by City public safety services. Police and fire departments have not commented on the proposed zone change.
5. The proposed zoning, and associated development will be required to meet minimum setbacks as well as building separation, providing adequate flight and air.
6. The proposed zoning has an allowable density slightly less than the existing zoning and has less CMU-1 zoning. Traffic impacts should be less than the existing zoning. Any potential impacts will be identified by the required TIS at the time of subdivision permitting and necessary mitigation will be identified at that time.
7. The proposed zoning is compatible with the development within the area, and is generally in compliance with the Growth plan.
8. The proposed zoning does consider the character of the district and duitability of the property for the intended use. The proposed zoning allows for slightly less density than the existing zoning. The property is adjacent to Central Avenue. The mix of zoning and associated uses are appropriate adjacent to an arterial street.
9. Given the compatibility of the proposed zoning with other properties in the area, the proposed zoning will not impact the value of existing buildings in the area.
10. The proposed zoning allows for development compatible with surrounding zoning. The development is adjacent to existing City services (Sewer and water) and is adjacent to an arterial street. This is an appropriate land use for the property.

CITY ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. Present Zoning: CMU-1, NX-1, NX-2, NMU and P-1

2. Written description of the Zone Change Plan including existing and proposed new zoning:
   Reconfiguration of zoning to match proposed plat, includes NX-1, NX-2, CMU-1 and P2

3. Legal Description of Property:
   Lots 1, 4 and 5 of Clearwater Estates Subdivision

4. Neighborhood Task Force Area: Yes /// No . If Yes, Name of Task Force
   West End Neighborhood Task Force

5. Roster of persons who attended the pre-application neighborhood meeting: please attach to on line application ✓

6. A brief synopsis of the meeting results including any written minutes or audio recording. please attach to on line application ✓

7. The undersigned affirm the following:
   1) The pre-application neighborhood meeting was held on the 26th, day of August 2025.
   2) The zone change application is based on materials presented at the meeting.

Owner (s): Lots 4 & 5
44West Development LLC, Greg McCall Telephone: 406-591-4747

Address:
1536 Mullowney Lane, Suite 100, Billings MT Email: Greg@McCallhomes.com

Agent (s):
Dennis Randall / McCall Homes Telephone: 406-670-3225

Address: 1536 Mullowney Lane, Suite 100 Email: Dennis@mccallhomes.com

Complete this form and upload to your on-line Zone Change application

City Pre-app statement 2024-2025

Brown

CITY ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)

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7. The undersigned affirm the following:
   1) The pre-application neighborhood meeting was held on the 26th, day of Augustt 2025.
   2) The zone change application is based on materials presented at the meeting.

Owner (s):
Brown Development LLC, Todd Brown Telephone: 406-698-5970

Address:
745 S. 56th Street West, Billings, MT 59106 Email: tbrownbuilders@yahoo.com

Agent (s):
Dennis Randall / McCall Homes Telephone: 406-670-3225

Address: 1536 Mullowney Lane, Suite 100 Email: Dennis@mccallhomes.com

Complete this form and upload to your on-line Zone Change application

City Pre-app statement 2024-2025

McCALL HOMES

1536 Mullowney Lane Suite 100
Billings, Montana 59101
Telephone: 406-651-5354
Fax: 406-651-5364
www.mccallhomes.com

August 27, 2025

City of Billings Planning Division

316 N 26th St

Billings, MT 59101

Re: Synopsis of Neighborhood Meeting – Proposed Zone Change for 44 West Subdivision (formerly part of Clearwater Estates Subdivision)

Dear Planning Staff,

In accordance with the City of Billings zoning requirements, a neighborhood meeting was held regarding the proposed zone change for the 44 West Subdivision, formerly a portion of Clearwater Estates Subdivision. The meeting was held to provide information to nearby residents and to hear their feedback and concerns.

Attendance

Five individuals attended and signed in at the meeting:

- Janice Munsell
- Randy Spear
- Norm Tjeltreit
- Julie Larson
- One gentleman who did not sign in

Additionally, Mr. and Mrs. Leitz, who reside immediately east of the proposed subdivision at 4420 Central Avenue, arrived at the end of the evening and spoke with me in the parking lot.

Summary of Concerns

The primary concerns expressed by residents centered on:

- **Growth in the area:** Several attendees expressed they have enjoyed the lack of development in this location and would prefer that it remain unchanged.
- **Traffic impacts:** Concerns were raised about the additional traffic that new housing could bring to the neighborhood.
- **Housing type and density:** Two attendees stated they would only be supportive of low-density single-family housing. Others, while cautious, acknowledged the need for more affordable home options in Billings.

Discussion and Response

During the meeting, I explained that the intent of the proposed zoning change is to adjust the zoning boundaries to better fit the finalized neighborhood design, which in fact reduces some of the zoning districts originally anticipated. To provide additional clarity, I shared a neighborhood rendering illustrating our vision for 44 West. This visual helped residents understand our intentions for the subdivision.

Conclusion

While some attendees remained opposed to any change beyond low-density single-family housing, others were open and understanding of the city's need to provide diverse and affordable housing options.

We appreciate the opportunity to gather and share feedback with our neighbors and will continue to work closely with the City to ensure this project fits well within the community.

Sincerely,

Greg McCall

McCall Homes

PROPOSED ZONE CHANGE – NEIGHBORHOOD MEETING

PROJECT:	Portion of Clearwater Estates Subdivision	**MEETING DATE:**	August 26, 2025 6:00 P.M.
FACILITATOR:	McCall Homes, Greg McCall	**LOCATION:**	Grace Montessori Academy 4809 Grand Avenue, Billings MT

NAME	ADDRESS
Janice Mansell	4220 Limber Pine Ln 59106
Kandy Spear	"
Norm Tjeltveit	4650 Sunbeam Cir.
Jules Larson	103 Saddle Tree Place.

McCALL
DEVELOPMENT

Dear Neighbor,

August 13, 2025

I am writing to inform you of a Zoning pre-application neighborhood meeting scheduled to be held on **Tuesday, August 26, 2025, from 6:00 to 7:00 P.M.** at Grace Montessori Academy, 4809 Grand Avenue, Billings, MT 59106. Interested parties can attend the meeting to be held in the conference room, using the main entrance of the building.

The meeting is being held to discuss a proposed Zone change for the proposed 44 West Subdivision. (formerly a portion of Clearwater Estates Subdivision) located on the south side of Central Avenue between Sundance Ridge Road and 44th Street West. McCall Development is requesting the property shown in the attached exhibit be re-zoned to accommodate future residential development. The total area to be re-zoned is approximately 23.9 acres.

The intent of the meeting is to inform neighboring property owners of the proposed zone change, discuss the anticipated development of the property and to answer questions about the project. Below is a summary of the existing and proposed zoning. Also, attached to this letter are map exhibits of the existing and proposed zoning.

Existing Zoning

Zoning Description	Allowable Density
CMU-1 – Corridor Mixed-use	1-9+ dwelling units / building
NMU – Neighborhood Mixed-use	1-8 dwelling units / building
NX-1 – Mixed Residential-1	1-4 dwelling units / building
NX-2 – Mixed Residential-2	2-8 dwelling units / building
P-1- Open space, Parks, Recreation	open space & stormwater management

Proposed Zoning

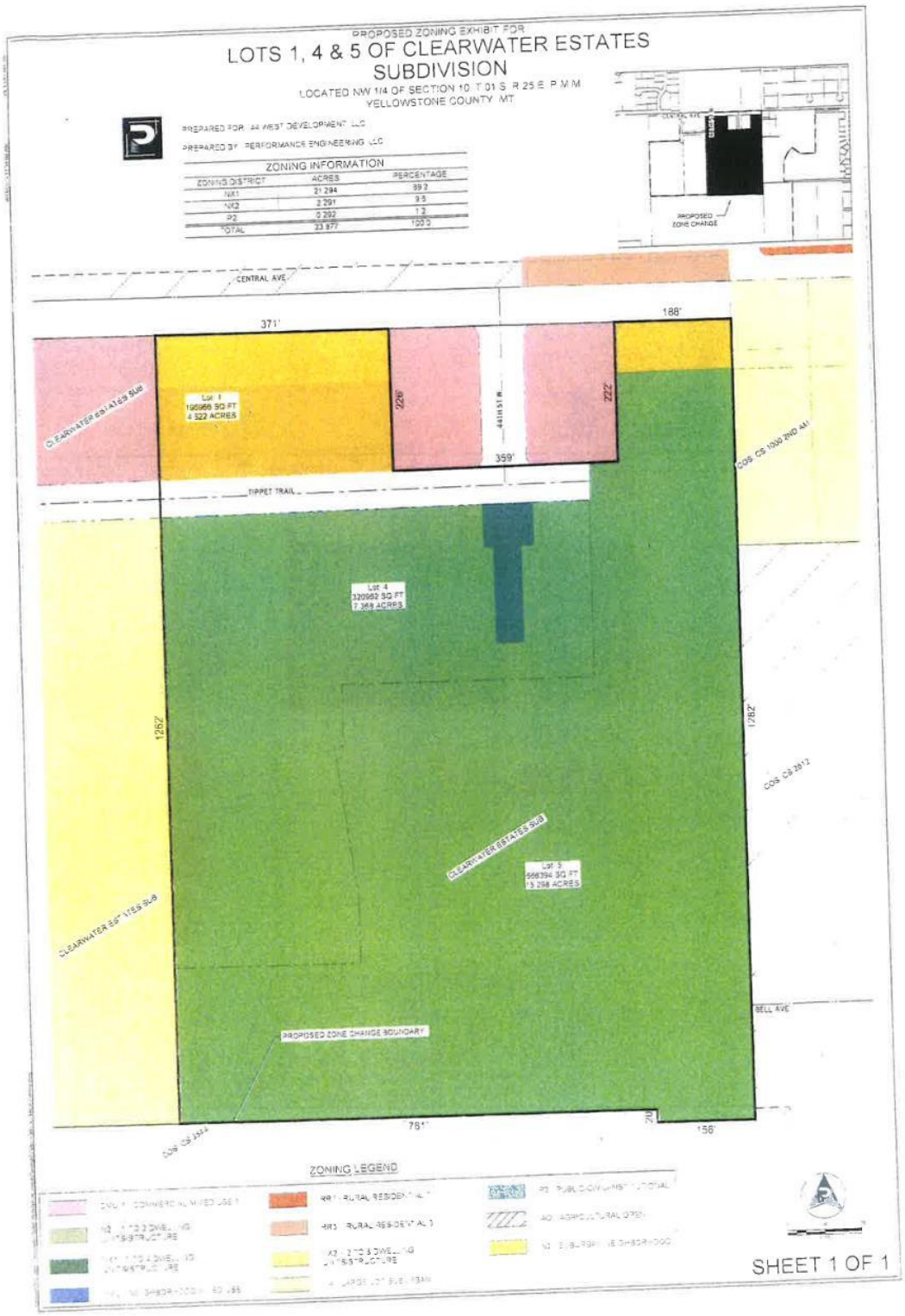
Zoning Description	Allowable Density
CMU-1 – Corridor Mixed-use	1-9+ dwelling units / building
NX-1 – Mixed Residential-1	1-4 dwelling units / building
NX-2 – Mixed Residential-2	2-8 dwelling units / building
P-2- Public – Civic, Institutional	possible mail pick-up area

Representatives for McCall Homes will be present at the meeting to answer questions you may have. For those unable to attend, you can mail questions to McCall Homes, 1538 Mullowney Lane, Suite 100, Billings, MT 59101 Attn: Dennis Randall or e-mail me at Dennis@mccalldevelopment.com. I look forward to meeting you to discuss the project.

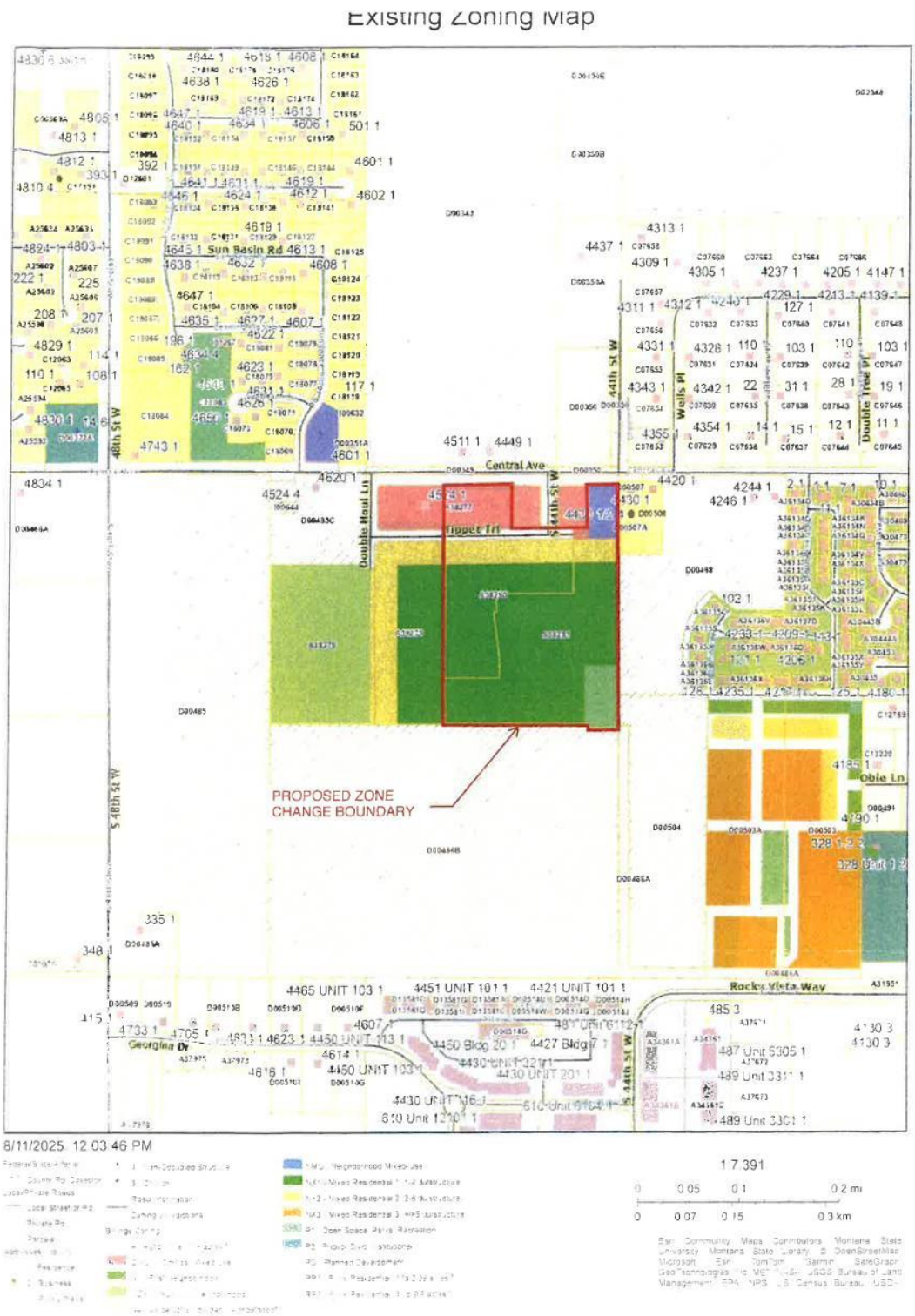
Sincerely

Dennis Randall
McCall Homes

Zone Change 1072 Attachments



Zone Change 1072 Attachments



Zoning History for City ZC 1072 – 4524 Central Ave – 44West Sub Pending

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
4524 Central Ave	**City ZC 1045**	4/8/2024	MU-PND	Y	Original zoning for Agriculture
SURROUNDING PROPERTY	**Zone Change**	**DATE**	**FOR**	**APPROVED (Y/N)**	**ADDITIONAL DATA**
Ridgeline Sub – 48th St W and King Ave W	City ZC 997	9/13/2021	A to CMU1, NX2, N2 & P1 MU-PND	Yes	Phased Annexation
Sweetgrass Sub- 54th St W, S of Rimrock Rd	City ZC 998	10/11/2021	A to N1, N2, N3, NX1 & P1 N-PND	Yes	
The Timbers – Alkali Creek	City ZC 1003	1/24/2022	A to NMU, NX1, N3 and P1 N-PND	Yes	
Vista West	City ZC 1004	2/28/2022	A to N2, NX1, NX3 & P1 MR-PND	Withdrawn	
Zimmerman Home Place	City ZC 1009	3/14/2022	N3, NX1, NX3 & P1 to N2, NX1, NX3 & P1 MR-PND	Yes	
Buffalo Crossing	City ZC 1011	4/11/2022	A to NX2, N2, N3 & P1 MR-PND	Yes	
Vista West	City ZC 1021	2/27/2023	A to N1, NX2, NX3 & P1 MR-PND	Yes	
54 West	City ZC 1025	6/12/2023	N3 to N2, N3 & P1 N-PND	Yes	

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE ZONE CLASSIFICATION OF LOTS 1, 4 AND 5, CLEARWATER ESTATES SUBDIVISION, BE AMENDED

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. **RECITALS.** *Title 76, Chapter 2, Part 3, MCA,* and *Sections 27-1628, BMCC,* provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.

Section 2. **DESCRIPTION. 3 acres of Lot 1, all of lot 4 and 14 acres of lot 5, of CLEARWATER ESTATES SUBDIVISION,** is presently zoned **Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use (NMU), Mixed Residential 1 & 2 (NX1 & NX2) and Open Space Parks Recreation (P-1) and** is shown on the official zoning map within this zone.

Section 3. **ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for **3 acres of Lot 1, all of lot 4 and 14 acres of lot 5, of CLEARWATER ESTATES SUBDIVISION,** is hereby changed from **Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use (NMU), Mixed Residential 1 & 2 (NX1 & NX2) and Open Space Parks Recreation (P-1) to , Corridor Mixed Use 1 (CMU1), Mixed Residential 1 & 2 (NX1 & NX2) & Public-Civic, Institutional (P-2)** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Corridor Mixed Use 1 (CMU1), Mixed Residential 1 & 2 (NX1 & NX2) & Public-Civic, Institutional (P-2),** as set out in the Billings, Montana City Code.

Section 4. **EFFECTIVE DATE**. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 5. **REPEALER**. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

***Section 6*. SEVERABILITY**. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 27th day of October, 2025.

PASSED, ADOPTED and APPROVED on second reading this 10th day of November, 2025.

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

BY:_____

Denise R. Bohlman, City Clerk

Zone Change 1072-Clearwater Estates sub, Lots 1, 4 & 5

PROPOSED ZONING EXHIBIT FOR

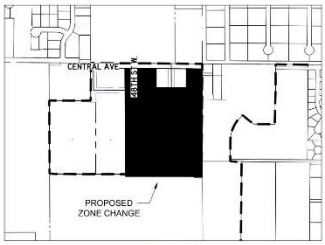
LOTS 1, 4 & 5 OF CLEARWATER ESTATES SUBDIVISION

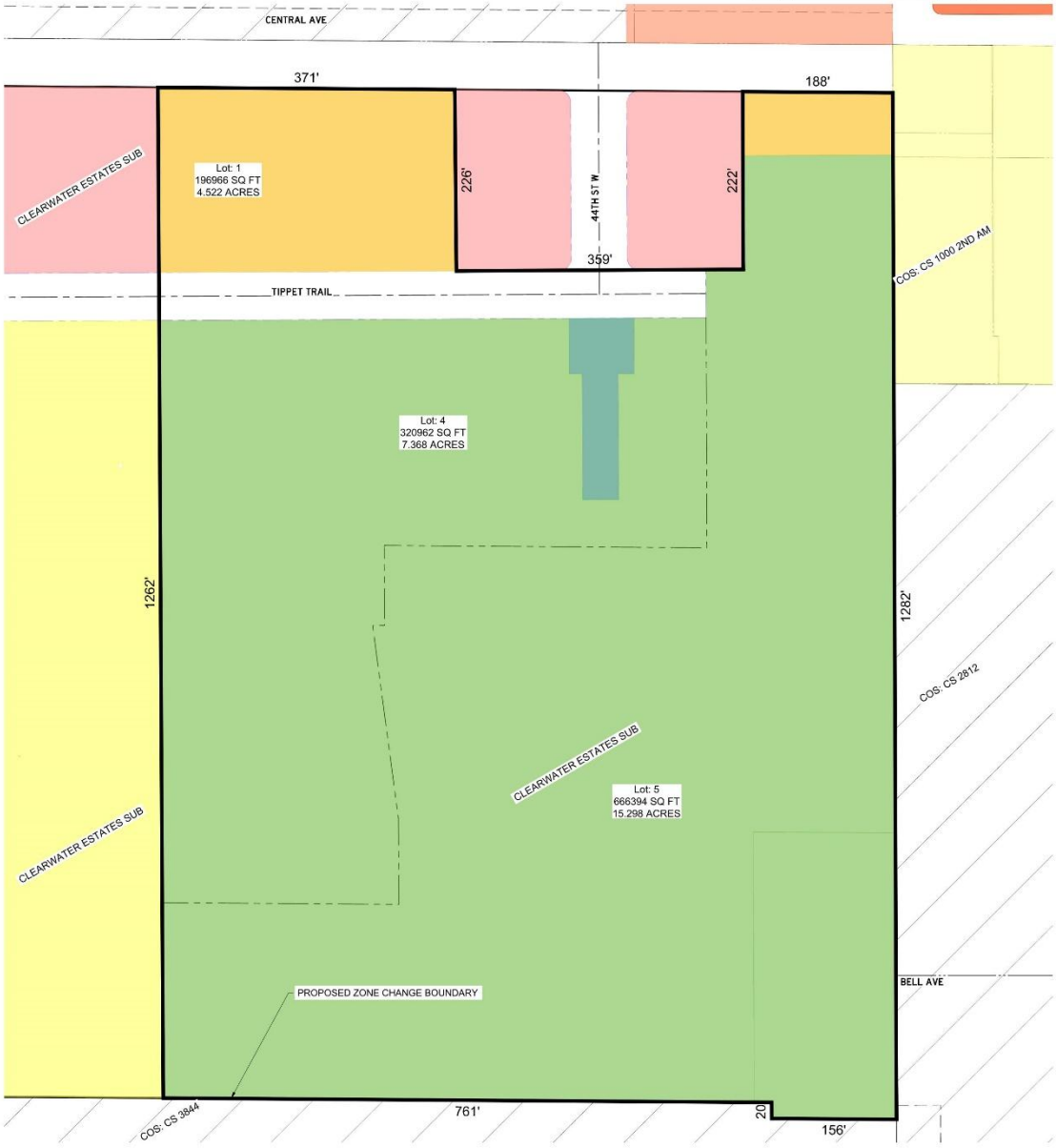
LOCATED NW 1/4 OF SECTION 10, T 01 S, R 25 E, P.M.M.
YELLOWSTONE COUNTY, MT

PREPARED FOR : 44 WEST DEVELOPMENT, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

ZONING INFORMATION		
ZONING DISTRICT	ACRES	PERCENTAGE
NX1	21.294	89.2
NX2	2.291	9.6
P2	0.292	1.2
TOTAL	23.877	100.0





ZONING LEGEND

CMU 1 - COMMERCIAL MIXED USE 1	RR1 - RURAL RESIDENTIAL 1	P2 - PUBLIC-CIVIL-INSTITUTIONAL
N2 - 1 TO 2 DWELLING UNITS/STRUCTURE	RR3 - RURAL RESIDENTIAL 3	AO - AGRICULTURAL OPEN
NX1 - 1 TO 4 DWELLING UNITS/STRUCTURE	NX2 - 2 TO 8 DWELLING UNITS/STRUCTURE	N3 - SUBURBAN NEIGHBORHOOD
NMU - NEIGHBORHOOD MIXED USE	N4 - LARGE LOT SUBURBAN	

SHEET 1 OF 1

City Council Regular

Date:	10/27/2025
Title:	SBBURD - Public Hearing and First Reading of Ordinance to Expand the District
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

City staff recommends the City Council conduct a public hearing and adopt on first reading an ordinance to expand the boundary of the South Billings Boulevard Urban Renewal District (SBBURD) and adopt a modified Urban Renewal Plan, including a tax increment provision. The City Council adopted a resolution of intent to expand the boundaries of the SBBURD at its meeting on September 22, 2025 and set a public hearing and first reading of the ordinance for this meeting.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The existing SBBURD boundary may be modified by ordinance in accordance with the procedure described in M.C.A. § 7-15-4221. The City Council approved a resolution of intent to expand the District at its September 22 meeting as the first formal step for the City Council to move the process forward.

The District was formed and amended in 2008, the Urban Renewal Plan for the District was amended in 2019, and the District was expanded in 2021, adding 5 new properties to the SBBURD. While expanding urban renewal districts is not common, it is a tool available to communities under the urban renewal laws, and Billings has most recently used the tool in the SBBURD with the minor expansion in 2021. The process mirrors the process to create a district, with Council taking action on a resolution of intent to expand the District, updating the Urban Renewal Plan, notification of property owners both within the existing SBBURD boundary and the area to be included in the expansion, Planning Board review of expansion, legal notice of public hearing, and final Council action to expand the District.

Based on an analysis by City staff and Pioneer Technical Services completed in August 2025, it was found that properties within the proposed 903-acre expansion area (See Report with Map attached) have qualifying conditions per MCA, Title 7, Chapter 15, Part 4206, that the area requires public infrastructure improvements, and the expansion area could benefit from program recommendations in the currently adopted SBBURD Urban Renewal Plan.

DETERMINATION OF BLIGHT

As described above, the proposed SBBURD expansion area contains a number of underdeveloped properties and areas lacking complete infrastructure. The Council previously determined that the property included in the SBBURD was "blighted" in its adoption of Ordinance #08-5462, Ordinance #08-5484, Ordinance #19-5725, and Ordinance #21-5765 that (a) created the SBBURD originally, amended the urban renewal plan, and expanded the SBBURD. Deficiencies in public and private properties located in the district led to a determination of blight, as defined by state statute. As cited in the attached Review of Conditions that Contribute to Blight report completed in August 2025, the proposed expansion area meets several definitions of blight:

- Deficient Structures - buildings, street infrastructure, water and sewer infrastructure, stormwater infrastructure;
- Deficient Land Use - surface storage lots, vacant lots.

The City desires to improve the quality of land use, city infrastructure and economic development potential of these properties by including them in the SBBURD to construct needed public infrastructure improvements, grow the tax base, stimulate commercial development, and further implement the visions of the SBBURD Urban Renewal Plan.

PROCEDURAL HISTORY

- On August 5, 2025 the South Billings Urban Renewal Association (SBURA) heard an update on the plans to expand the District.
- On August 5, City staff attended a Billings School District Development Committee Meeting and provided the trustee with information about the proposed SBBURD expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.

- On September 2, the Council at its Work Session heard a presentation on expansion of the SBBURD and directed staff to move the process forward.
- On September 4, City staff attended a Yellowstone County Board of County Commission Discussion Session and provided the Commission with information about the proposed SBBURD expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
- On September 22, the Council approved a resolution of intent to expand the district and set a public hearing date for October 27, 2025.
- On October 1, City staff attended the Elysian School District #23 Trustee meeting and provided information about the proposed SBBURD expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
- On October 9, a Community Information Meeting was held at Orchard Elementary School to inform property owners in the SBBURD, in the proposed expansion area, and for the community in general of the plans to expand the District.
- On October 14, the Yellowstone County Board of Planning acted affirmatively on a recommendation to the City Council as to the SBBURD expansion's consistency with the 2016 City of Billings Growth Policy. Growth Policy conformance also is outlined in Section 2 of the Review of Conditions that Contribute to Blight report attached to this memo.
- If the City Council approves the ordinance modifying the SBBURD on first reading at this meeting, the Council will conduct a second reading of the ordinance on November 10. The ordinance will take effect 30 days after second reading on December 10.

STAKEHOLDERS

The Billings community as a whole, property owners within the proposed expansion area and those within the current SBBURD, Yellowstone County, The City of Billings, Billings School District and Elysian School District are all stakeholders in this process.

The owners of the properties to be included in the expanded SBBURD area and those within the existing SBBURD were all notified on September 24 via US Mail of the Community Information Meeting on October 9 and the Council Public Hearing on October 27. Yellowstone County, Billings School District #2, and Elysian School District #23 were all notified via US Mail, email, and in person of the Community Information Meeting on October 9 and the Council Public Hearing on October 27. Notification of the public hearing by the City Council on October 27 was also properly advertised in the Yellowstone County News.

Comments from the various stakeholders have been summarized below:

- Yellowstone County has been the only taxing jurisdiction that expressed a lack of support for the expansion of the SBBURD due to possible impacts to County property tax revenue during the life of the District.
- Elysian School District Trustees asked questions and expressed some disappointment that an urban renewal project could not be awarded to their school for a campus project, as the district's school campus is outside the SBBURD while a portion of their district is within the SBBURD since it is also within the City. The trustees also asked if their district could be removed from the SBBURD by the City contracting the SBBURD boundary, however this could not be done since the City has outstanding bonds that are tied the current SBBURD area and are calculated off of the increment generated by the boundary.
- Members of the public at the Community Information Meeting brought up several issues of concern and also some support for the SBBURD and the expansion. Points of concern included:
    - A belief that property owners' taxes will increase when the district is expanded to include their property.
    - That the City was wrong to go ahead and build a smaller scale recreation center at Amend Park after the voters defeated a levy and bond proposal to build a recreation center for the community.
    - That it was wrong a recreation center was being paid for by the SBBURD increment when it was to benefit the entire City and not just the South Side.
    - Wanted to know why the City wouldn't just create a new urban renewal district instead of expanding the SBBURD, since expansion would mean spreading the current increment over a larger area until the new area included began to generate its own increment.
    - Wanted to know why the City does not do anything to just help the South Side residents.
    - That the City should look at putting a new pool at Amend Park (as was originally planned for the recreation center) instead of build another pool at South Park and make the new pool at Amend Park indoor to be a year-round operation.

The Mayor, Council Members Kennedy and Shaw, City Administrator Kukulski, PCSD Director Friday and Finance Director Zoeller all provided responses and information to the residents and public at the meeting on all of the

questions, comments and concerns.

ALTERNATIVES

City Council may:

- Conduct a public hearing and approve the ordinance on first reading to expand the SBBURD, modify the Urban Renewal Plan and include the tax increment provision; or
- Conduct a public hearing and not approve the ordinance on first reading to expand the SBBURD, modify the Urban Renewal Plan and include the tax increment provision.

FISCAL EFFECTS

The exact financial impact of modifying the SBBURD is unknown. There is some cost associated with City staff time and the consultant help for City staff on the expansion process, which is estimated at about $25,000 for the consultant time only. However, the real benefit of this effort is the purpose of an urban renewal and tax increment district, which is for the public to invest in infrastructure and improvements to thereby encourage private investment that increases the taxable value in the District and leaves all taxing jurisdictions and the community better off in the future that they would have been if the District never existed. In other words, without the public investment, it is assumed private investment would not occur, thus there is no "loss" of taxes from freezing the taxable value base because all taxing entities continue to collect taxes on the base value as it is today and, ultimately, realize an increase in revenue in the future.

Attachments

SBBURD Modification Ordinance
SBBURD Urban Renewal Plan
SBBURD Expansion - Conditons that COntribute to Blight Report
Planning Board Conformance Letter to City Council

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, RELATING TO THE MODIFICATION OF THE SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT; AND ADOPTING A MODIFIED URBAN RENEWAL PLAN, INCLUDING A TAX INCREMENT PROVISION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. **RECITALS.**

WHEREAS, under the provision of Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the "Act"), the City of Billings, Montana (the "City") is authorized, among other things, to identify and declare an area as containing blight with the intention of eliminating it through urban renewal; and

WHEREAS, the City is authorized by the Act to expand urban renewal areas with tax increment provision by adopting a revised urban renewal plan by ordinance; and

WHEREAS, the City in May 2025 began a review to document the existence of the conditions that contribute to blight in the area being considered for expansion of the South Billings Boulevard Urban Renewal, and that a "statement of blight" be prepared.

WHEREAS, in accordance with Mont. Code Ann. §7-15-4210, on September 22, 2025 the Council passed Resolution 25-11296 (the "resolution of necessity"), declaring that the area designated for SBBURD expansion shown below in Exhibit A and described below in Exhibit B (each of which is hereby incorporated herein and made a part hereof) is "blighted", as defined in Montana Urban Renewal Law, Mont. Code Ann. §7-15-4206; declaring that rehabilitation and redevelopment of the area (pursuant to Mont. Code Ann. 7-15-4203) are necessary and desirable in the interest of the public health, safety, and welfare of the residents of the City; and that rehabilitation and redevelopment be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making.

WHEREAS, opportunities have been presented to the City that make it desirable for the City to consider urban renewal projects within the District consisting of improvements to infrastructure, city facilities or property, improving such properties with landscaping, utilities, and other similar improvements in accordance with the Act.

WHEREAS, an urban renewal plan entitled the South Billings Boulevard Urban Renewal Plan is attached hereto as Exhibit C (which is hereby incorporated herein and made a part hereof) (the "Plan"). The Plan contains a tax increment provision and will govern the operation and administration of the District.

WHEREAS, the amendment to the Plan has been reviewed by the Yellowstone County Board of Planning and found to be in conformance with the Billings 2016 Growth Policy, as evidenced by the Board letter from its meeting on October 14, 2025.

WHEREAS, a notice of the public hearing was mailed to the people whose names appear on the county treasurer's tax records as the owners, reputed owners, or purchasers under contract for deed of the property at the address shown on the tax record both within the existing SBBURD and within the proposed area of expansion of the SBBURD. The Billings Public Schools District 2, Yellowstone County, and Elysian School District 23 also were notified by email, or US Mail, and in person of the public hearing and to provide an opportunity to meet and consult in a public meeting regarding the proposed expansion of the SBBURD and the proposed tax increment financing provision and its effect on these taxing jurisdictions. A notice of the public hearing also was published on October 17 and October 24, 2025, in the Yellowstone County News.

Section 2. **ORDINANCE.**

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Billings, Montana, as follows:

1. Findings. This Council hereby finds, determines and declares, based on the comments received at the public hearing and other studies and information available to this Council, that:

a. Some of property to be included in the SBBURD expansion area through this modification and property already in the SBBURD as set forth in the modified Plan, presently contains structures and property that have become ill-suited for their original use; are vacant and underutilized, endanger the life, limb, health, property, or safety of the general public or their occupants; that there is deterioration of building structure components or infrastructure in the area such as roadways, alleys, curb, gutters and sidewalks; and that there are inadequate utilities and infrastructure such as storm sewers, storm drainage, sanitary sewer, and water lines. Accordingly, the Council finds that property in the proposed expansion area of the District is blighted within the meaning of Mont. Code Ann. Section 7-15-4206 of the Act. This Council finds that the rehabilitation, redevelopment or a combination thereof of the property is necessary in the interest of the public, health, safety and welfare of the residents of the City. This Council finds that undertaking measures to eradicate or diminish the blight will help to foster a more dynamic, livable, and vibrant area.

b. No housing element or structure is disturbed by this District making no relocation necessary;

c. The modified Plan conforms to the Growth Policy or parts thereof of the City for the municipality as a whole;

d. The modified Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the District by private enterprise;

2. Plan Adoption**.** The expansion area and modified Plan is hereby adopted and approved in all respects, including without limitation, the segregation and application of tax increments as provided in Mont. Code Ann. Sections 7-15-4282 through 7-15-4293 of the Act as provided therein.

Section 3. **NOTICE.** Notice as required by Mont. Code Ann. Sections 7-15-4214 and 7-15-4215 was given by publication as provided in Mont. Code Ann. 7-1-4127 and by mailing a notice of the hearing as provided in Mont. Code Ann. 7-1-4129, not less than ten (10) days prior to the date of the hearing to the persons whose names appear on the county treasurer's tax records.

Section 4. **EFFECTIVE DATE**. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 5. **REPEALER**. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 6**.** **SEVERABILITY**. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 27th Day of October, 2025.

PASSED, ADOPTED and APPROVED on second reading this 10th day of November, 2025.

CITY OF BILLINGS

BY:_____
William A. Cole, Mayor

Attest:

BY:_____
Denise R. Bohlman, City Clerk

SBBURD Expansion 2025

EXHIBIT A

MAP OF THE MODIFIED URBAN RENWAL AREA

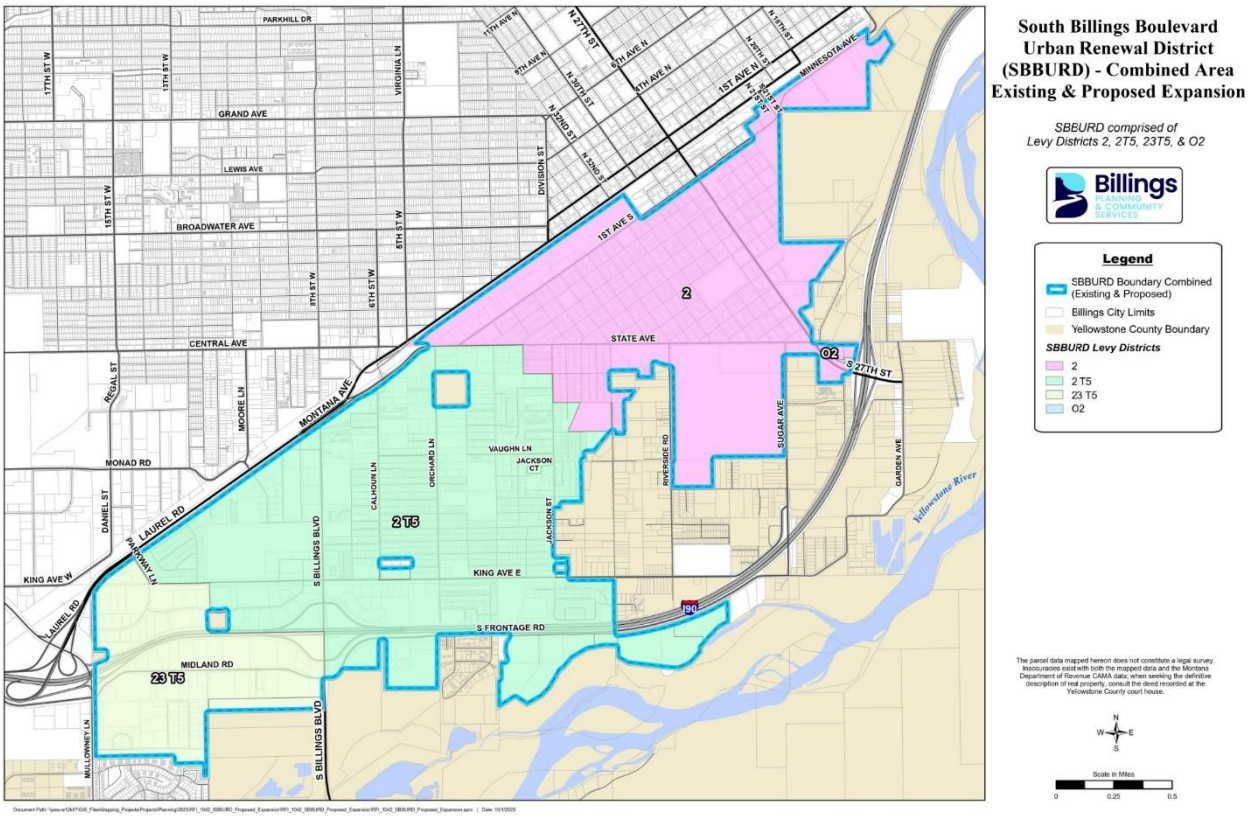


EXHIBIT B

LEGAL DESCRIPTION OF MODIFIED URBAN RENEWAL AREA

Description of Proposed Modified District. The areas being considered for inclusion in the proposed modified urban renewal area are described as:

Beginning at the SW corner of Section 34 of Township 1N, Range 26E, thence N 1° 29’ 18” W a distance of 2,071.25 Feet to the POINT OF BEGINNING.

Thence S 0° 50' 3.58" E a distance of 417.134 Feet
Thence N 55° 25' 10.26" E a distance of 168.623 Feet
Thence N 37° 55' 15.84" E a distance of 250.156 Feet
Thence N 26° 38' 11.4" E a distance of 82.484 Feet
Thence S 28° 47' 56.41" E a distance of 507.998 Feet
Thence S 34° 40' 19.73" W a distance of 570.149 Feet
Thence N 84° 35' 15.45" W a distance of 133.286 Feet
Thence S 25° 11' 37.54" E a distance of 54.679 Feet
Thence N 64° 54' 20.81" W a distance of 150.674 Feet
Thence S 1° 8' 38.44" E a distance of 1067.245 Feet
Thence S 89° 31' 32.1" W a distance of 2028.008 Feet
Thence S 0° 41' 59.61" E a distance of 2893.302 Feet
Thence N 88° 57' 40.15" E a distance of 1447.412 Feet
Thence S 57° 39' 21.38" E a distance of 23.85 Feet
Thence S 35° 22' 9.98" W a distance of 786.803 Feet
Thence N 61° 52' 56.5" W a distance of 10.002 Feet
Thence S 31° 59' 49.41" W a distance of 426.009 Feet
Thence S 89° 5' 38.4" W a distance of 95.244 Feet
Thence S 0° 59' 5.4" E a distance of 533.055 Feet
Thence S 66° 26' 45.99" W a distance of 276.158 Feet
Thence S 35° 23' 54.86" E a distance of 449.701 Feet
Thence S 0° 57' 19.49" E a distance of 284.029 Feet
Thence N 89° 37' 54.04" E a distance of 331.655 Feet
Thence S 0° 0' 0.0" W a distance of 33.048 Feet
Thence N 89° 23' 58.44" E a distance of 677.333 Feet
Thence S 89° 20' 20.27" E a distance of 32.764 Feet
Thence S 6° 8' 24.84" W a distance of 44.427 Feet
Thence S 7° 17' 59.12" W a distance of 58.24 Feet
Thence S 8° 50' 0.85" W a distance of 49.738 Feet
Thence S 10° 54' 30.45" W a distance of 108.148 Feet
Thence S 11° 19' 53.74" W a distance of 79.883 Feet

Thence S 11° 38' 42.88" W a distance of 117.423 Feet
Thence S 11° 6' 12.49" W a distance of 147.709 Feet
Thence S 20° 50' 10.25" W a distance of 43.52 Feet
Thence S 40° 31' 19.16" W a distance of 14.889 Feet
Thence S 57° 46' 44.69" W a distance of 9.411 Feet
Thence S 69° 18' 33.59" W a distance of 7.97 Feet
Thence S 78° 59' 34.13" W a distance of 9.427 Feet
Thence N 89° 37' 19.86" W a distance of 10.312 Feet
Thence S 8° 0' 34.97" W a distance of 82.517 Feet
Thence S 31° 32' 8.77" W a distance of 75.036 Feet
Thence S 89° 24' 24.41" W a distance of 130.005 Feet
Thence S 0° 46' 46.11" E a distance of 192.15 Feet
Thence N 85° 26' 18.4" W a distance of 38.426 Feet
Thence S 89° 21' 20.1" W a distance of 641.241 Feet
Thence N 0° 54' 2.13" W a distance of 646.026 Feet
Thence S 89° 24' 6.88" W a distance of 659.486 Feet
Thence S 0° 47' 2.96" E a distance of 2299.337 Feet
Thence S 89° 32' 39.12" W a distance of 1648.248 Feet
Thence S 0° 42' 53.84" E a distance of 686.649 Feet
Thence S 89° 50' 34.13" W a distance of 1028.642 Feet
Thence N 0° 51' 52.34" E a distance of 21.738 Feet
Thence S 89° 17' 54.1" W a distance of 9.963 Feet
Thence N 1° 5' 40.96" W a distance of 207.902 Feet
Thence N 89° 25' 37.01" E a distance of 9.999 Feet
Thence N 0° 58' 8.81" W a distance of 451.713 Feet
Thence N 89° 25' 51.12" E a distance of 37.048 Feet
Thence N 0° 39' 11.65" W a distance of 2070.195 Feet
Thence N 80° 6' 3.33" W a distance of 153.298 Feet
Thence N 71° 44' 49.09" W a distance of 99.996 Feet
Thence N 68° 45' 0.74" W a distance of 99.99 Feet
Thence S 1° 4' 30.41" E a distance of 186.003 Feet
Thence N 89° 0' 19.96" E a distance of 7.375 Feet
Thence S 1° 6' 33.01" E a distance of 165.001 Feet
Thence S 89° 0' 5.02" W a distance of 460.522 Feet
Thence N 1° 10' 13.03" W a distance of 165.002 Feet
Thence S 88° 59' 59.49" W a distance of 527.99 Feet
Thence S 1° 7' 12.69" E a distance of 329.927 Feet
Thence N 89° 0' 28.17" E a distance of 631.791 Feet
Thence S 32° 14' 24.02" W a distance of 394.341 Feet
Thence S 88° 59' 31.83" W a distance of 90.284 Feet
Thence S 1° 1' 0.48" E a distance of 657.516 Feet
Thence S 1° 0' 29.89" E a distance of 10.002 Feet
Thence S 4° 36' 51.01" W a distance of 122.493 Feet

Thence S 89° 27' 0.27" W a distance of 287.981 Feet
Thence S 89° 26' 59.79" W a distance of 29.999 Feet
Thence N 1° 0' 48.31" W a distance of 105.39 Feet
Thence S 39° 20' 9.7" W a distance of 22.655 Feet
Thence S 39° 20' 23.31" W a distance of 20.476 Feet
Thence S 39° 20' 19.71" W a distance of 570.398 Feet
Thence S 89° 17' 30.15" W a distance of 1.456 Feet
Thence S 89° 19' 25.95" W a distance of 194.232 Feet
Thence S 1° 9' 9.35" E a distance of 28.834 Feet
Thence S 1° 9' 12.94" E a distance of 47.684 Feet
Thence S 1° 10' 9.0" E a distance of 88.51 Feet
Thence S 89° 52' 20.83" W a distance of 26.054 Feet
Thence S 89° 37' 59.91" W a distance of 45.313 Feet
Thence S 1° 9' 28.08" E a distance of 17.322 Feet
Thence S 1° 7' 50.49" E a distance of 0.304 Feet
Thence S 1° 8' 15.5" E a distance of 4.231 Feet
Thence S 1° 9' 10.68" E a distance of 7.952 Feet
Thence S 1° 43' 6.09" E a distance of 0.2 Feet
Thence S 1° 9' 27.65" E a distance of 9.998 Feet
Thence S 1° 4' 23.19" E a distance of 38.445 Feet
Thence S 1° 4' 25.01" E a distance of 582.056 Feet
Thence S 1° 5' 14.53" E a distance of 3.689 Feet
Thence S 1° 2' 59.26" E a distance of 196.383 Feet
Thence S 1° 2' 59.22" E a distance of 115.167 Feet
Thence S 1° 2' 43.14" E a distance of 11.292 Feet
Thence S 89° 37' 21.35" W a distance of 86.232 Feet
Thence S 89° 41' 50.58" W a distance of 1.136 Feet
Thence S 89° 37' 53.53" W a distance of 60.023 Feet
Thence S 89° 37' 26.13" W a distance of 60.027 Feet
Thence S 89° 37' 24.82" W a distance of 59.969 Feet
Thence S 89° 37' 53.36" W a distance of 60.015 Feet
Thence S 89° 37' 18.26" W a distance of 59.983 Feet
Thence S 89° 37' 25.82" W a distance of 60.013 Feet
Thence S 89° 37' 56.6" W a distance of 46.135 Feet
Thence S 0° 44' 28.99" E a distance of 132.001 Feet
Thence S 89° 37' 32.28" W a distance of 149.987 Feet
Thence S 89° 37' 53.23" W a distance of 16.168 Feet
Thence S 0° 58' 38.17" E a distance of 32.951 Feet
Thence S 0° 58' 41.78" E a distance of 150.528 Feet
Thence S 1° 8' 9.2" E a distance of 4.641 Feet
Thence S 0° 23' 5.86" E a distance of 5.358 Feet
Thence S 0° 20' 37.57" E a distance of 10.0 Feet
Thence S 0° 31' 23.84" E a distance of 9.416 Feet

Thence S 0° 21' 59.55" E a distance of 10.004 Feet
Thence S 0° 24' 43.89" E a distance of 0.278 Feet
Thence S 0° 21' 28.52" E a distance of 4.162 Feet
Thence S 0° 21' 56.59" E a distance of 35.407 Feet
Thence S 0° 23' 20.43" E a distance of 90.14 Feet
Thence S 0° 54' 33.77" E a distance of 1.134 Feet
Thence S 0° 23' 20.08" E a distance of 66.002 Feet
Thence S 0° 23' 21.93" E a distance of 34.723 Feet
Thence S 0° 23' 51.05" E a distance of 64.862 Feet
Thence S 0° 0' 0.0" W a distance of 1.14 Feet
Thence S 0° 20' 34.78" E a distance of 15.368 Feet
Thence S 0° 24' 4.15" E a distance of 57.131 Feet
Thence S 0° 23' 23.27" E a distance of 63.499 Feet
Thence S 0° 22' 23.82" E a distance of 28.857 Feet
Thence S 0° 54' 5.16" E a distance of 1.144 Feet
Thence S 0° 23' 26.8" E a distance of 19.94 Feet
Thence S 0° 14' 30.41" E a distance of 84.837 Feet
Thence S 0° 14' 36.78" E a distance of 60.225 Feet
Thence S 0° 38' 57.72" E a distance of 150.0 Feet
Thence N 89° 30' 35.03" E a distance of 28.983 Feet
Thence N 89° 30' 39.64" E a distance of 80.381 Feet
Thence N 89° 30' 37.37" E a distance of 221.406 Feet
Thence S 0° 38' 57.27" E a distance of 337.83 Feet
Thence S 0° 40' 55.42" E a distance of 0.336 Feet
Thence S 0° 38' 57.88" E a distance of 143.637 Feet
Thence S 0° 37' 9.8" E a distance of 0.37 Feet
Thence S 0° 38' 50.58" E a distance of 14.869 Feet
Thence S 1° 13' 35.89" E a distance of 14.761 Feet
Thence S 1° 14' 8.78" E a distance of 1.298 Feet
Thence N 89° 44' 48.96" E a distance of 132.221 Feet
Thence N 89° 44' 53.69" E a distance of 66.001 Feet
Thence N 89° 44' 49.81" E a distance of 66.173 Feet
Thence N 89° 44' 51.27" E a distance of 65.825 Feet
Thence N 89° 44' 50.06" E a distance of 131.475 Feet
Thence N 89° 44' 52.31" E a distance of 132.255 Feet
Thence N 89° 44' 50.08" E a distance of 131.477 Feet
Thence N 89° 44' 48.3" E a distance of 133.031 Feet
Thence N 89° 44' 52.11" E a distance of 98.147 Feet
Thence N 89° 44' 45.22" E a distance of 20.744 Feet
Thence N 89° 44' 46.91" E a distance of 13.102 Feet
Thence N 89° 44' 56.59" E a distance of 28.768 Feet
Thence N 88° 12' 59.51" E a distance of 18.893 Feet
Thence S 0° 38' 46.13" E a distance of 23.055 Feet

Thence S 0° 0' 0.0" W a distance of 0.028 Feet
Thence S 0° 37' 33.05" E a distance of 6.042 Feet
Thence S 0° 40' 55.42" E a distance of 0.336 Feet
Thence S 1° 12' 21.78" E a distance of 0.19 Feet
Thence S 0° 58' 25.58" E a distance of 1.412 Feet
Thence S 0° 40' 16.82" E a distance of 13.997 Feet
Thence S 0° 37' 58.17" E a distance of 143.237 Feet
Thence S 0° 37' 57.24" E a distance of 197.28 Feet
Thence S 0° 38' 6.48" E a distance of 20.929 Feet
Thence S 0° 38' 0.72" E a distance of 193.542 Feet
Thence S 0° 37' 46.75" E a distance of 23.477 Feet
Thence S 0° 37' 59.02" E a distance of 37.832 Feet
Thence S 0° 38' 2.76" E a distance of 105.178 Feet
Thence S 0° 37' 59.16" E a distance of 107.517 Feet
Thence S 0° 38' 1.77" E a distance of 36.34 Feet
Thence S 0° 37' 57.24" E a distance of 74.275 Feet
Thence S 0° 41' 15.06" E a distance of 1.5 Feet
Thence S 22° 16' 46.42" E a distance of 38.362 Feet
Thence S 0° 31' 31.02" E a distance of 8.944 Feet
Thence S 0° 31' 33.54" E a distance of 51.416 Feet
Thence S 0° 33' 6.12" E a distance of 4.154 Feet
Thence S 0° 31' 4.82" E a distance of 8.406 Feet
Thence S 0° 31' 37.12" E a distance of 60.235 Feet
Thence S 0° 31' 43.13" E a distance of 20.593 Feet
Thence S 0° 31' 44.36" E a distance of 17.547 Feet
Thence S 0° 31' 36.82" E a distance of 40.888 Feet
Thence S 0° 31' 33.07" E a distance of 19.177 Feet
Thence S 0° 33' 33.05" E a distance of 15.575 Feet
Thence S 1° 50' 51.4" W a distance of 0.186 Feet
Thence N 86° 37' 11.64" E a distance of 21.71 Feet
Thence N 83° 21' 16.1" E a distance of 124.501 Feet
Thence N 82° 25' 20.0" E a distance of 174.199 Feet
Thence N 78° 58' 7.59" E a distance of 105.308 Feet
Thence N 80° 18' 10.94" E a distance of 119.629 Feet
Thence N 78° 11' 49.09" E a distance of 126.337 Feet
Thence N 77° 11' 34.92" E a distance of 129.762 Feet
Thence N 75° 57' 46.99" E a distance of 118.591 Feet
Thence N 77° 11' 39.85" E a distance of 22.902 Feet
Thence N 77° 11' 31.03" E a distance of 52.39 Feet
Thence N 77° 11' 38.26" E a distance of 54.473 Feet
Thence N 73° 13' 35.84" E a distance of 223.42 Feet
Thence N 73° 13' 2.48" E a distance of 1.316 Feet
Thence N 73° 14' 22.18" E a distance of 3.225 Feet

Thence N 73° 13' 29.49" E a distance of 17.643 Feet
Thence N 73° 15' 26.79" E a distance of 1.52 Feet
Thence N 72° 32' 9.86" E a distance of 0.187 Feet
Thence 680.305 Feet along a curve to the left with a radius of 6543.592 feet and chord bearing of N 69° 24' 55.71" E
Thence 122.272 Feet along a curve to the left with a radius of 6546.84 feet and chord bearing of N 65° 54' 8.25" E
Thence N 65° 22' 35.17" E a distance of 0.158 Feet
Thence 122.265 Feet along a curve to the left with a radius of 6546.924 feet and chord bearing of N 64° 49' 54.12" E
Thence N 64° 21' 32.38" E a distance of 0.166 Feet
Thence 122.432 Feet along a curve to the left with a radius of 6546.89 feet and chord bearing of N 63° 45' 36.67" E
Thence 122.277 Feet along a curve to the left with a radius of 6546.798 feet and chord bearing of N 62° 41' 17.05" E
Thence N 62° 6' 9.82" E a distance of 0.154 Feet
Thence 122.258 Feet along a curve to the left with a radius of 6546.771 feet and chord bearing of N 61° 37' 1.55" E
Thence N 61° 4' 24.87" E a distance of 0.174 Feet
Thence 119.554 Feet along a curve to the left with a radius of 6546.819 feet and chord bearing of N 60° 33' 26.83" E
Thence N 60° 2' 51.22" E a distance of 2.876 Feet
Thence S 0° 43' 34.83" E a distance of 11.675 Feet
Thence S 0° 44' 2.86" E a distance of 11.239 Feet
Thence S 0° 43' 56.16" E a distance of 110.171 Feet
Thence S 0° 34' 52.66" E a distance of 69.392 Feet
Thence S 0° 34' 50.2" E a distance of 287.169 Feet
Thence S 0° 34' 52.68" E a distance of 25.627 Feet
Thence S 0° 34' 56.87" E a distance of 48.004 Feet
Thence S 0° 34' 16.36" E a distance of 8.626 Feet
Thence S 0° 34' 56.25" E a distance of 36.014 Feet
Thence S 0° 34' 43.41" E a distance of 3.366 Feet
Thence S 62° 4' 26.28" W a distance of 1.243 Feet
Thence S 62° 10' 3.92" W a distance of 28.675 Feet
Thence S 62° 9' 56.49" W a distance of 207.588 Feet
Thence S 52° 40' 1.09" W a distance of 130.0 Feet
Thence S 40° 0' 2.13" W a distance of 106.003 Feet
Thence S 47° 44' 59.82" W a distance of 120.0 Feet
Thence S 38° 5' 2.55" W a distance of 121.099 Feet
Thence S 44° 19' 54.9" W a distance of 51.547 Feet
Thence S 44° 20' 0.52" W a distance of 61.637 Feet
Thence S 44° 20' 15.04" W a distance of 36.816 Feet
Thence S 6° 20' 24.69" W a distance of 0.018 Feet
Thence S 0° 47' 11.83" W a distance of 11.363 Feet

Thence S 8° 7' 48.37" E a distance of 0.014 Feet
Thence S 0° 47' 18.26" W a distance of 111.775 Feet
Thence S 50° 54' 24.46" W a distance of 33.984 Feet
Thence S 44° 59' 41.0" W a distance of 15.351 Feet
Thence S 33° 41' 18.4" W a distance of 19.568 Feet
Thence S 41° 42' 41.01" W a distance of 167.219 Feet
Thence S 44° 59' 51.88" W a distance of 35.922 Feet
Thence S 45° 0' 4.08" W a distance of 71.535 Feet
Thence S 59° 2' 7.28" W a distance of 110.766 Feet
Thence S 67° 25' 9.58" W a distance of 23.84 Feet
Thence S 67° 25' 17.02" W a distance of 100.841 Feet
Thence S 67° 25' 7.5" W a distance of 23.74 Feet
Thence S 67° 45' 5.67" W a distance of 64.502 Feet
Thence S 90° 0' 0.0" W a distance of 34.974 Feet
Thence S 89° 29' 57.73" W a distance of 8.24 Feet
Thence S 85° 40' 58.79" W a distance of 39.801 Feet
Thence S 27° 16' 5.35" W a distance of 10.35 Feet
Thence N 83° 21' 36.4" W a distance of 1.436 Feet
Thence N 83° 18' 45.65" W a distance of 26.758 Feet
Thence N 83° 18' 49.18" W a distance of 8.262 Feet
Thence N 83° 20' 0.02" W a distance of 0.155 Feet
Thence N 83° 17' 55.84" W a distance of 3.085 Feet
Thence N 84° 33' 34.8" W a distance of 0.042 Feet
Thence N 83° 23' 27.32" W a distance of 1.13 Feet
Thence N 83° 18' 49.36" W a distance of 30.421 Feet
Thence N 83° 18' 20.78" W a distance of 0.429 Feet
Thence N 83° 18' 41.61" W a distance of 28.162 Feet
Thence N 83° 18' 51.7" W a distance of 163.234 Feet
Thence N 83° 18' 48.7" W a distance of 46.704 Feet
Thence N 83° 18' 50.32" W a distance of 29.237 Feet
Thence N 83° 19' 2.24" W a distance of 193.485 Feet
Thence N 83° 18' 47.6" W a distance of 54.001 Feet
Thence N 83° 18' 50.03" W a distance of 64.313 Feet
Thence N 83° 19' 22.05" W a distance of 137.054 Feet
Thence N 83° 18' 33.28" W a distance of 55.085 Feet
Thence N 83° 18' 28.07" W a distance of 260.418 Feet
Thence N 59° 51' 48.78" W a distance of 29.148 Feet
Thence N 59° 51' 45.1" W a distance of 89.859 Feet
Thence N 59° 51' 41.02" W a distance of 48.302 Feet
Thence N 59° 51' 41.45" W a distance of 61.75 Feet
Thence N 58° 28' 13.54" W a distance of 27.648 Feet
Thence N 58° 28' 22.61" W a distance of 7.745 Feet
Thence N 0° 31' 43.2" W a distance of 1.734 Feet

Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 32' 30.95" W a distance of 3.806 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 58° 25' 25.31" W a distance of 0.481 Feet
Thence N 58° 30' 1.5" W a distance of 24.904 Feet
Thence N 58° 30' 26.63" W a distance of 9.996 Feet
Thence N 0° 26' 55.62" W a distance of 0.766 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 30' 54.87" W a distance of 232.415 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 40' 55.42" W a distance of 0.336 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 34' 22.58" W a distance of 1.6 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 89° 57' 57.48" W a distance of 6.734 Feet
Thence N 89° 57' 19.86" W a distance of 2.576 Feet
Thence N 89° 54' 13.92" W a distance of 1.192 Feet
Thence N 89° 57' 43.94" W a distance of 18.192 Feet
Thence N 89° 57' 30.68" W a distance of 27.628 Feet
Thence N 89° 57' 6.38" W a distance of 2.376 Feet
Thence N 89° 57' 34.93" W a distance of 199.054 Feet
Thence S 78° 51' 23.33" W a distance of 219.447 Feet
Thence S 78° 48' 59.45" W a distance of 3.021 Feet
Thence S 78° 49' 2.64" W a distance of 32.475 Feet
Thence S 78° 49' 3.78" W a distance of 96.127 Feet
Thence S 78° 47' 16.43" W a distance of 0.689 Feet
Thence S 78° 49' 42.01" W a distance of 17.228 Feet
Thence S 59° 43' 24.19" W a distance of 13.9 Feet
Thence S 59° 44' 52.45" W a distance of 292.724 Feet
Thence S 59° 44' 52.62" W a distance of 73.342 Feet
Thence S 40° 30' 56.4" W a distance of 34.837 Feet
Thence S 40° 30' 58.41" W a distance of 38.134 Feet
Thence S 40° 30' 5.26" W a distance of 2.614 Feet
Thence S 40° 29' 2.98" W a distance of 27.589 Feet
Thence S 40° 29' 59.07" W a distance of 206.841 Feet
Thence S 60° 15' 18.43" W a distance of 0.048 Feet
Thence S 60° 10' 29.84" W a distance of 79.963 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 32' 45.01" W a distance of 9.057 Feet
Thence S 26° 33' 54.19" W a distance of 0.018 Feet
Thence S 28° 38' 0.69" W a distance of 0.396 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 28' 27.13" W a distance of 0.134 Feet

Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 38.93" W a distance of 55.994 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 33' 32.79" W a distance of 2.493 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 43.8" W a distance of 16.331 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 35.79" W a distance of 28.994 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 31' 56.83" W a distance of 0.469 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 41.14" W a distance of 60.275 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 30' 45.8" W a distance of 0.842 Feet
Thence S 29° 44' 41.57" W a distance of 0.016 Feet
Thence S 28° 46' 47.3" W a distance of 0.324 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 32' 30.76" W a distance of 7.468 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 30° 47' 20.98" W a distance of 15.871 Feet
Thence S 30° 59' 54.31" W a distance of 0.567 Feet
Thence S 30° 47' 36.54" W a distance of 15.927 Feet
Thence S 30° 47' 34.58" W a distance of 246.319 Feet
Thence S 44° 11' 56.96" W a distance of 265.603 Feet
Thence S 59° 59' 55.31" W a distance of 38.634 Feet
Thence S 60° 21' 0.49" W a distance of 0.15 Feet
Thence S 60° 0' 10.71" W a distance of 24.07 Feet
Thence S 59° 59' 54.93" W a distance of 26.651 Feet
Thence S 59° 59' 47.1" W a distance of 4.176 Feet
Thence S 60° 0' 4.47" W a distance of 225.228 Feet
Thence S 60° 0' 1.8" W a distance of 101.094 Feet
Thence N 55° 18' 17.44" W a distance of 0.032 Feet
Thence N 55° 50' 25.1" W a distance of 0.88 Feet
Thence N 56° 0' 2.03" W a distance of 281.385 Feet
Thence N 55° 59' 54.37" W a distance of 37.649 Feet
Thence N 57° 31' 43.71" W a distance of 0.052 Feet
Thence S 56° 43' 30.4" W a distance of 0.995 Feet
Thence S 56° 53' 13.71" W a distance of 175.98 Feet
Thence S 56° 59' 50.9" W a distance of 176.494 Feet
Thence S 56° 59' 55.16" W a distance of 90.864 Feet
Thence S 89° 39' 0.77" W a distance of 1.638 Feet
Thence S 89° 42' 19.52" W a distance of 2.334 Feet
Thence S 89° 39' 41.91" W a distance of 1.016 Feet

Thence S 89° 49' 3.11" W a distance of 0.628 Feet
Thence S 89° 39' 39.51" W a distance of 1.014 Feet
Thence S 89° 42' 9.11" W a distance of 15.794 Feet
Thence S 89° 43' 16.29" W a distance of 1.644 Feet
Thence S 89° 42' 26.78" W a distance of 9.792 Feet
Thence S 89° 43' 41.29" W a distance of 1.686 Feet
Thence S 89° 39' 9.93" W a distance of 1.65 Feet
Thence S 89° 42' 29.58" W a distance of 22.778 Feet
Thence N 0° 30' 29.2" W a distance of 67.433 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 30' 28.54" W a distance of 245.012 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 0° 30' 19.04" W a distance of 20.411 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 45' 28.21" E a distance of 3.78 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 34.12" W a distance of 382.742 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 89° 49' 25.04" E a distance of 51.326 Feet
Thence N 89° 47' 29.95" E a distance of 1.1 Feet
Thence N 89° 47' 21.68" E a distance of 0.544 Feet
Thence N 89° 53' 44.97" E a distance of 1.1 Feet
Thence N 89° 48' 37.33" E a distance of 4.23 Feet
Thence N 89° 47' 23.53" E a distance of 1.636 Feet
Thence N 0° 29' 44.9" W a distance of 91.525 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 3.42" W a distance of 3.076 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 49.9" W a distance of 3.918 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 24.29" W a distance of 17.771 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 28' 59.97" W a distance of 170.944 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 17.52" W a distance of 12.44 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 2.52" W a distance of 85.465 Feet
Thence N 0° 28' 50.88" W a distance of 21.689 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence S 89° 29' 50.71" E a distance of 0.228 Feet
Thence N 89° 16' 46.85" E a distance of 52.34 Feet
Thence N 89° 17' 25.05" E a distance of 80.572 Feet
Thence N 88° 54' 58.55" E a distance of 11.526 Feet

Thence N 13° 38' 57.3" W a distance of 46.25 Feet
Thence N 13° 40' 56.48" W a distance of 90.708 Feet
Thence N 13° 38' 59.32" W a distance of 62.715 Feet
Thence N 5° 26' 44.47" E a distance of 81.178 Feet
Thence N 5° 23' 59.8" E a distance of 81.375 Feet
Thence N 5° 27' 3.39" E a distance of 40.445 Feet
Thence N 30° 24' 56.34" E a distance of 122.733 Feet
Thence N 30° 24' 29.19" E a distance of 5.058 Feet
Thence N 30° 20' 35.7" E a distance of 0.19 Feet
Thence N 30° 25' 17.27" E a distance of 41.386 Feet
Thence N 30° 19' 54.13" E a distance of 6.685 Feet
Thence S 88° 10' 54.6" W a distance of 13.301 Feet
Thence N 88° 14' 21.89" W a distance of 0.976 Feet
Thence N 88° 11' 18.88" W a distance of 4.492 Feet
Thence S 77° 31' 48.54" W a distance of 26.352 Feet
Thence S 79° 56' 2.43" W a distance of 0.343 Feet
Thence S 77° 28' 26.22" W a distance of 18.037 Feet
Thence N 88° 11' 53.08" W a distance of 33.074 Feet
Thence N 88° 11' 41.07" W a distance of 11.428 Feet
Thence N 88° 11' 41.23" W a distance of 103.613 Feet
Thence S 89° 13' 53.2" W a distance of 1.64 Feet
Thence S 89° 21' 50.38" W a distance of 6.486 Feet
Thence S 89° 25' 57.84" W a distance of 1.212 Feet
Thence S 89° 12' 15.4" W a distance of 0.432 Feet
Thence S 89° 25' 57.84" W a distance of 1.212 Feet
Thence S 89° 21' 29.61" W a distance of 104.457 Feet
Thence S 88° 18' 55.14" W a distance of 0.068 Feet
Thence S 89° 20' 38.29" W a distance of 1.572 Feet
Thence S 89° 21' 27.45" W a distance of 88.304 Feet
Thence N 88° 1' 30.24" W a distance of 0.058 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 32.84" W a distance of 117.119 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 29.02" W a distance of 98.36 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 29.02" W a distance of 98.36 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 33.21" W a distance of 98.36 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 33.17" W a distance of 98.358 Feet
Thence S 75° 17' 22.73" W a distance of 41.271 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 33.49" W a distance of 59.56 Feet

Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 30.3" W a distance of 118.419 Feet
Thence S 86° 31' 54.37" W a distance of 0.066 Feet
Thence S 89° 25' 3.35" W a distance of 1.574 Feet
Thence S 89° 21' 31.07" W a distance of 88.264 Feet
Thence S 90° 0' 0.0" W a distance of 0.062 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 30.56" W a distance of 275.271 Feet
Thence S 89° 18' 35.0" W a distance of 0.664 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 18' 0.09" E a distance of 12.222 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 18' 13.93" E a distance of 10.936 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 1' 2.24" W a distance of 6.628 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 5' 2.44" E a distance of 1.364 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.226 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 9' 56.32" E a distance of 20.062 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 10' 39.81" E a distance of 8.382 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 50.45" E a distance of 49.982 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 53.29" E a distance of 49.682 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 52.71" E a distance of 50.616 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 35.8" E a distance of 15.386 Feet
Thence S 6° 20' 24.69" E a distance of 0.018 Feet
Thence S 0° 7' 48.12" E a distance of 42.3 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 48.49" E a distance of 25.536 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 51.0" E a distance of 126.124 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 8' 30.56" E a distance of 293.305 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 7' 42.35" E a distance of 370.281 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 10' 7.25" W a distance of 4.076 Feet

Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 9' 43.33" W a distance of 3.536 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 53.03" E a distance of 91.57 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.368 Feet
Thence S 0° 7' 52.46" E a distance of 12.224 Feet
Thence S 0° 8' 1.43" E a distance of 29.134 Feet
Thence S 89° 27' 9.38" W a distance of 1.256 Feet
Thence S 90° 0' 0.0" W a distance of 0.384 Feet
Thence S 89° 54' 31.55" W a distance of 1.256 Feet
Thence S 89° 56' 53.17" W a distance of 2.208 Feet
Thence S 90° 0' 0.0" W a distance of 1.642 Feet
Thence S 89° 57' 44.89" W a distance of 1273.21 Feet
Thence N 0° 7' 11.0" W a distance of 515.905 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 7' 9.47" W a distance of 206.52 Feet
Thence N 0° 14' 52.92" W a distance of 0.462 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 0° 1' 47.27" E a distance of 196.134 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 1' 45.89" E a distance of 46.75 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 0' 0.0" E a distance of 0.33 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 2' 3.29" E a distance of 83.648 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 1' 58.71" E a distance of 55.604 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 0' 30.47" W a distance of 13.538 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence S 84° 45' 17.96" W a distance of 1.641 Feet
Thence S 84° 29' 42.33" W a distance of 38.528 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 43.96" W a distance of 9.756 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 5.06" W a distance of 59.805 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 19' 4.69" W a distance of 336.963 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 19' 9.74" W a distance of 133.834 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 9.13" W a distance of 123.494 Feet

Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.168 Feet
Thence N 88° 57' 7.28" W a distance of 1.64 Feet
Thence N 89° 25' 7.78" W a distance of 4.732 Feet
Thence S 90° 0' 0.0" W a distance of 0.852 Feet
Thence S 90° 0' 0.0" W a distance of 0.792 Feet
Thence S 90° 0' 0.0" W a distance of 0.294 Feet
Thence S 90° 0' 0.0" W a distance of 0.556 Feet
Thence S 90° 0' 0.0" W a distance of 1.086 Feet
Thence S 89° 59' 28.43" W a distance of 849.37 Feet
Thence S 90° 0' 0.0" W a distance of 1.644 Feet
Thence N 89° 58' 37.0" W a distance of 4.97 Feet
Thence S 30° 56' 29.03" W a distance of 47.46 Feet
Thence S 37° 18' 12.01" W a distance of 56.842 Feet
Thence S 40° 25' 53.0" W a distance of 55.963 Feet
Thence S 52° 59' 45.59" W a distance of 45.801 Feet
Thence S 53° 2' 58.05" W a distance of 12.22 Feet
Thence S 63° 45' 8.85" W a distance of 47.937 Feet
Thence S 63° 40' 24.6" W a distance of 2.363 Feet
Thence S 70° 30' 54.95" W a distance of 51.332 Feet
Thence S 82° 18' 17.32" W a distance of 42.628 Feet
Thence S 82° 16' 53.04" W a distance of 15.517 Feet
Thence S 85° 53' 51.85" W a distance of 46.102 Feet
Thence S 85° 52' 30.67" W a distance of 11.873 Feet
Thence S 90° 0' 0.0" W a distance of 1.64 Feet
Thence N 89° 58' 34.2" W a distance of 4.808 Feet
Thence S 89° 55' 48.46" W a distance of 1.64 Feet
Thence S 90° 0' 0.0" W a distance of 72.074 Feet
Thence S 90° 0' 0.0" W a distance of 0.708 Feet
Thence S 0° 52' 50.1" E a distance of 4.295 Feet
Thence S 0° 55' 22.96" E a distance of 287.905 Feet
Thence S 0° 55' 18.52" E a distance of 99.205 Feet
Thence S 1° 3' 39.28" E a distance of 0.324 Feet
Thence S 0° 54' 48.68" E a distance of 1.756 Feet
Thence S 0° 55' 22.34" E a distance of 304.225 Feet
Thence S 88° 45' 31.27" W a distance of 28.897 Feet
Thence S 88° 46' 37.86" W a distance of 6.185 Feet
Thence S 88° 34' 4.45" W a distance of 0.48 Feet
Thence S 88° 57' 26.61" W a distance of 12.75 Feet
Thence S 88° 50' 58.3" W a distance of 17.033 Feet
Thence S 88° 50' 51.86" W a distance of 459.189 Feet
Thence S 88° 50' 48.16" W a distance of 47.2 Feet
Thence S 88° 47' 54.16" W a distance of 7.63 Feet

Thence S 90° 0' 0.0" W a distance of 0.368 Feet
Thence S 88° 50' 47.11" W a distance of 41.028 Feet
Thence S 88° 50' 50.05" W a distance of 7.854 Feet
Thence S 88° 50' 53.48" W a distance of 31.44 Feet
Thence S 88° 50' 52.44" W a distance of 688.531 Feet
Thence S 88° 50' 12.46" W a distance of 0.394 Feet
Thence S 88° 45' 38.24" W a distance of 0.832 Feet
Thence S 88° 50' 24.49" W a distance of 1246.413 Feet
Thence S 88° 49' 58.24" W a distance of 10.604 Feet
Thence S 88° 50' 26.28" W a distance of 34.695 Feet
Thence S 90° 0' 0.0" W a distance of 0.034 Feet
Thence S 88° 51' 22.74" W a distance of 2.204 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 50' 48.65" E a distance of 331.67 Feet
Thence S 0° 49' 38.64" E a distance of 358.301 Feet
Thence S 0° 0' 0.0" W a distance of 0.02 Feet
Thence S 0° 49' 38.84" E a distance of 304.958 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 21' 17.96" E a distance of 1.614 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 23' 23.14" E a distance of 0.882 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 1° 2' 52.72" E a distance of 0.984 Feet
Thence S 6° 20' 24.69" E a distance of 0.018 Feet
Thence S 1° 2' 29.86" E a distance of 0.22 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 1° 12' 41.45" E a distance of 1.324 Feet
Thence S 0° 49' 58.55" E a distance of 153.678 Feet
Thence S 0° 49' 56.96" E a distance of 51.207 Feet
Thence S 0° 51' 8.77" E a distance of 260.129 Feet
Thence S 87° 57' 34.61" W a distance of 1.629 Feet
Thence S 87° 44' 18.95" W a distance of 5.018 Feet
Thence S 87° 47' 36.11" W a distance of 20.725 Feet
Thence S 87° 36' 5.68" W a distance of 0.382 Feet
Thence S 87° 48' 41.1" W a distance of 0.628 Feet
Thence S 87° 46' 56.27" W a distance of 11.371 Feet
Thence S 88° 57' 54.88" W a distance of 150.064 Feet
Thence N 1° 3' 7.63" W a distance of 12.308 Feet
Thence N 0° 50' 54.06" W a distance of 277.726 Feet
Thence S 88° 46' 42.39" W a distance of 14.541 Feet
Thence S 88° 58' 10.42" W a distance of 646.701 Feet
Thence S 85° 5' 0.36" W a distance of 0.187 Feet
Thence N 0° 30' 56.2" W a distance of 18.669 Feet

Thence N 0° 41' 17.73" W a distance of 158.673 Feet
Thence N 0° 41' 55.3" W a distance of 1.148 Feet
Thence N 0° 32' 7.65" W a distance of 0.214 Feet
Thence N 0° 41' 41.1" W a distance of 9.567 Feet
Thence S 88° 57' 58.99" W a distance of 463.219 Feet
Thence S 88° 58' 9.26" W a distance of 24.348 Feet
Thence S 88° 40' 4.01" W a distance of 0.258 Feet
Thence S 88° 56' 6.52" W a distance of 0.538 Feet
Thence S 88° 58' 2.07" W a distance of 90.657 Feet
Thence S 86° 55' 21.16" W a distance of 0.186 Feet
Thence S 88° 58' 8.87" W a distance of 115.613 Feet
Thence S 88° 58' 3.56" W a distance of 62.164 Feet
Thence S 88° 57' 57.27" W a distance of 53.637 Feet
Thence S 88° 57' 59.44" W a distance of 347.401 Feet
Thence S 88° 57' 57.02" W a distance of 115.799 Feet
Thence S 88° 58' 0.65" W a distance of 115.801 Feet
Thence S 88° 57' 55.56" W a distance of 147.544 Feet
Thence S 88° 58' 4.98" W a distance of 199.778 Feet
Thence S 85° 38' 56.12" W a distance of 0.185 Feet
Thence N 87° 23' 27.98" W a distance of 49.299 Feet
Thence N 0° 33' 26.88" W a distance of 431.266 Feet
Thence N 0° 33' 27.06" W a distance of 598.334 Feet
Thence N 1° 21' 59.03" W a distance of 279.545 Feet
Thence N 1° 25' 4.52" W a distance of 0.808 Feet
Thence N 1° 21' 36.16" W a distance of 6.32 Feet
Thence N 0° 42' 1.66" W a distance of 42.699 Feet
Thence N 0° 42' 11.16" W a distance of 29.5 Feet
Thence N 0° 41' 56.1" W a distance of 50.5 Feet
Thence N 0° 8' 6.93" W a distance of 441.395 Feet
Thence N 0° 8' 30.24" W a distance of 3.234 Feet
Thence N 0° 8' 10.2" W a distance of 57.226 Feet
Thence N 0° 8' 5.91" W a distance of 36.506 Feet
Thence N 0° 8' 1.72" W a distance of 41.106 Feet
Thence N 0° 8' 6.34" W a distance of 110.27 Feet
Thence N 0° 8' 7.92" W a distance of 43.12 Feet
Thence N 0° 8' 37.6" W a distance of 3.188 Feet
Thence N 0° 9' 39.21" W a distance of 12.82 Feet
Thence N 63° 0' 12.97" E a distance of 131.283 Feet
Thence N 68° 51' 15.68" E a distance of 179.708 Feet
Thence N 1° 1' 47.28" W a distance of 111.838 Feet
Thence S 88° 38' 59.82" W a distance of 240.401 Feet
Thence S 23° 59' 9.25" W a distance of 2.485 Feet
Thence S 22° 49' 24.66" W a distance of 1.645 Feet

Thence S 22° 36' 32.66" W a distance of 1.634 Feet
Thence S 22° 9' 50.24" W a distance of 1.643 Feet
Thence S 21° 55' 6.98" W a distance of 1.634 Feet
Thence S 21° 24' 46.69" W a distance of 1.643 Feet
Thence S 21° 2' 15.04" W a distance of 1.644 Feet
Thence S 19° 22' 11.14" W a distance of 1.628 Feet
Thence S 20° 22' 35.17" W a distance of 1.643 Feet
Thence S 20° 2' 33.35" W a distance of 1.646 Feet
Thence S 17° 53' 19.11" W a distance of 1.061 Feet
Thence S 17° 52' 21.47" W a distance of 0.58 Feet
Thence S 19° 38' 56.86" W a distance of 1.642 Feet
Thence S 19° 1' 48.54" W a distance of 1.644 Feet
Thence S 17° 6' 28.33" W a distance of 1.638 Feet
Thence S 16° 54' 4.33" W a distance of 1.63 Feet
Thence S 17° 49' 16.48" W a distance of 1.653 Feet
Thence S 16° 4' 12.58" W a distance of 1.64 Feet
Thence S 15° 48' 36.62" W a distance of 1.63 Feet
Thence S 15° 24' 29.64" W a distance of 1.641 Feet
Thence S 15° 2' 5.27" W a distance of 1.642 Feet
Thence S 14° 38' 50.55" W a distance of 1.637 Feet
Thence S 14° 22' 28.08" W a distance of 1.643 Feet
Thence S 13° 58' 6.52" W a distance of 1.641 Feet
Thence S 13° 36' 45.33" W a distance of 1.64 Feet
Thence S 13° 19' 28.31" W a distance of 1.64 Feet
Thence S 12° 52' 30.01" W a distance of 1.652 Feet
Thence S 11° 10' 19.69" W a distance of 1.631 Feet
Thence S 12° 14' 27.76" W a distance of 1.641 Feet
Thence S 11° 48' 48.92" W a distance of 1.651 Feet
Thence S 10° 1' 41.99" W a distance of 1.631 Feet
Thence S 11° 10' 25.82" W a distance of 1.651 Feet
Thence S 9° 22' 53.44" W a distance of 1.632 Feet
Thence S 8° 58' 8.4" W a distance of 1.642 Feet
Thence S 8° 22' 4.53" W a distance of 1.635 Feet
Thence S 10° 8' 52.15" W a distance of 0.522 Feet
Thence S 10° 1' 53.68" W a distance of 1.125 Feet
Thence S 7° 54' 11.97" W a distance of 1.644 Feet
Thence S 7° 40' 58.36" W a distance of 1.631 Feet
Thence S 7° 11' 38.91" W a distance of 1.645 Feet
Thence S 6° 55' 33.32" W a distance of 1.642 Feet
Thence S 6° 34' 16.62" W a distance of 1.643 Feet
Thence S 6° 11' 6.92" W a distance of 1.634 Feet
Thence S 4° 20' 22.95" W a distance of 1.639 Feet
Thence S 5° 31' 23.01" W a distance of 1.642 Feet

Thence S 5° 9' 46.4" W a distance of 1.645 Feet
Thence S 3° 17' 18.38" W a distance of 1.639 Feet
Thence S 4° 28' 5.68" W a distance of 1.643 Feet
Thence S 2° 37' 18.32" W a distance of 1.355 Feet
Thence S 2° 25' 10.23" W a distance of 0.284 Feet
Thence S 3° 50' 30.96" W a distance of 1.642 Feet
Thence S 1° 53' 9.19" W a distance of 1.641 Feet
Thence S 1° 36' 23.96" W a distance of 1.641 Feet
Thence S 1° 11' 15.61" W a distance of 1.64 Feet
Thence S 2° 22' 27.55" W a distance of 1.641 Feet
Thence S 0° 33' 32.28" W a distance of 1.64 Feet
Thence S 0° 12' 34.62" W a distance of 1.64 Feet
Thence S 89° 52' 33.9" W a distance of 24.968 Feet
Thence N 0° 6' 33.36" E a distance of 297.841 Feet
Thence N 0° 0' 0.0" E a distance of 0.652 Feet
Thence N 0° 6' 43.25" E a distance of 14.322 Feet
Thence N 0° 6' 24.69" E a distance of 30.026 Feet
Thence N 0° 6' 39.86" E a distance of 39.204 Feet
Thence N 1° 24' 3.07" W a distance of 103.489 Feet
Thence N 1° 23' 47.05" W a distance of 14.362 Feet
Thence N 0° 50' 57.04" W a distance of 467.463 Feet
Thence N 0° 54' 3.94" W a distance of 212.0 Feet
Thence N 1° 9' 13.11" W a distance of 216.654 Feet
Thence N 14° 3' 22.16" W a distance of 8.375 Feet
Thence N 14° 2' 44.82" W a distance of 11.652 Feet
Thence N 14° 3' 33.26" W a distance of 6.043 Feet
Thence N 9° 33' 47.82" W a distance of 0.373 Feet
Thence N 14° 9' 43.81" W a distance of 16.774 Feet
Thence N 14° 4' 31.4" W a distance of 2.13 Feet
Thence N 14° 0' 25.71" W a distance of 6.685 Feet
Thence N 34° 3' 35.77" E a distance of 2.75 Feet
Thence N 34° 7' 29.79" E a distance of 0.877 Feet
Thence N 34° 8' 39.69" E a distance of 7.066 Feet
Thence N 34° 8' 40.33" E a distance of 198.399 Feet
Thence N 34° 14' 44.99" E a distance of 0.629 Feet
Thence N 35° 8' 55.22" E a distance of 0.24 Feet
Thence N 34° 6' 52.1" E a distance of 11.982 Feet
Thence N 34° 8' 28.34" E a distance of 0.916 Feet
Thence N 42° 27' 15.49" E a distance of 241.602 Feet
Thence N 42° 27' 13.76" E a distance of 49.725 Feet
Thence N 53° 54' 57.27" E a distance of 756.369 Feet
Thence N 53° 55' 8.45" E a distance of 10.371 Feet
Thence N 53° 54' 55.97" E a distance of 234.984 Feet

Thence N 55° 15' 24.18" E a distance of 14.606 Feet
Thence N 55° 15' 41.04" E a distance of 155.807 Feet
Thence N 55° 15' 33.51" E a distance of 33.58 Feet
Thence N 55° 20' 26.47" E a distance of 1.213 Feet
Thence N 55° 15' 5.55" E a distance of 724.39 Feet
Thence N 55° 17' 2.59" E a distance of 1.394 Feet
Thence N 55° 11' 29.41" E a distance of 0.767 Feet
Thence N 55° 15' 12.93" E a distance of 232.314 Feet
Thence N 55° 15' 13.04" E a distance of 602.872 Feet
Thence N 55° 15' 12.59" E a distance of 19.195 Feet
Thence N 55° 17' 3.6" E a distance of 1.766 Feet
Thence N 55° 5' 7.71" E a distance of 0.363 Feet
Thence N 55° 15' 13.42" E a distance of 137.522 Feet
Thence N 53° 38' 38.51" E a distance of 30.28 Feet
Thence N 53° 38' 39.66" E a distance of 710.133 Feet
Thence N 54° 26' 36.82" E a distance of 585.756 Feet
Thence N 54° 26' 57.58" E a distance of 1.025 Feet
Thence N 54° 26' 21.36" E a distance of 0.578 Feet
Thence N 54° 24' 33.2" E a distance of 1.254 Feet
Thence N 54° 26' 35.69" E a distance of 135.482 Feet
Thence N 54° 28' 3.8" E a distance of 2.467 Feet
Thence N 54° 31' 43.23" E a distance of 0.803 Feet
Thence N 54° 26' 36.76" E a distance of 1097.466 Feet
Thence N 55° 12' 23.61" E a distance of 296.79 Feet
Thence N 55° 12' 21.47" E a distance of 197.014 Feet
Thence N 55° 14' 21.46" E a distance of 3.206 Feet
Thence N 55° 14' 28.6" E a distance of 1.368 Feet
Thence N 55° 11' 9.93" E a distance of 3.479 Feet
Thence N 55° 12' 23.51" E a distance of 84.256 Feet
Thence N 55° 12' 38.01" E a distance of 12.836 Feet
Thence N 55° 12' 23.4" E a distance of 498.233 Feet
Thence N 55° 12' 20.85" E a distance of 1.756 Feet
Thence N 55° 10' 56.71" E a distance of 1.776 Feet
Thence N 55° 12' 22.77" E a distance of 136.973 Feet
Thence N 55° 12' 24.99" E a distance of 148.864 Feet
Thence N 56° 31' 41.59" E a distance of 81.244 Feet
Thence N 62° 11' 54.9" E a distance of 85.144 Feet
Thence N 62° 40' 33.0" E a distance of 147.713 Feet
Thence N 62° 40' 33.94" E a distance of 129.733 Feet
Thence N 54° 44' 39.0" E a distance of 227.529 Feet
Thence N 54° 42' 39.9" E a distance of 3.32 Feet
Thence N 54° 43' 44.59" E a distance of 1.548 Feet
Thence N 54° 44' 26.2" E a distance of 13.307 Feet

Thence N 54° 44' 39.88" E a distance of 46.089 Feet
Thence N 51° 23' 14.9" E a distance of 592.766 Feet
Thence N 51° 23' 10.05" E a distance of 43.636 Feet
Thence N 46° 7' 52.35" E a distance of 417.559 Feet
Thence N 46° 7' 54.74" E a distance of 70.805 Feet
Thence N 65° 33' 11.78" E a distance of 78.667 Feet
Thence N 65° 32' 55.79" E a distance of 13.143 Feet
Thence N 65° 34' 3.54" E a distance of 1.634 Feet
Thence N 65° 33' 9.0" E a distance of 64.22 Feet
Thence N 65° 32' 28.49" E a distance of 1.923 Feet
Thence N 65° 39' 32.08" E a distance of 0.369 Feet
Thence N 65° 31' 21.43" E a distance of 2.553 Feet
Thence N 65° 33' 36.26" E a distance of 14.135 Feet
Thence N 65° 33' 5.53" E a distance of 29.449 Feet
Thence S 89° 16' 29.87" W a distance of 430.222 Feet
Thence N 50° 19' 29.75" E a distance of 169.089 Feet
Thence N 50° 19' 35.3" E a distance of 57.114 Feet
Thence N 50° 19' 39.43" E a distance of 25.116 Feet
Thence N 50° 19' 24.67" E a distance of 37.848 Feet
Thence N 48° 21' 57.57" E a distance of 20.329 Feet
Thence N 48° 20' 9.21" E a distance of 32.688 Feet
Thence N 48° 20' 29.55" E a distance of 19.095 Feet
Thence N 48° 21' 8.15" E a distance of 4.692 Feet
Thence N 50° 9' 28.78" E a distance of 2.014 Feet
Thence N 50° 11' 45.82" E a distance of 152.908 Feet
Thence N 50° 11' 46.02" E a distance of 78.186 Feet
Thence N 54° 39' 26.56" E a distance of 128.392 Feet
Thence N 54° 39' 23.55" E a distance of 489.372 Feet
Thence N 54° 39' 23.58" E a distance of 339.63 Feet
Thence N 54° 39' 25.56" E a distance of 725.488 Feet
Thence N 54° 39' 26.05" E a distance of 685.485 Feet
Thence N 54° 39' 30.09" E a distance of 760.587 Feet
Thence N 54° 38' 37.21" E a distance of 308.219 Feet
Thence N 54° 43' 48.12" E a distance of 253.721 Feet
Thence N 54° 43' 48.22" E a distance of 190.309 Feet
Thence N 54° 47' 17.93" E a distance of 206.074 Feet
Thence N 54° 54' 25.23" E a distance of 12.552 Feet
Thence N 54° 54' 5.31" E a distance of 587.474 Feet
Thence N 54° 54' 5.87" E a distance of 654.278 Feet
Thence N 54° 54' 5.99" E a distance of 117.705 Feet
Thence S 35° 6' 39.12" E a distance of 151.186 Feet
Thence S 35° 1' 53.94" E a distance of 546.506 Feet
Thence N 54° 53' 15.02" E a distance of 323.611 Feet

Thence N 54° 23' 52.05" E a distance of 465.296 Feet
Thence N 54° 27' 34.92" E a distance of 284.505 Feet
Thence N 54° 43' 0.76" E a distance of 299.174 Feet
Thence N 54° 38' 33.03" E a distance of 110.376 Feet
Thence N 55° 28' 48.35" E a distance of 110.995 Feet
Thence N 55° 38' 36.35" E a distance of 43.966 Feet
Thence N 54° 28' 40.84" E a distance of 48.395 Feet
Thence N 55° 15' 19.58" E a distance of 74.811 Feet
Thence N 55° 28' 59.7" E a distance of 68.858 Feet
Thence N 54° 48' 39.53" E a distance of 73.624 Feet
Thence N 54° 46' 32.72" E a distance of 79.476 Feet
Thence N 54° 34' 33.93" E a distance of 267.078 Feet
Thence N 54° 41' 51.11" E a distance of 677.634 Feet
Thence N 54° 37' 2.08" E a distance of 110.663 Feet
Thence N 44° 0' 11.44" W a distance of 41.621 Feet
Thence N 34° 37' 24.61" W a distance of 337.945 Feet
Thence N 54° 32' 35.6" E a distance of 385.465 Feet
Thence N 37° 2' 46.54" W a distance of 185.958 Feet
Thence N 54° 37' 27.95" E a distance of 1737.218 Feet
Thence N 54° 37' 51.96" E a distance of 21.073 Feet
Thence N 54° 37' 27.77" E a distance of 908.044 Feet
Thence N 54° 42' 43.06" E a distance of 670.643 Feet to the POINT OF BEGINNING.

EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26 E, thence S 84° 50’ 32” W a distance of 7,949.57 Feet to the POINT OF BEGINNING.

Thence S 0° 56' 40.45" E a distance of 661.81 Feet
Thence N 89° 14' 20.53" E a distance of 24.998 Feet
Thence N 89° 14' 37.46" E a distance of 5.0 Feet
Thence N 88° 39' 50.59" E a distance of 147.976 Feet
Thence N 88° 40' 26.03" E a distance of 22.21 Feet
Thence N 88° 40' 22.91" E a distance of 177.045 Feet
Thence N 88° 40' 20.45" E a distance of 76.997 Feet
Thence N 88° 40' 19.12" E a distance of 53.33 Feet
Thence N 88° 40' 20.31" E a distance of 153.557 Feet
Thence N 4° 29' 38.34" W a distance of 66.416 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 17.05" W a distance of 66.097 Feet
Thence N 0° 51' 11.05" W a distance of 27.001 Feet
Thence N 0° 51' 10.63" W a distance of 39.096 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet

Thence N 0° 51' 12.3" W a distance of 61.097 Feet
Thence N 0° 50' 52.5" W a distance of 5.001 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 10.9" W a distance of 66.095 Feet
Thence N 0° 20' 52.96" E a distance of 45.107 Feet
Thence N 0° 27' 50.0" E a distance of 13.092 Feet
Thence S 89° 26' 15.6" W a distance of 59.097 Feet
Thence S 89° 26' 23.22" W a distance of 570.087 Feet
Thence S 89° 25' 37.42" W a distance of 5.0 Feet
Thence S 89° 26' 26.92" W a distance of 25.001 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26 E, thence S 45° 42' 18" W a distance of 7,233.77 Feet to the POINT OF BEGINNING

Thence S 0° 46' 12.25" E a distance of 75.001 Feet
Thence N 89° 30' 38.91" E a distance of 149.919 Feet
Thence N 89° 31' 33.02" E a distance of 1.45 Feet
Thence N 89° 30' 31.79" E a distance of 8.632 Feet
Thence N 89° 30' 26.17" E a distance of 10.0 Feet
Thence N 0° 46' 12.25" W a distance of 75.001 Feet
Thence S 89° 30' 44.05" W a distance of 9.632 Feet
Thence S 89° 22' 38.08" W a distance of 0.368 Feet
Thence S 89° 31' 8.54" W a distance of 7.624 Feet
Thence S 89° 30' 35.98" W a distance of 152.01 Feet

Thence S 0° 50' 25.4" E a distance of 15.0 Feet
Thence N 89° 12' 24.21" E a distance of 1.3 Feet
Thence N 89° 7' 25.61" E a distance of 1.7 Feet
Thence N 89° 9' 26.29" E a distance of 147.002 Feet
Thence S 89° 49' 39.27" E a distance of 70.368 Feet to the POINT OF BEGINNING.
Thence N 89° 9' 24.8" E a distance of 206.462 Feet
Thence N 89° 9' 27.52" E a distance of 201.07 Feet
Thence N 89° 7' 6.95" E a distance of 2.6 Feet
Thence N 0° 48' 58.4" W a distance of 69.637 Feet
Thence N 0° 49' 7.19" W a distance of 23.516 Feet

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26E, thence S 61° 16" 02" W a distance of 10,425.88 Feet to the POINT OF BEGINNING

Thence S 88° 58' 20.4" W a distance of 63.116 Feet
Thence S 88° 58' 20.12" W a distance of 141.053 Feet
Thence S 88° 58' 1.35" W a distance of 206.462 Feet
Thence S 88° 58' 10.03" W a distance of 69.945 Feet
Thence S 88° 58' 13.41" W a distance of 148.7 Feet
Thence S 88° 56' 32.47" W a distance of 1.3 Feet

Thence S 77° 53' 9.99" W a distance of 11.293 Feet
Thence 37.074 Feet along a curve to the right with a radius of 618.19 feet and chord bearing of S 8
Thence 24.719 Feet along a curve to the right with a radius of 611.223 feet and chord bearing of S
Thence S 84° 37' 23.86" W a distance of 0.342 Feet
Thence S 84° 35' 44.97" W a distance of 12.019 Feet
Thence 22.602 Feet along a curve to the right with a radius of 605.316 feet and chord bearing of S
Thence S 87° 45' 24.63" W a distance of 0.869 Feet
Thence S 87° 42' 11.67" W a distance of 10.43 Feet
Thence S 88° 23' 40.84" W a distance of 3.141 Feet
Thence 37.042 Feet along a curve to the right with a radius of 606.846 feet and chord bearing of N
Thence 37.069 Feet along a curve to the right with a radius of 611.158 feet and chord bearing of N
Thence 37.082 Feet along a curve to the right with a radius of 617.953 feet and chord bearing of N
Thence 37.086 Feet along a curve to the right with a radius of 628.682 feet and chord bearing of N
Thence S 0° 42' 9.64" E a distance of 25.604 Feet
Thence S 89° 16' 54.69" W a distance of 59.999 Feet
Thence S 2° 59' 43.61" E a distance of 329.604 Feet
Thence S 86° 53' 26.07" E a distance of 100.216 Feet
Thence S 87° 22' 27.89" E a distance of 3.842 Feet
Thence N 89° 51' 15.69" E a distance of 236.827 Feet
Thence N 0° 42' 2.4" W a distance of 6.378 Feet
Thence N 0° 45' 4.96" W a distance of 0.61 Feet
Thence N 0° 42' 3.54" W a distance of 325.482 Feet
Thence N 0° 42' 9.82" W a distance of 36.039 Feet
Thence S 75° 25' 42.11" W a distance of 7.735 Feet
Thence S 75° 52' 0.51" W a distance of 0.86 Feet
Thence S 0° 50' 30.78" E a distance of 76.09 Feet to the POINT OF BEGINNING.
Thence S 76° 5' 32.0" W a distance of 0.216 Feet
Thence S 76° 15' 44.12" W a distance of 8.38 Feet
AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW
Thence S 76° 40' 31.69" W a distance of 0.859 Feet
Thence S 77° 9' 15.46" W a distance of 100.981 Feet
Beginning at the NE corner of Section 10 of Township 1S, Range 26E thence S 64° 26’ 14” W a distance of 1,196.82 Feet to the POINT OF BEGINNING
Thence S 77° 3' 45.96" W a distance of 55.89 Feet
Thence S 77° 12' 53.23" W a distance of 1.066 Feet to the POINT OF BEGINNING.

For a total area of 2,567.71 US Survey Acres.

EXHIBIT C

South Billings Boulevard Urban Renewal Plan

DRAFT FINAL
Urban Renewal Plan for the South Billings Boulevard Urban Renewal District



Prepared by the Planning & Community Services Department
Adopted by the Billings City Council on December 8, 2008
Amended by the Billings City Council on July 22, 2019
Amended by the Billings City Council on July 26, 2021
Amended by the Billings City Council on November 10, 2025

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Acknowledgements

2008 Participants and Stakeholders

City of Billings
Ron Tussing, Mayor
City Council Members:
- Richard (Dick) Clark
- Mark Astle
- Peggie Denney Gaghen
- Jim Ronquillo
- Vince Ruegamer
- Chris "Shoots" Veis
- Ed Ulledalen
- Jani McCall
- Denis Pitman
- Larry Brewster

Planning and Community Services Department
Southwest Corridor Task Force Officers
- Tom Ruschkewicz, Chair
- Floyd Martin, Vice Chair
- Alan Pomick, Treasurer
- Debbie Rowe, Secretary

Big Sky Economic Development Authority
Downtown Billings Partnership

Stakeholders

Alene Malloy	Casey Ryan	Edyth Davis
Allen Krenz	Charles Deunow	Elanor Aukshun
Alta Dean	Cindy Linse	Elissa Linse
Arlene Bierwagen	Cindy Reid	Elsie Arntzen
Barbara Kipp	Clarence Perkins	Floyd Martin
Barbara Prewett	Clifton Burns	Gary Cooper
Barry Wilson	Coleen Apps	Gary Tipton
Beth Kirkwood	Connie Wagner	Gene Frank
Betty Hofstad	Connie Wittman	Gerald Apps
Betty Kegley	Cris Ruckman	Georgia Kembel
Beverly Bennetts	Dale Kiel	Glen Kibbee
Bob Franks	Daryle Young	Gloria Krenz
Brandy Pmter	David Mora	Greg Sennett
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Brenda Ryan	Dean Miller	Ida Stuart
Brian Reid	Dennis Randall	Irene Aure
Bruce Burrows	Don Pell	James Lasater
Candice Reinschmidt	Dorothy Plouffe	Jay Hanson
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Stakeholders Continued

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Carol Dale	Ed Gabbo	Jed Porter
Jerald Mohr	Kevin Nelson	Mary Ann Kraske
Jerry Driscoll	Lany Estill	Mary Duenow
Jimmie Frasch	Leonard Bierwagen	Maurice Muth
Joan Dosch	Linda Furlong	Mavis Schultz
JoAnne Moffet	Linda Hayworth	Mavis Wilkinson
Joe Morin	Linda Pettengill	Mel Maier
John Hoffman	Linda Vansky	Michele Johnson
John Hurless	Loren Bice	Michelle Grasswick
Jon Gowan	Louis Plouffe	Mike Kenney
Jon Rupprecht	Lynn Toomey	Mike Vinton
Joyce Kenney	Marc Swoboda	Neal Armfield
Joyce Pirrie	Margaret Schantz	Nelda Reimschmidt
Judy Coles	Margo Allen	Paige Tipton
Judy Mmiin	Margo Smith	Patrice Schuman
Julie Bender	Marian Leligdowizc	Pat Jensen
Karen Hergett	Marjorie Bishop	Pat Morin
Katherine Gowan	Marlene Anderson	Pat Newbury
Kathy Doty	Marlis Boadsack	Pat Perkins
Kathy Wilkinson	Marlis Bufford	Patsy Kahler
Kelly Handley	Martha Sheldon	Patty Nordlund
Kerri Tallerico	Marvin Forquer	Paul Hartman
Paul Hendershot	Rebekah Wales	Richard Deis
Richard Ruff	Rick Leuthold	Robbin Ostrum
Robert Neal	Robert Propelka	Robyn Rupprect
Roger Mollett	Ron Herget	Ron Kaneski
Ron Kirkwood	Ronald Schultz	Roy Linse
Sammy Handley	Sandra Fiscus	Shane Keehn
Shanna Fredrickson	Sharon Franks	Sharon Young

2019 Participants and Stakeholders

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Mike Yakawich
Frank Ewalt
Roy Neese
Denise Joy
Chris Friedel

Reg Gibbs
Penny Ronning
Richard Clark
Shaun Brown

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Debbie Keller
Chuck Barrett
Sam Hadley
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Planning and Community Services Department
Billings Police Department

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Planning and Community Services Department

2025 Participants and Stakeholders

City of Billings

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Ed Gulick
Jennifer Owen
Roy Neese
Bill Kennedy
TJ Rogers
Scott Aspenlieder
Daniel Tidswell
Mike Boyett
Tom Rupsis

South Billings Boulevard Urban Renewal District Advisory Committee

Scott Hanser
Andrew Houlihan
Mike Mayott
Jeff Muri
Kelphen Lienemann
County Commissioner Mark Morse
SD#2 Trustee Jourdan Guidice
SD#23 Trustee
Dick Zier, SBURA Consultant

City Administration
Planning and Community Services Department

Project Consultants
Pioneer Technical Services, Inc.

Section 1 – Introduction

On May 12, 2008, the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (District) and established a Tax Increment Finance District. As part of this ordinance, an urban renewal plan and the boundaries of the tax increment finance district were adopted. Public participation for preparing the urban renewal plan involved public meetings and participation with the City of Billings, the Southwest Corridor Neighborhood Task Force, residents and property owners, Downtown Billings Partnership, and Big Sky Economic Development Authority.

In October of 2008, the City began a modification of the District to include three additional properties. Two of these properties were recently annexed and contiguous to the existing District; therefore, the properties are now eligible to be included within the District. The third property is contiguous and requested an expansion of the district boundary. The modification of the urban renewal plan reflected the addition of those properties.

The December 2008 modification of the urban renewal plan:

- Served as a framework for the official urban renewal plan.
- Fulfilled Montana state law.
- Updated and defined district boundaries.
- Classified blight
- Set forth the protocol for its authorization, execution, and management.
- Illustrated the development opportunities.
- Documented baseline taxable property values and potential areas for redevelopment

The July 2019 amendment of the urban renewal plan:

- Identified future projects and programs.
- Ensured the City has the option to bond future projects.
- Updated the 2008 Plan to reflect the 2019 amendment process.

The July 2021 amendment of the urban renewal plan expanded the boundary to add five new properties to the District.

The 2025 amendment expands the District boundary significantly to the east, adding 903 acres and 1,597 non-right-of-way properties to the District (see Appendix I). The amendment has been completed in accordance with Section 7-15-4221 of the Montana Code Annotated (MCA), which describes the requirements for modifying an Urban Renewal Plan.

Also in 2025, the City of Billings City Council took action to formalize the process for the Mayor to appoint members to a new South Billings Boulevard Urban Renewal District Advisory Committee (SBBURD Advisory Committee), to comply with the requirements of MCA Section 7-15-4234, which was recently amended by Senate Bill 3 from the 2025 Montana legislative session. The South Billings Boulevard Urban Renewal Association (SBURA) will no longer be the

advisory entity to the City Council on urban renewal activities in the SBBURD. The SBURA will support the SBBURD Advisory Committee in evaluating potential projects. The SBBURD Advisory Committee will make recommendations to the City Council, and the City Council will make all final funding decisions.

Section 2 - Definitions

The following terms have the following meanings unless a different meaning is clearly indicated by the context:

1. "Agency", "urban renewal agency", or "advisory committee" means a public agency created by Section 7-15-4232 of the Montana Code Annotated.
2. "Blighted area" means an area that is determined to be detrimental to public health, safety, or welfare, and morals in its present condition and use, by reason of due to the presence of at least three of the following characteristics or conditions:

    a. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.
    b. Structures that have become ill-suited for their original use.
    c. Deterioration of building structure components or infrastructure, such as roadways, alleys, curbs, gutters, and sidewalks.
    d. Buildings or structures that endanger the life, limb, health, property, or safety of the general public or their occupants.
    e. Inadequate utilities and infrastructure, such as storm sewers and storm drainage, sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services, that are shown to be lacking, of insufficient capacity to serve the uses of the area, deteriorated, antiquated, obsolete, or in disrepair.
    f. Real property in the area that has incurred or may incur future planned Montana Department of Environmental Quality or U.S. Environmental Protection Agency remediation costs.
    g. Tax or special assessment delinquency exceeding the fair value of a majority of the land and improvements.
    h. Excessive vacancies occurring in buildings that are unoccupied and underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

3. "Bonds" means any bonds, notes, or debentures (including refunding obligations) authorized to be issued pursuant to Section 7-15-4300 MCA.
4. "Clerk" means the clerk or other official of the municipality who is the custodian of the official records of the municipality.
5. "Local governing body" means the council or other legislative body charged with governing the municipality.
6. "Mayor" means the chief executive of a city or town.
7. "Municipality" means any incorporated city or town in the state.

8. "Redevelopment" may include:
    a. acquisition of a blighted area or portion of the area;
    b. demolition and removal of buildings and improvements;
    c. installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban renewal provisions in accordance with the urban renewal plan; and
    d. making the land available for development or redevelopment by private enterprises or public agencies, including sale, initial leasing, or retention by the municipality itself, at its fair value for uses in accordance with the urban renewal plan. If the property is condemned pursuant to Title 70, chapter 30, the private enterprise or public agencies may not develop the condemned area in a way that is not for a public use.
9. "Urban renewal area" means a blighted area that the local governing body designates as appropriate for an urban renewal project or projects.
10. "Urban renewal plan" means a plan for one or more urban renewal areas or for an urban renewal project. The plan:
    a. must conform to the growth policy if one has been adopted pursuant to Title 76, Chapter 1 of the Montana Code Annotated, and
    b. must be sufficiently complete to indicate, on a yearly basis or otherwise:
        i. any land acquisition, demolition, and removal of structures; redevelopment; improvements; and rehabilitation that is proposed to be carried out in the urban renewal area;
        ii. zoning and planning changes, if any, including changes to the growth policy if one has been adopted pursuant to Title 76, Chapter 1;
        iii. land uses, maximum densities, building requirements; and
        iv. the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

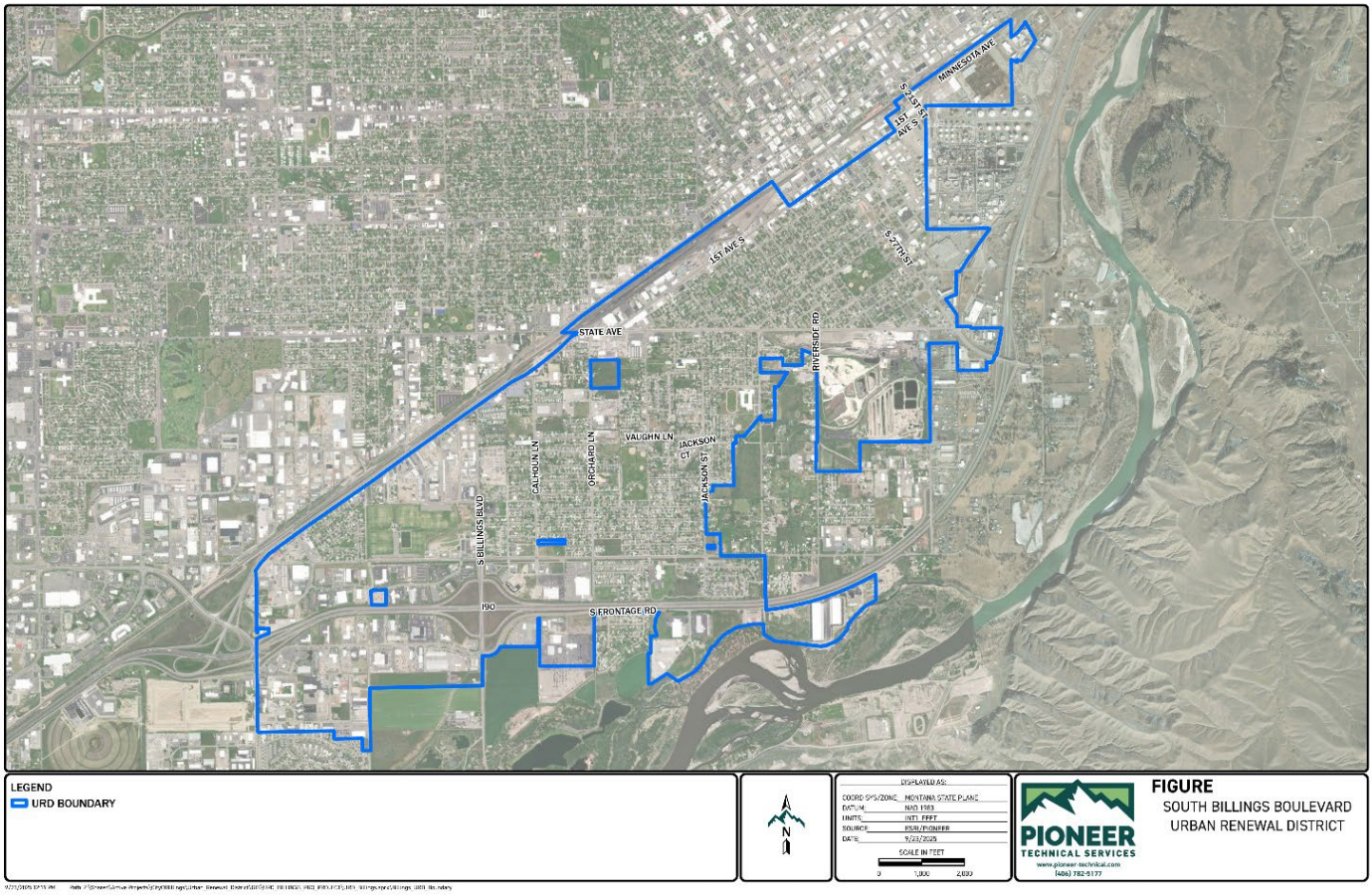
Section 3 – Background

The South Billings Boulevard Urban Renewal District (the "District") lies within the City of Billings (the "City'), is situated between major transportation routes, and stretches from the east side of the King Avenue Overpass east to the city limit boundaries near the Phillips 66 refinery and from State Avenue South and 1st Avenue South to the city limit boundaries. Located within the district is Interstate Highway 90 and the major railway line through the city. Map 1 shows the boundary of the SBBURD. Existing land uses and current zoning are shown on Maps 2 and 3.

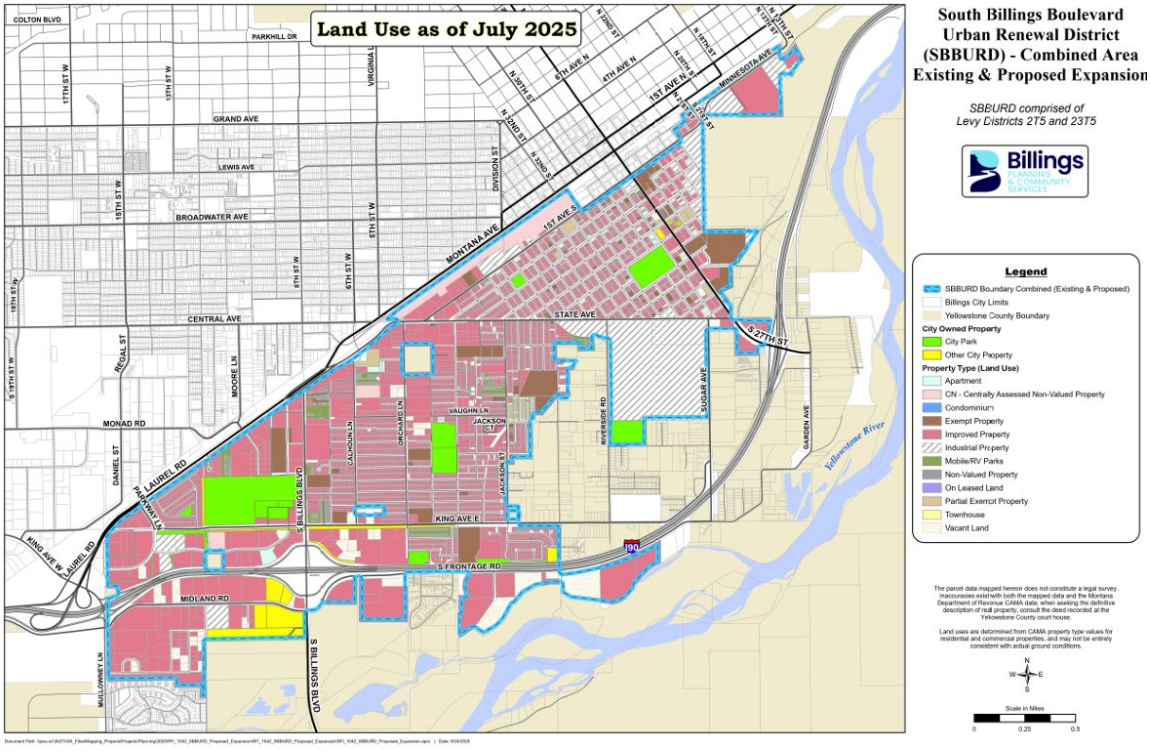
A closer look at this neighborhood shows an established area of mixed residential and commercial uses. This area also includes three elementary schools and one middle school. Some areas include unimproved streets with no sidewalk, curb, or gutter. In addition, many areas were not served by municipal water and sewer or there was old, inadequate water and sewer infrastructure. Many of the concerns raised by residents within the district center around routes for children to get to school, including bus routes that run on unimproved streets and children walking down the street instead of sidewalks to get to school. Many of these infrastructure deficits have been addressed since the District was created in 2008 as evidenced by the project list updates in Section 13 of this Plan.

Due to the location, the South Billings Boulevard Urban Renewal District continues to have a tremendous amount of potential to grow further as a major economic force. With the interstate corridor located in this district, the potential exists for this area to continue to become a major destination place for retail, goods and services, manufacturing, regional sports events, and entertainment.

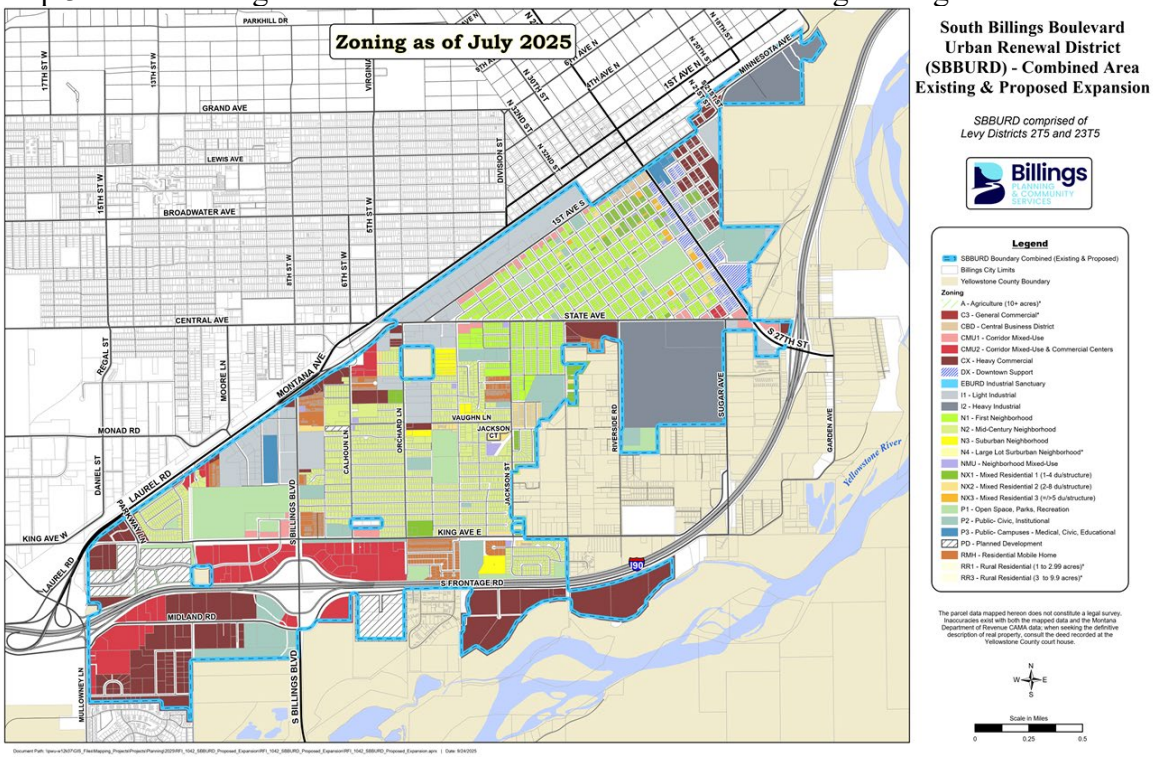
Map 1. South Billings Boulevard Urban Renewal District



Map 2. South Billings Boulevard Urban Renewal District Current Land Use.



Map 3. South Billings Boulevard Urban Renewal District Existing Zoning



Section 4 - Description of Blight

A requirement of Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, is to justify an urban renewal plan supported through a tax increment finance district through the determination of blight. Blight means an area that is determined to be detrimental to public health, safety, or welfare, and morals in its present condition and use, by reason of due to the presence of at least three of the following characteristics or conditions:

- An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.
- Structures that have become ill-suited for their original use.
- Deterioration of building structure components or infrastructure, such as roadways, alleys, curbs, gutters, and sidewalks.
- Buildings or structures that endanger the life, limb, health, property, or safety of the general public or their occupants.
- Inadequate utilities and infrastructure, such as storm sewers and storm drainage, sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services, that are shown to be lacking, of insufficient capacity to serve the uses of the area, deteriorated, antiquated, obsolete, or in disrepair.
- Real property in the area that has incurred or may incur future planned Montana Department of Environmental Quality or U.S. Environmental Protection Agency remediation costs.
- Tax or special assessment delinquency exceeding the fair value of a majority of the land and improvements.
- Excessive vacancies occur in buildings that are unoccupied and underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Section 5 - Summary of Blight

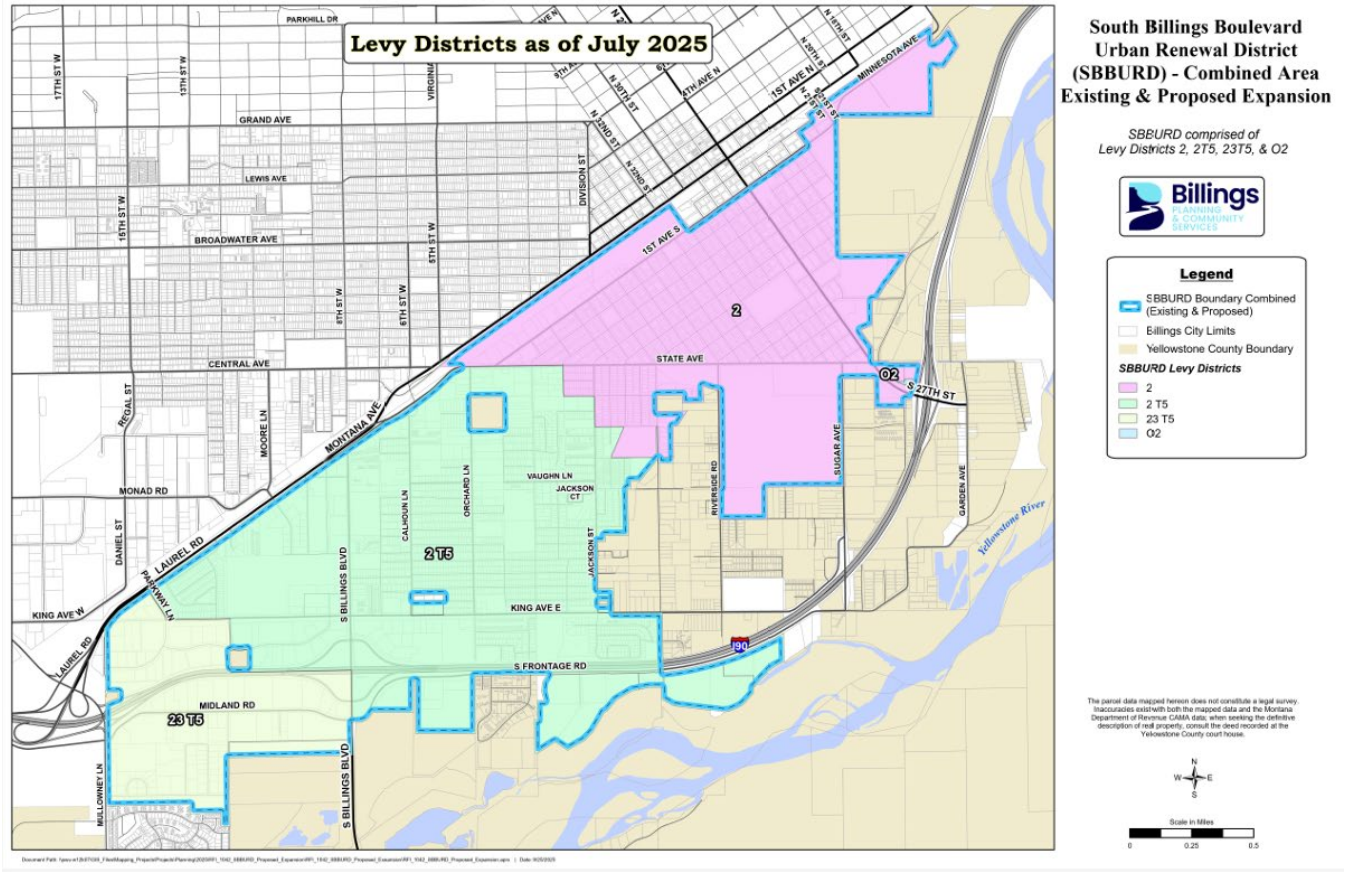
The area in the district has experienced a lot of redevelopment and infrastructure improvements since it was first created, but it still contains significant areas of blight. Within the district there is substantial evidence of blight, including structures that have become ill-suited for their original use; deterioration of building structure components and infrastructure; dangerous buildings or structures; inadequate utilities and infrastructure; properties that have or will incur remediation costs; and excessive vacancies. Several of the commercial buildings in the district are vacant or deteriorated and need demolition. Some sidewalks are cracked or nonexistent, alleys are deteriorated, and, in general, much of the area is below City standards. In addition to previous findings of blight by the City, this was documented for the most recent expansion by Resolution 25-11296. In contrast to the above, there are certain properties within the District in good repair but

included in the District to allow for a contiguous block of land within the district; and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without continued managed urban renewal, even these success stories will once again decline in taxable value. Portions of the District fall into the blighted, neglected, and under-utilized categories.

Section 6 - The Site and Its Relationship to the City

The South Billings Boulevard Tax Increment Finance District ("TIFD') and Urban Renewal District are located in the south-center region of the City of Billings. Bordered by the Interstate 90 corridor, the main railroad line and principal transportation routes, it is an area where economic development opportunities are numerous. In addition, numerous service-related, commercial, industrial, parks and recreation and housing choices are located within the District. Map 4 below shows the TIFD boundary in relationship to the rest of the city.

Map 4. SBBURD Boundary in relation to City and County Limits in the area.



Section 7 - Description of the District Boundary

A description of the district boundary is included in Appendix II.

Section 8 - Planning Process

Stakeholder and Community Participation

The initial concept of developing a Tax Increment Finance District and an Urban Renewal Plan in the South Billings Boulevard area was brought forward by the City of Billings, Big Sky Economic Development Authority, and the Downtown Billings Partnership. After discussions and meetings with the Southwest Corridor Task Force, it was determined that a steering committee would be established to move forward with the development of an Urban Renewal Plan for the creation of the South Billings Boulevard TIFD. After discussions with the participating members, it was apparent that direct communication with business owners, landowners and public participation was critical for the project to be a success. Two public meetings were scheduled to open dialogue on the proposed Urban Renewal Plan and TIFD process, and to set goals and objectives of the project. It also became clear that a grass-roots effort conducted and led by the property owners themselves was needed. On May 12, 2008, the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (SBBURD) and established a TIFD.

In October of 2008, the City began an urban renewal plan modification process to include three additional properties to the district pursuant to Montana Code section 7-15-4221. All property owners affected by the urban renewal plan modification were notified by mail of the public hearing on the Urban Renewal Plan held November 24, 2008.

In May 2019, the City, in coordination with the SBURA, began the process to amend the South Billings Urban Renewal Plan. All property owners affected by the urban renewal plan amendment were notified by mail of a public meeting to discuss and receive public comment on the Plan amendment on May 30, 2019. All property owners affected by the urban renewal plan amendment were also notified of the public hearing on the Urban Renewal Plan held July 8, 2019.

In summer 2020, City staff, in coordination with the SBURA and its consultant, began discussion of expanding the District Boundary to include additional properties. The proposed expansion was brought to the City Council at a December 2020 Work Session for review and discussion. The Council at that meeting directed staff to move the process to expand the District forward in 2021. All property owners whose property was proposed to be included in the District expansion were notified of the public hearing on the Urban Renewal Plan held July 12, 2021.

In 2024, City staff in coordination with the SBURA and City Council began discussion of expanding the District Boundary to the east, including South Park and additional areas up to the city boundaries south of 1st Avenue South. The City prepared a report in summer 2025 with the assistance of Pioneer Technical Services documenting conditions contributing to blight, which was presented at the City Council at its Work Session on September 2, 2025, for review and discussion. At that meeting, the Council directed staff to begin the process to expand the District before the end of 2025. The Council passed a resolution documenting the finding of blight in the expansion area at their September 22,

2025, meeting and set a public hearing to take action on first reading of an ordinance to expand the district for October 27, 2025.

The Billings community as a whole, property owners within the proposed expansion area and those within the current SBBURD, Yellowstone County, the City of Billings, Billings Public Schools and Elysian School District are all stakeholders in this process. To solicit input from these stakeholders, City staff undertook a number of actions to inform and engage them.

As required by the MCA, the owners of the properties to be included in the expanded SBBURD area and those within the existing SBBURD were all notified via US Mail of the Community Information Meeting on October 9 and the Council Public Hearing on October 27. Other taxing jurisdictions, Yellowstone County, Billings School District #2, and Elysian School District #23, were all notified via US Mail, email and in person of the Community Information Meeting on October 9 and the Council Public Hearing on October 27. Notification of the public hearing by the City Council on October 27 was also properly advertised in the Yellowstone County News.

PROCEDURAL HISTORY

- On August 5, 2025, the SBURA heard an update on the plans to expand the District.
- On August 5, City staff attended a Billings School District (School District #2) Development Committee Meeting and provided the trustees with information about the proposed SBBURD expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
- On September 2, the City Council heard a presentation on expansion of the SBBURD and directed staff to move the process forward.
- On September 4, City staff attended a Yellowstone County Board of County Commission Discussion Session and provided the Commission with information about the proposed SBBURD expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
- On September 22, the Council approved a resolution of intent to expand the district and set a public hearing date for October 27, 2025.
- On October 1, City staff attended an Elysian School District (School District #23) Trustee's meeting and provided the trustees with information about the proposed SBBURD expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
- On October 9, a Community Information Meeting was held at Orchard Elementary School to inform property owners in the SBBURD, in the proposed expansion area, and for the community in general of the plans to expand the District.
- On October 14, the Yellowstone County Board of Planning acted affirmatively on a recommendation to the City Council as to the SBBURD expansion's consistency with the 2016 City of Billings Growth Policy. Growth Policy conformance also is outlined in Section 2 of the Review of Conditions that Contribute to Blight.
- On October 27, City Council approved the ordinance modifying the SBBURD on first reading.
- On November 10, City Council conducted a second reading of the ordinance.
- The ordinance takes effect 30 days after second reading on December 10, 2025.

Comments from the various stakeholders collected at the meetings noted above and via email are

summarized below.

- Yellowstone County has been the only taxing jurisdiction that expressed a lack of support for the expansion of the SBBURD due to possible impacts to County property tax revenue during the life of the District.
- Elysian School District Trustees asked questions and expressed some disappointment that an urban renewal project could not be awarded to their school for a campus project as the district's school campus is outside the SBBURD while a portion of their district is within the SBBURD since it is also within the City. The trustees also asked if their district could be removed from the SBBURD by the City contracting the SBBURD boundary, however this could not be done since the City has outstanding bonds that are tied the current SBBURD area.
- Members of the public at the Community Information Meeting brought up several issues of concern and also some support for the SBBURD and the expansion. Points of concern included:
    - A belief that property owners' taxes will increase when the district is expanded to include their property.
    - That the City was wrong to go ahead and build a smaller scale recreation center at Amend Park after the voters defeated a levy and bond proposal to build a recreation center for the community.
    - That it was wrong a recreation center was being paid for by the SBBURD increment when it was to benefit the entire City and not just the South Side.
    - Asked why the City did not create a new urban renewal district instead of expanding the SBBURD, since expansion would mean spreading the current increment over a larger area until the new area included began to generate its own increment.
    - Asked why doesn't the City do anything to just help the South Side residents.
    - Suggested the City should look at putting a new pool at Amend Park (as was originally planned for the recreation center) instead of build another pool at South Park and make the new pool at Amend Park indoors to be a year round operation.

Urban Renewal Plan

This Urban Renewal Plan is the tool that governs what public improvements are needed and desired within the District. Through public meetings as well as input from the Public Works Department and the SBURA, neighborhood needs and projects were identified.

With input from property owners and the identification of goals and objectives, the City of Billings moved forward with the completion of the Urban Renewal Plan. For the original plan, a draft was reviewed with the property owners and the Southwest Corridor Task Force prior to review by the City of Billings City Council. Each amendment has followed a similar process, although the Southwest Corridor Task Force has been inactive for many years. The 2025 expansion and amendment of the plan was discussed with the SBURA prior to the review by the Billings City Council.

The high level of transparency and frequency of meetings noted above in Section 8 has ensured that a large local constituency has been involved, and as many stakeholders as possible participate and approve of the plan.

Eminent Domain

In no case shall eminent domain be used as a tool in the redevelopment of the South Billings Boulevard Urban Renewal District except as a last resort in the case of needed public infrastructure improvements and/or rights-of way.

Residential Relocation Plan

If a residential structure requires relocation as a result of right-of-way acquisition and/or a public infrastructure construction project, that is partially or fully funded with federal assistance (Housing and Urban Development, Federal Highway, etc.), the City of Billings shall abide by the Uniform Relocation Assistance Act.

Planning, City Administration and Legal Review

During the many meetings with the local property owners and the Southwest Neighborhood Task Force, it was decided to begin the process of finalizing the urban renewal plan and take it to the City Council before the end of 2007. The Urban Renewal Plan was sent to the City Legal Department and City Administration for review and comments. Comments and recommendations from both City Legal and City Administration were taken into account and incorporated into this Plan.

The Plan was also sent to the Yellowstone County Board of Planning for its review and recommendations regarding the plan's conformity to the City's 2003 Growth Policy Plan. A recommendation of approval was passed by the Planning Board on October 23, 2007. The plan was then presented at a City Council Work Session on November 5, 2007. The public hearing and first reading of the Ordinance was held by the City Council on November 26, 2007, with the second reading and final adoption on December 10, 2007.

A modification to the SBBURD plan began in October of 2008. On November 10, 2008, the Billings City Council passed a Resolution Declaring Blight, Intent to Modify the District, and Setting a Public Hearing Date. The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2003 Growth Policy on November 12, 2008. The affected property owners were notified of the Plan's modification and public hearing notices were published on November 6, 2008, and November 13, 2008, for the first reading and public hearing on the modification of the Plan.

The City initiated an amendment to the Plan in May 2019 to ensure future projects contemplated by the City and via public comments and recommendations would be possible if funded by bonding or directly through tax increment funds generated by the SBBURD. The process to amend the Plan has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on June 25, 2019. The affected property owners were notified by mailed postcard of the Plan's modification, and public

hearing notices were published on June 28, 2019, and July 5, 2019, for the first reading and public hearing on the Plan amendment.

The City initiated an expansion to the SBBURD boundary in December 2020 to include additional properties in the District. The process to expand the District has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on April 13, 2021. The City Council acted upon a Resolution of Intent to expand the boundaries of the District on May 10, 2021, and set a public hearing date to act on an ordinance to expand the District on July 12, 2021. The affected property owners were notified by mailed letter of the District expansion, and public hearing notices were published for the first reading and public hearing set for July 12, 2021.

The City initiated an expansion to the District boundary in 2025 to include an additional 1,597 non-right-of-way properties in the District. The process to expand the District has followed the process described in Section 7-15-4212 through 7-15-4219 of the MCA as follows. The City prepared a report documenting conditions contributing to blight, which was presented at the City Council Work Session on September 2, 2025, for review and discussion. At that meeting the Council directed staff to begin the process to expand the District. At this same meeting, the Council also acknowledged the need to ensure that representatives of the school district and county are appointed to the SBBURD Advisory Committee to comply with the new requirements of Section 7-15-4234 as a result SB-3 from the Montana State Legislature. The Council passed a resolution documenting the finding of blight in the expansion area at its September 22, 2025 meeting. A community meeting was held on October 9, 2025, at the Orchard Elementary School to inform the public of the plans to expand the district and answer questions. The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on October 14, 2025. All property owners whose property was proposed to be included in the District expansion were notified, via US Mail, of the public hearing on the District expansion and the amendments to the Urban Renewal Plan held October 27, 2025. All taxing jurisdictions, including the school district and Yellowstone County, were also notified of the public hearing (See description of meetings and timeline in Section 8 above).

Financial Programming

The City of Billings, to ensure a sound and adequate financial program to fund projects, has concluded the following: For every $1 million of increased market value, assuming Class 4 (commercial) property at the 1.69% taxable rate and a mill levy of $0.62, it is anticipated that an increment value of approximately $10,500 will be generated yearly.

Modification of SBBURD Plan

The District may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-

4219 MCA, with respect to initial adoption of this Plan. For purposes of urban renewal district boundary changes only, the notice of public hearing, as described in 7-15-4215 MCA, may only be mailed to those owners whose properties are situated within the area of expansion or contraction of the Urban Renewal District boundaries. In cases where the boundaries are not modified, but the contents of the urban renewal plan are substantially modified, notification shall be mailed to all owners of property within the District area. For the 2025 amendment, notices were mailed to all owners of property within the existing District area and the area of proposed expansion.

Section 9 - Housing (Conservation of Existing Affordable Housing)

Housing is an important element to the District. Providing the District with housing opportunities is vital to the sustainability of the District. With housing opportunities, individuals and families can live and work within the District. This provides a dual benefit; first, the commute to work for individuals will be reduced and second, the businesses within the District will have a local workforce to draw from.

Current housing in the area consists of single-family, duplex, and multi-family units and includes rental units and owner-occupied. Also, manufactured home parks are located within the District. The main concentration of housing is in the central and eastern portion of the District. Based on data from the Montana Department of Revenue, average housing conditions within the District are not as good as city-wide, as shown on Table 1 below. City-wide, 2.61% of the residential homes are considered in poor, very poor, or unsound condition, whereas within the expanded District 8.92% of the homes are in this condition. Conversely, city-wide 60.5% of the homes are in good or better condition, whereas in the District only 9.23% are good or better.

Table 1. Housing Conditions

Condition of Residential Properties								
Count	**Unsound**	**Very Poor**	**Poor**	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**
Billings City Limits	58	184	796	3412	11259	14034	6874	3144
SBBURD - Existing	7	50	154	406	1178	192	21	14
SBBURD + Proposed Expansion	22	99	293	1083	1486	245	35	23
Percentage by Category	**Unsound**	**Very Poor**	**Poor**	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**
Billings City Limits	0.15%	0.46%	2.00%	8.58%	28.32%	35.30%	17.29%	7.91%
SBBURD - Existing	0.35%	2.47%	7.62%	20.08%	58.26%	9.50%	1.04%	0.69%
SBBURD + Proposed Expansion	0.67%	3.01%	8.92%	32.96%	45.22%	7.46%	1.07%	0.70%

Future housing for the District is encouraged to be developed for the goal of ownership. When rental housing occurs, such facilities should be developed in connection with mixed-uses and managed by a company that will provide active policy measures to eliminate crime and blight. Some multi-family housing projects will require a Zone Change request that may require approval by the City Council. Housing is a priority of the City Council and the Council looks to support housing development that provides housing choice and high-quality additions to neighborhoods.

Housing in the area should also be designed to cater to a variety of income demographics as well. All current affordable housing needs in the District shall be accounted for through the development of

owned and rental housing that remain within the District. Recent projects along Jackson Street in the existing District – Jackson Court and Mitchell Court – utilized urban renewal funds and are bringing high quality affordable housing to the District. Housing for mid- and higher-level income groups shall also be encouraged. To avoid creation of substandard housing or encourage future blight, mixed-use housing developments should when practical incorporate all income demographics within the same project in a safe and positive way.

Section 10 - Transportation and Pedestrian Circulation

The transportation and circulation situation in the District should be a major focus during redevelopment of the area. Traffic patterns and access issues can affect the function and livability of a community or neighborhood.

During discussions and public meetings throughout each expansion or Plan amendment, including in 2025, it was apparent that the need for ongoing improvements to street conditions and the addition of adequate transportation and pedestrian facilities was a high priority for property owners. The majority of traffic that comes into the District is either pass-through or destination traffic to the major transportation routes located within the District. Significant improvements have been made to many transportation corridors in the District utilizing urban renewal funding, including King Avenue East, Orchard Lane, Calhoun Lane, Hallowell Lane, and South Billings Boulevard. There are still unimproved streets and locations of missing or damaged sidewalks in the entire District area. Safe and attractive pedestrian amenities, such as sidewalks, boulevards, crosswalks, improved signage and shelters or benches have and should continue to enhance pedestrian safety and experience.

Section 11 - Public Services and Facilities

Currently there are four public schools located within the District; three elementary schools and one middle school. A concern mentioned many times by residents was the lack of sidewalks for school children to get to school. It has been observed that students have had to walk directly in the street due to a lack of sidewalks. Many of these locations have been improved already, along King Avenue East is a recent project example. But ongoing improvements for safe school access is important. To address this concern, safe routes plans have been developed, including two recently (Safe Routes to School Phase I 2021, and Safe Routes to School Phase II 2023), to identify projects to improve safe routes to schools across Billings and within the District.

There are several developed parks located in the District. Amend Park provides a multi-use facility for soccer, Lacrosse and rugby as well as picnic sites and shelters. Optimist Park has a variety of amenities that include basketball courts, jogging trails, playground, softball and baseball fields and picnic areas. Ponderosa Park provides horseshoe courts, playground, softball and baseball fields and soccer and rugby fields. In the 2025 expansion area, South Park is a significant community asset, including a swimming pool, splash park, and wading pool. It also has athletic fields and courts, horseshoe courts, a playground, and picnic gazebos. Certain aspects of the park are in disrepair and in need of rehabilitation, specifically the swimming pool and poll support facilities. Highland Park, also in the 2025 expansion area, has a playground, picnic facilities, a wading pool, and other features. It also needs rehabilitation of its spray ground, restrooms and other elements.

The City of Billings also provides services to the District with MET Transit. Currently, three MET routes serve the District: the Midtown; the Central South and the Southside Loop. All routes connect Stewart Park and Downtown Transfer Centers. As infrastructure projects are considered in the District, facilities for MET Transit services will be provided, including bus pull outs, bus stop shelters, pedestrian crossings, and other improvements that support transit services.

Section 12 - Infrastructure and Utilities

The District, including the expansion area, has infrastructure and utilities deficiencies that need to be addressed to support redevelopment efforts. Water and sewer conditions need to be assessed to determine what updates are still needed in the area beyond work already accomplished across areas of the District. Storm water drainage also needs to be further evaluated to address any remaining inadequate storm water facilities.

Infrastructure deficiencies are documented in the South Billings Boulevard Urban Renewal District Potential Expansion Area: Review of Conditions that Contribute to Blight (City of Billings, 2025), adopted by the Billings City Council as part of the Resolution 25-11296.

By upgrading infrastructure and utilities, therein lies the opportunity for more attractive development opportunities and better delivery of City services to the residents and businesses of the area.

Section 13 - Urban Renewal Projects and Programs

The goal of this Urban Renewal Plan is to remedy blight in South Billings Boulevard Urban Renewal District via urban renewal. This plan identifies projects and programs intended to achieve that goal.

The Urban Renewal Projects were identified by property owners within the District during the public meetings at the time the Plan was first adopted in 2008 and during the amendment processes in 2019, 2021, and 2025. Information for the 2008 Plan adoption process utilized the Southwest Corridor Task Force meetings and delivery through comments mailed to the Planning Division. For the 2019 amendment process, a public meeting was held at Orchard Elementary School on May 30, 2019, where projects ideas and comments were collected, as well as at the SBURA meeting on June 4, 2019.

For the 2025 amendment, a public meeting was held at Orchard Elementary School on October 9, 2025, where projects ideas and comments were collected. SBURA was also consulted regarding the District expansion at its meeting on August 4, 2025. Direct opportunities for input were also provided to the School District #2 Development Committee on August 4, 2025, Board of County Commissioners on September 4, 2025, and the Elysian School District #23 on October 1, 2025. It is the City's intent to use tax increment to finance public improvement projects. In addition to TIF financing, the City may also use Special Improvement District financing as well as grant funding through, but not limited to, the Community Development Block Grant Program and City

Enterprise funds for water, sewer and storm water projects and maintenance. By combining funding opportunities, more projects will be able to be completed.

The project and program list below encompasses both items included in the 2008, 2019, and 2021 Plans, as well as the updated project recommendations for the 2025 Plan amendment. The items are identified by the year.

2008 Project and Program Recommendations:

Project: Traffic calming measures on Calhoun and Orchard Streets.

Project: Street improvements on Newman Drive between Simpson and Stone Streets, install curb and gutter.

Project: Pave, curb, and gutter on Simpson from Calhoun to Newman.

Project: Widen, curb and gutter (where needed) and repave Calhoun the full length.

Project: Widen, curb and gutter (where needed) and repave Orchard the full length.

Project: Widen, curb and gutter (where needed) and repave Hallowell the full length.

Project: Widen, curb and gutter and install bike path or sidewalk the full length of King Avenue East from Parkway to Riverside Drive.

Project: Safety to school plan.

Project: Crosswalks within the District (where needed).

Project: Sidewalks within the District (where needed).

Project: Street lights along King Avenue East.

Project: Street widening at Optimist Park.

Project: 4100 Block of Vaughn Street - sidewalk.

Project: 4100 Block of Vaughn - public sewer needed, drain fields failing.

Project: Bike/pedestrian routes along King Avenue.

Project: Sewer improvements on South Billings Boulevard from Mitchell north to Underpass

Road. Sewer line currently runs east under adjoining residential development. (Completed)

Project: Repave Morgan Avenue between Hallowell Lane and Jackson Street include sidewalks, streetlights.

Project: Install public sewer along Morgan Avenue that includes storm water improvements.

Project: More bike trails throughout neighborhood.

Project: Park improvements for Little League and soccer leagues.

Project: Community Resource Officer within the neighborhood to steer kids away from drugs and promote a safe neighborhood.

Project: Pave Newman Lane behind Newman Elementary School.

Project: Storm water improvement at the Northeast corner of Phillip and Hallowell.

Project: Need school zone signage at Newman Elementary School.

Project: Installation and improvement of municipal water and sewer lines within the District

Project: Installation of sidewalks on Jackson Street (where needed).

Project: Stop light at South Billings Boulevard and Midland Road.

Project: Neighborhood wide traffic study for traffic calming strategies.

Project: Assess adequacy of fire hydrants throughout the neighborhood and add fire hydrants as needed.

Project: Traffic light at State Avenue and Hallowell Lane.

Project: Continuation of streetlights on Jackson to King Avenue.

In addition to property owner identification of projects for the District, the City of Billings Public Works Department has several ongoing or future infrastructure projects scheduled. These projects include the following:

- **Orchard Lane** - Replacement of a water main in Orchard Lane from just south of King Avenue East to Underpass Avenue.

- **Calhoun Lane** – Replacement of water main in Calhoun Lane from King Avenue East to Underpass Avenue.

- **Jackson Street** - Jackson Street is split into two phases. The first phase will provide

sidewalk and drive approaches on the west side of Jackson Street from King Avenue East to Ryan Avenue. The second phase will provide drive approaches, sidewalk, curb and gutter, and ADA ramps along both sides of Jackson Street from State Avenue to Kratz Lane.

- **Newman Lane and Bruce Avenue** - Sanitary sewer rehabilitation work was completed in the TIF District in 2007 at Newman Lane and Bruce Avenue.

2019 Project and Program Recommendations:

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities. Of note, the ice arena identified as a priority in the 2019 update is currently under construction as a public-private partnership within the District at Amend Park, as is an indoor court, walking track and community recreation facility adjacent to the ice arena.

Public Safety – Construction of Police or Fire facilities within the District, to include necessary furnishings for such facilities. Since the 2019 Urban Renewal Plan amendments, the Billings Police Department replaced its Evidence Facility on Moore Lane in the southern part of the District.

Railroad Infrastructure – Coordinate with BNSF Railway and Montana Rail Link on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroads and City of Billings.

Walking Paths and Trails – Construct sidewalks, trails, and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, as well as provide access to neighborhoods and services.

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services. Since 2019, several school projects have been completed, including an enhanced bus pick up and drop off and school entryway at Newman School, an expansion of athletic field space at Riverside Middle School as well as addition of solar panels at the school.

2021 Project and Program Recommendations

In 2021, an updated Gravel Street Inventory was prepared to identify priorities for transportation improvements, primarily upgrades to these streets, within the District. Those streets that have not been addressed to date remain priorities and are included in the 2025 project recommendations listed below.

2025 Project and Program Recommendations:

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects. Specific improvements include, but are not limited to, the following.

- Build Washington Street from State to King East as a standard Residential road.
- Build Riverside Road from State to King East as a standard Collector road.
- Build Jackson Street from State to King East as a standard Collector road.
- Improve the many uncontrolled intersections within the district with proper traffic controls. Also, improved traffic controls on South 27th Street to allow safer access for vehicular traffic, particularly northbound South 27th Street.
- Improve streetlighting throughout the District where needed.

Address remaining gravel streets, not constructed to City of Billings standards, including:

Branch Name	To	From	Length of Street
ARDEN AVE	JACKSON STREET	VICEROY STREET	610
CLEVENGER AVENUE	600' W OF JACKSON ST	JACKSON ST	600
FRANCES AVENUE	ORCHARD LANE	END W. ORCHARD LANE	600
MCDOUGALL DRIVE	CUL-DE-SAC E OF WASHINGTON STREET	WASHINGTON STREET	610
MONROE STREET	MADISON AVENUE	371'S. MADISON AVE	371
MOREY STREET	UNDERPASS AVENUE	WONDERPARK DRIVE	225
MOREY STREET	END OF GRAVEL	SIMPSON STREET	840
MULLOWNEY LANE	320' N/O PARKWAY LN	130' S/O PARKWAY LANE	320
NEWMAN LANE	LUX AVENUE	RUTH LANE	848
NOVA LANE	SONGBIRD DRIVE	WELL STREET	410
STEPHENS LANE	ARDEN AVENUE	VAUGHN LANE	1,030
STEPHENS LANE	ALLEY N OF JANSMA AVENUE	ALLEY S OF JANSMA AVE	285

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities. Specific projects identified within the 2025 expansion area include the following.

- South Park
    - Replace pool and building
    - Replace restroom
    - Re-surface basketball and tennis courts, and possibly convert a couple to pickle ball
    - Sidewalk replacement and improve ADA accessibility

- Highland Park
    - Update and replace spray ground
    - Update and re-model restroom
    - Update and replace irrigation system
    - Sidewalk replacement and improved ADA accessibility

Walking Paths and Trails – Construct or reconstruct sidewalks, trails, and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, and to provide ADA-compliant access to neighborhoods and services. Specific areas include, but are not limited to, the following.

- Add pedestrian crossings to South 27th (currently crossings only at 1st Avenue South and State Avenue).
- Add pedestrian crossings on 1st Avenue South west of 27th Street (there is a significant gap after leaving the downtown portion of 1st Avenue South, and there are no pedestrian crossings east of 27th Street).
- Add pedestrian crossings on State Avenue.
- Address areas with no or limited pedestrian facilities, including:
    - Riverside Road
    - Washington Street
    - Minnesota Avenue
    - 1st Avenue Southeast of 21st Street
    - South 27th Street up to the I-90 bridge.
    - Sugar Avenue south of State Street.

Stormwater - Replace the contaminated storm main in State from S. 35th to S. 27th and pipe the existing Kratz Drain between the Mitchell and Jackson Court Apartments**.**

Water - Replace the water mains south of State Avenue on Buchanan, Roosevelt, Monroe, Jefferson, Adams, Madison, and Washington Streets.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services.

Public Safety – Public safety remains a priority. Construction of Police or Fire or law enforcement detention facilities within the District, to include necessary furnishings for such facilities, are improvements that will help meet revitalization goals of this Plan. The Billings Police Department has identified the need for expansion of its evidence facility storage yard, and the project is included the City's Capital Improvement Plan for 2027-2031.

Railroad Infrastructure – Continue coordination with BNSF Railway on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroad and City of Billings.

The SBURA provides support to the City's SBBURD Advisory Committee including evaluating each

project and how it would help achieve the goals of this Urban Renewal Plan. The SBBURD Advisory Committee makes recommendations to the City Council regarding potential projects; the City Council makes final project funding decisions.

Section 14 - Identified Projects and Programs in Relationship to the Goals and Objectives Respective to the 2016 City of Billings Growth Policy

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43, MCA) is that the urban renewal plan must conform to the community's growth policy. On October 14, 2025, the Yellowstone County Board of Planning acted affirmatively on a recommendation to the City Council as to the SBBURD expansion's consistency with the 2016 City of Billings Growth Policy. The 2016 City of Billings Growth Policy ("Growth Policy") refers to and promotes economic development and urban renewal in a variety of ways. The preceding list of urban renewal goals listed in Section 13 are relevant to the Growth Guidelines identified in the Growth Policy in the following areas:

Growth Guidelines

Essential Investments (relating public and private expenditures to public values)

- The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans.
- Public transit and commercial air service are critical to ensure access to and around the City.
- Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.
- Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community.
- Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.
- Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors.
- Infill development and development near existing City infrastructure may be the most cost effective.
- The history and heritage of Billings are cornerstones of our community.
- Neighborhoods that are safe and attractive and provide essential services are much desired.
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e. energy efficient) are desirable
- A supportive school system that inspires, motivates, and prepares students for meaningful employment is important for ensuring a high quality, competitive community.

Place Making (Enhance, maintain, preserve, and improve existing public places)

- A multi-use community recreation facility is desirable.
- Enhancement and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community.
- Park master plans and transportation plans are important to facilitate the preservation and improved public access to the Yellowstone River and the Rims
- Public and private partnerships are valuable for creating enhanced entryways into Billings.
- Enhancing public buildings and spaces to be more efficient in their uses of energy, money, and space is important to having a vibrant and livable City.

Community Fabric (attractive, aesthetically pleasing, uniquely Billings)

- Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity.
- Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods.
- Outdoor public spaces provide casual and relaxing gathering areas for people.
- Planning and construction of interconnected sidewalks and trails are important to the livability of Billings.
- Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.

Strong Neighborhoods (livable, safe, sociable, and resilient neighborhoods)

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools, and public gathering spaces foster health, good will and social interaction.
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale streetlights, street trees and walkable access to public spaces.
- Implementation of the Infill Policy is important to encourage development of underutilized properties.

Home Base (healthy, safe, and diverse housing options)

- A mix of housing types that meet the needs of a diverse population is important.
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy, and safe.
- Homes that are safe and sound support a healthy community.

Mobility and Access (transportation choices in places where goods and services are accessible to all)

- Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses, and visitors.

- Safe and accessible transportation systems benefit everyone's quality of life.
- Affordable public transit is much desired.
- Development oriented to transit routes will provide more transportation choices and is preferred.
- "Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation.
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.
- On-street bike facilities promote predictability for all users
- Technology can reduce congestion and facilitate emergency vehicle travel at railroad crossings.

Prosperity (promoting equal opportunity and economic advancement)

- Predictable, reasonable City taxes and assessments are important to Billings' taxpayers.
- Successful businesses that provide local jobs benefit the community.
- Community investments that attract and retain a strong, skilled, and diverse workforce also attracts businesses.
- Retaining and supporting existing businesses helps sustain a healthy economy.

Section 15 - Neighborhood Planning

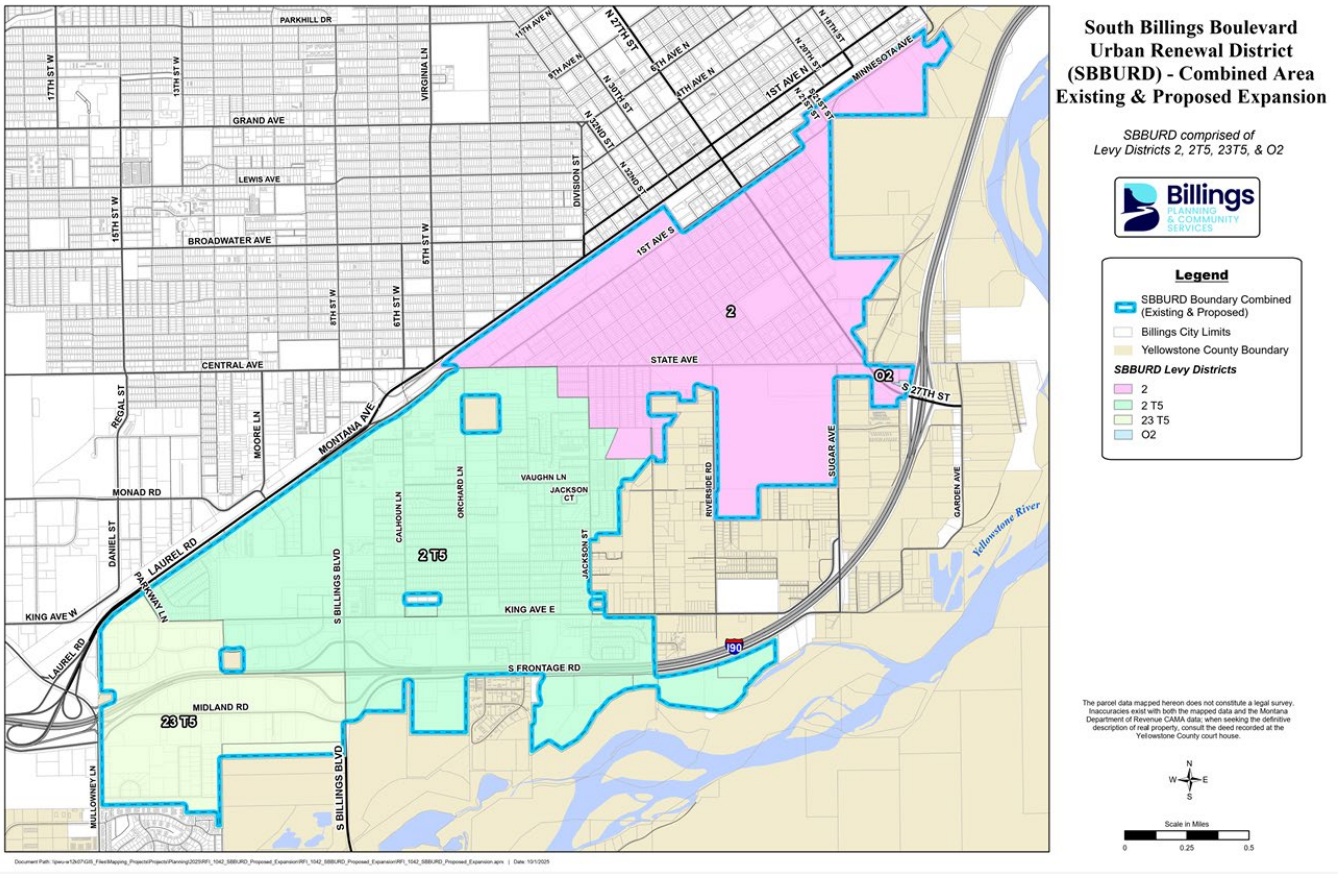
Another tool that is expected to be used in the future to address current conditions within the District and the identification of neighborhood needs will be accomplished through Neighborhood Plans. The Southside Neighborhood Plan was last updated in 2008 and is on a new list of neighborhood plans to be prioritized for updating in the next few years. The City-County Planning Division was without a Neighborhood Planner between 2009 and 2024, when the City Council approved the position to be funded. There is a lot of catching up for the City in its neighborhood plans, and the Southside plan is one of them. The purpose of the neighborhood plan is to assist residents, governing agencies, planners, and developers in making the right choices when determining future growth patterns and development within the neighborhood. The plan also encourages local government, developers, and businesses to discuss future land use decisions with neighborhood residents and business owners prior to the proposed land use change. The neighborhood plan is not a regulatory document; instead, it is adopted by the City Council and the Board of County Commissioners as an implementation strategy and an updated plan will be adopted in the future as a component of the Billings 2045 Land Use Plan.

An updated plan is likely to include general and specific recommendations that reflect the values of the community, encourage sound decision-making, and empower people to take action.

Section 16- Conclusion

The South Billings Boulevard Urban Renewal District continues to have a tremendous amount of potential to become a viable and reliable economic engine. The District is becoming a destination where Billings residents, business owners, and visitors purposefully go to conduct business, have goods and services manufactured and enjoy recreation and leisure activities. At the end of the life of this TIFD program, it is the hope of all involved that this area of Billings will be a wonderful place to live, work and play far into the future.

Appendix I – 2025 Expansion



Appendix II – South Billings Boulevard Urban Renewal District Boundary Description

SBBURD LEGAL DESCRIPTION
Created 10.14.2025 by City of Billings GIS Division

Beginning at the SW corner of Section 34 of Township 1N, Range 26E, thence N 1° 29’ 18” W a distance of 2,071.25 Feet to the POINT OF BEGINNING.

Thence S 0° 50' 3.58" E a distance of 417.134 Feet
Thence N 55° 25' 10.26" E a distance of 168.623 Feet
Thence N 37° 55' 15.84" E a distance of 250.156 Feet
Thence N 26° 38' 11.4" E a distance of 82.484 Feet
Thence S 28° 47' 56.41" E a distance of 507.998 Feet
Thence S 34° 40' 19.73" W a distance of 570.149 Feet
Thence N 84° 35' 15.45" W a distance of 133.286 Feet
Thence S 25° 11' 37.54" E a distance of 54.679 Feet
Thence N 64° 54' 20.81" W a distance of 150.674 Feet
Thence S 1° 8' 38.44" E a distance of 1067.245 Feet
Thence S 89° 31' 32.1" W a distance of 2028.008 Feet
Thence S 0° 41' 59.61" E a distance of 2893.302 Feet
Thence N 88° 57' 40.15" E a distance of 1447.412 Feet
Thence S 57° 39' 21.38" E a distance of 23.85 Feet
Thence S 35° 22' 9.98" W a distance of 786.803 Feet
Thence N 61° 52' 56.5" W a distance of 10.002 Feet
Thence S 31° 59' 49.41" W a distance of 426.009 Feet
Thence S 89° 5' 38.4" W a distance of 95.244 Feet
Thence S 0° 59' 5.4" E a distance of 533.055 Feet
Thence S 66° 26' 45.99" W a distance of 276.158 Feet
Thence S 35° 23' 54.86" E a distance of 449.701 Feet
Thence S 0° 57' 19.49" E a distance of 284.029 Feet
Thence N 89° 37' 54.04" E a distance of 331.655 Feet
Thence S 0° 0' 0.0" W a distance of 33.048 Feet
Thence N 89° 23' 58.44" E a distance of 677.333 Feet
Thence S 89° 20' 20.27" E a distance of 32.764 Feet
Thence S 6° 8' 24.84" W a distance of 44.427 Feet
Thence S 7° 17' 59.12" W a distance of 58.24 Feet
Thence S 8° 50' 0.85" W a distance of 49.738 Feet
Thence S 10° 54' 30.45" W a distance of 108.148 Feet
Thence S 11° 19' 53.74" W a distance of 79.883 Feet
Thence S 11° 38' 42.88" W a distance of 117.423 Feet
Thence S 11° 6' 12.49" W a distance of 147.709 Feet
Thence S 20° 50' 10.25" W a distance of 43.52 Feet
Thence S 40° 31' 19.16" W a distance of 14.889 Feet

Thence S 57° 46' 44.69" W a distance of 9.411 Feet
Thence S 69° 18' 33.59" W a distance of 7.97 Feet
Thence S 78° 59' 34.13" W a distance of 9.427 Feet
Thence N 89° 37' 19.86" W a distance of 10.312 Feet
Thence S 8° 0' 34.97" W a distance of 82.517 Feet
Thence S 31° 32' 8.77" W a distance of 75.036 Feet
Thence S 89° 24' 24.41" W a distance of 130.005 Feet
Thence S 0° 46' 46.11" E a distance of 192.15 Feet
Thence N 85° 26' 18.4" W a distance of 38.426 Feet
Thence S 89° 21' 20.1" W a distance of 641.241 Feet
Thence N 0° 54' 2.13" W a distance of 646.026 Feet
Thence S 89° 24' 6.88" W a distance of 659.486 Feet
Thence S 0° 47' 2.96" E a distance of 2299.337 Feet
Thence S 89° 32' 39.12" W a distance of 1648.248 Feet
Thence S 0° 42' 53.84" E a distance of 686.649 Feet
Thence S 89° 50' 34.13" W a distance of 1028.642 Feet
Thence N 0° 51' 52.34" E a distance of 21.738 Feet
Thence S 89° 17' 54.1" W a distance of 9.963 Feet
Thence N 1° 5' 40.96" W a distance of 207.902 Feet
Thence N 89° 25' 37.01" E a distance of 9.999 Feet
Thence N 0° 58' 8.81" W a distance of 451.713 Feet
Thence N 89° 25' 51.12" E a distance of 37.048 Feet
Thence N 0° 39' 11.65" W a distance of 2070.195 Feet
Thence N 80° 6' 3.33" W a distance of 153.298 Feet
Thence N 71° 44' 49.09" W a distance of 99.996 Feet
Thence N 68° 45' 0.74" W a distance of 99.99 Feet
Thence S 1° 4' 30.41" E a distance of 186.003 Feet
Thence N 89° 0' 19.96" E a distance of 7.375 Feet
Thence S 1° 6' 33.01" E a distance of 165.001 Feet
Thence S 89° 0' 5.02" W a distance of 460.522 Feet
Thence N 1° 10' 13.03" W a distance of 165.002 Feet
Thence S 88° 59' 59.49" W a distance of 527.99 Feet
Thence S 1° 7' 12.69" E a distance of 329.927 Feet
Thence N 89° 0' 28.17" E a distance of 631.791 Feet
Thence S 32° 14' 24.02" W a distance of 394.341 Feet
Thence S 88° 59' 31.83" W a distance of 90.284 Feet
Thence S 1° 1' 0.48" E a distance of 657.516 Feet
Thence S 1° 0' 29.89" E a distance of 10.002 Feet
Thence S 4° 36' 51.01" W a distance of 122.493 Feet
Thence S 89° 27' 0.27" W a distance of 287.981 Feet
Thence S 89° 26' 59.79" W a distance of 29.999 Feet
Thence N 1° 0' 48.31" W a distance of 105.39 Feet
Thence S 39° 20' 9.7" W a distance of 22.655 Feet

Thence S 39° 20' 23.31" W a distance of 20.476 Feet
Thence S 39° 20' 19.71" W a distance of 570.398 Feet
Thence S 89° 17' 30.15" W a distance of 1.456 Feet
Thence S 89° 19' 25.95" W a distance of 194.232 Feet
Thence S 1° 9' 9.35" E a distance of 28.834 Feet
Thence S 1° 9' 12.94" E a distance of 47.684 Feet
Thence S 1° 10' 9.0" E a distance of 88.51 Feet
Thence S 89° 52' 20.83" W a distance of 26.054 Feet
Thence S 89° 37' 59.91" W a distance of 45.313 Feet
Thence S 1° 9' 28.08" E a distance of 17.322 Feet
Thence S 1° 7' 50.49" E a distance of 0.304 Feet
Thence S 1° 8' 15.5" E a distance of 4.231 Feet
Thence S 1° 9' 10.68" E a distance of 7.952 Feet
Thence S 1° 43' 6.09" E a distance of 0.2 Feet
Thence S 1° 9' 27.65" E a distance of 9.998 Feet
Thence S 1° 4' 23.19" E a distance of 38.445 Feet
Thence S 1° 4' 25.01" E a distance of 582.056 Feet
Thence S 1° 5' 14.53" E a distance of 3.689 Feet
Thence S 1° 2' 59.26" E a distance of 196.383 Feet
Thence S 1° 2' 59.22" E a distance of 115.167 Feet
Thence S 1° 2' 43.14" E a distance of 11.292 Feet
Thence S 89° 37' 21.35" W a distance of 86.232 Feet
Thence S 89° 41' 50.58" W a distance of 1.136 Feet
Thence S 89° 37' 53.53" W a distance of 60.023 Feet
Thence S 89° 37' 26.13" W a distance of 60.027 Feet
Thence S 89° 37' 24.82" W a distance of 59.969 Feet
Thence S 89° 37' 53.36" W a distance of 60.015 Feet
Thence S 89° 37' 18.26" W a distance of 59.983 Feet
Thence S 89° 37' 25.82" W a distance of 60.013 Feet
Thence S 89° 37' 56.6" W a distance of 46.135 Feet
Thence S 0° 44' 28.99" E a distance of 132.001 Feet
Thence S 89° 37' 32.28" W a distance of 149.987 Feet
Thence S 89° 37' 53.23" W a distance of 16.168 Feet
Thence S 0° 58' 38.17" E a distance of 32.951 Feet
Thence S 0° 58' 41.78" E a distance of 150.528 Feet
Thence S 1° 8' 9.2" E a distance of 4.641 Feet
Thence S 0° 23' 5.86" E a distance of 5.358 Feet
Thence S 0° 20' 37.57" E a distance of 10.0 Feet
Thence S 0° 31' 23.84" E a distance of 9.416 Feet
Thence S 0° 21' 59.55" E a distance of 10.004 Feet
Thence S 0° 24' 43.89" E a distance of 0.278 Feet
Thence S 0° 21' 28.52" E a distance of 4.162 Feet
Thence S 0° 21' 56.59" E a distance of 35.407 Feet

Thence S 0° 23' 20.43" E a distance of 90.14 Feet
Thence S 0° 54' 33.77" E a distance of 1.134 Feet
Thence S 0° 23' 20.08" E a distance of 66.002 Feet
Thence S 0° 23' 21.93" E a distance of 34.723 Feet
Thence S 0° 23' 51.05" E a distance of 64.862 Feet
Thence S 0° 0' 0.0" W a distance of 1.14 Feet
Thence S 0° 20' 34.78" E a distance of 15.368 Feet
Thence S 0° 24' 4.15" E a distance of 57.131 Feet
Thence S 0° 23' 23.27" E a distance of 63.499 Feet
Thence S 0° 22' 23.82" E a distance of 28.857 Feet
Thence S 0° 54' 5.16" E a distance of 1.144 Feet
Thence S 0° 23' 26.8" E a distance of 19.94 Feet
Thence S 0° 14' 30.41" E a distance of 84.837 Feet
Thence S 0° 14' 36.78" E a distance of 60.225 Feet
Thence S 0° 38' 57.72" E a distance of 150.0 Feet
Thence N 89° 30' 35.03" E a distance of 28.983 Feet
Thence N 89° 30' 39.64" E a distance of 80.381 Feet
Thence N 89° 30' 37.37" E a distance of 221.406 Feet
Thence S 0° 38' 57.27" E a distance of 337.83 Feet
Thence S 0° 40' 55.42" E a distance of 0.336 Feet
Thence S 0° 38' 57.88" E a distance of 143.637 Feet
Thence S 0° 37' 9.8" E a distance of 0.37 Feet
Thence S 0° 38' 50.58" E a distance of 14.869 Feet
Thence S 1° 13' 35.89" E a distance of 14.761 Feet
Thence S 1° 14' 8.78" E a distance of 1.298 Feet
Thence N 89° 44' 48.96" E a distance of 132.221 Feet
Thence N 89° 44' 53.69" E a distance of 66.001 Feet
Thence N 89° 44' 49.81" E a distance of 66.173 Feet
Thence N 89° 44' 51.27" E a distance of 65.825 Feet
Thence N 89° 44' 50.06" E a distance of 131.475 Feet
Thence N 89° 44' 52.31" E a distance of 132.255 Feet
Thence N 89° 44' 50.08" E a distance of 131.477 Feet
Thence N 89° 44' 48.3" E a distance of 133.031 Feet
Thence N 89° 44' 52.11" E a distance of 98.147 Feet
Thence N 89° 44' 45.22" E a distance of 20.744 Feet
Thence N 89° 44' 46.91" E a distance of 13.102 Feet
Thence N 89° 44' 56.59" E a distance of 28.768 Feet
Thence N 88° 12' 59.51" E a distance of 18.893 Feet
Thence S 0° 38' 46.13" E a distance of 23.055 Feet
Thence S 0° 0' 0.0" W a distance of 0.028 Feet
Thence S 0° 37' 33.05" E a distance of 6.042 Feet
Thence S 0° 40' 55.42" E a distance of 0.336 Feet
Thence S 1° 12' 21.78" E a distance of 0.19 Feet

Thence S 0° 58' 25.58" E a distance of 1.412 Feet
Thence S 0° 40' 16.82" E a distance of 13.997 Feet
Thence S 0° 37' 58.17" E a distance of 143.237 Feet
Thence S 0° 37' 57.24" E a distance of 197.28 Feet
Thence S 0° 38' 6.48" E a distance of 20.929 Feet
Thence S 0° 38' 0.72" E a distance of 193.542 Feet
Thence S 0° 37' 46.75" E a distance of 23.477 Feet
Thence S 0° 37' 59.02" E a distance of 37.832 Feet
Thence S 0° 38' 2.76" E a distance of 105.178 Feet
Thence S 0° 37' 59.16" E a distance of 107.517 Feet
Thence S 0° 38' 1.77" E a distance of 36.34 Feet
Thence S 0° 37' 57.24" E a distance of 74.275 Feet
Thence S 0° 41' 15.06" E a distance of 1.5 Feet
Thence S 22° 16' 46.42" E a distance of 38.362 Feet
Thence S 0° 31' 31.02" E a distance of 8.944 Feet
Thence S 0° 31' 33.54" E a distance of 51.416 Feet
Thence S 0° 33' 6.12" E a distance of 4.154 Feet
Thence S 0° 31' 4.82" E a distance of 8.406 Feet
Thence S 0° 31' 37.12" E a distance of 60.235 Feet
Thence S 0° 31' 43.13" E a distance of 20.593 Feet
Thence S 0° 31' 44.36" E a distance of 17.547 Feet
Thence S 0° 31' 36.82" E a distance of 40.888 Feet
Thence S 0° 31' 33.07" E a distance of 19.177 Feet
Thence S 0° 33' 33.05" E a distance of 15.575 Feet
Thence S 1° 50' 51.4" W a distance of 0.186 Feet
Thence N 86° 37' 11.64" E a distance of 21.71 Feet
Thence N 83° 21' 16.1" E a distance of 124.501 Feet
Thence N 82° 25' 20.0" E a distance of 174.199 Feet
Thence N 78° 58' 7.59" E a distance of 105.308 Feet
Thence N 80° 18' 10.94" E a distance of 119.629 Feet
Thence N 78° 11' 49.09" E a distance of 126.337 Feet
Thence N 77° 11' 34.92" E a distance of 129.762 Feet
Thence N 75° 57' 46.99" E a distance of 118.591 Feet
Thence N 77° 11' 39.85" E a distance of 22.902 Feet
Thence N 77° 11' 31.03" E a distance of 52.39 Feet
Thence N 77° 11' 38.26" E a distance of 54.473 Feet
Thence N 73° 13' 35.84" E a distance of 223.42 Feet
Thence N 73° 13' 2.48" E a distance of 1.316 Feet
Thence N 73° 14' 22.18" E a distance of 3.225 Feet
Thence N 73° 13' 29.49" E a distance of 17.643 Feet
Thence N 73° 15' 26.79" E a distance of 1.52 Feet
Thence N 72° 32' 9.86" E a distance of 0.187 Feet
Thence 680.305 Feet along a curve to the left with a radius of 6543.592 feet and chord bearing of N 69°

24' 55.71" E
Thence 122.272 Feet along a curve to the left with a radius of 6546.84 feet and chord bearing of N 65° 54' 8.25" E
Thence N 65° 22' 35.17" E a distance of 0.158 Feet
Thence 122.265 Feet along a curve to the left with a radius of 6546.924 feet and chord bearing of N 64° 49' 54.12" E
Thence N 64° 21' 32.38" E a distance of 0.166 Feet
Thence 122.432 Feet along a curve to the left with a radius of 6546.89 feet and chord bearing of N 63° 45' 36.67" E
Thence 122.277 Feet along a curve to the left with a radius of 6546.798 feet and chord bearing of N 62° 41' 17.05" E
Thence N 62° 6' 9.82" E a distance of 0.154 Feet
Thence 122.258 Feet along a curve to the left with a radius of 6546.771 feet and chord bearing of N 61° 37' 1.55" E
Thence N 61° 4' 24.87" E a distance of 0.174 Feet
Thence 119.554 Feet along a curve to the left with a radius of 6546.819 feet and chord bearing of N 60° 33' 26.83" E
Thence N 60° 2' 51.22" E a distance of 2.876 Feet
Thence S 0° 43' 34.83" E a distance of 11.675 Feet
Thence S 0° 44' 2.86" E a distance of 11.239 Feet
Thence S 0° 43' 56.16" E a distance of 110.171 Feet
Thence S 0° 34' 52.66" E a distance of 69.392 Feet
Thence S 0° 34' 50.2" E a distance of 287.169 Feet
Thence S 0° 34' 52.68" E a distance of 25.627 Feet
Thence S 0° 34' 56.87" E a distance of 48.004 Feet
Thence S 0° 34' 16.36" E a distance of 8.626 Feet
Thence S 0° 34' 56.25" E a distance of 36.014 Feet
Thence S 0° 34' 43.41" E a distance of 3.366 Feet
Thence S 62° 4' 26.28" W a distance of 1.243 Feet
Thence S 62° 10' 3.92" W a distance of 28.675 Feet
Thence S 62° 9' 56.49" W a distance of 207.588 Feet
Thence S 52° 40' 1.09" W a distance of 130.0 Feet
Thence S 40° 0' 2.13" W a distance of 106.003 Feet
Thence S 47° 44' 59.82" W a distance of 120.0 Feet
Thence S 38° 5' 2.55" W a distance of 121.099 Feet
Thence S 44° 19' 54.9" W a distance of 51.547 Feet
Thence S 44° 20' 0.52" W a distance of 61.637 Feet
Thence S 44° 20' 15.04" W a distance of 36.816 Feet
Thence S 6° 20' 24.69" W a distance of 0.018 Feet
Thence S 0° 47' 11.83" W a distance of 11.363 Feet
Thence S 8° 7' 48.37" E a distance of 0.014 Feet
Thence S 0° 47' 18.26" W a distance of 111.775 Feet
Thence S 50° 54' 24.46" W a distance of 33.984 Feet
Thence S 44° 59' 41.0" W a distance of 15.351 Feet
Thence S 33° 41' 18.4" W a distance of 19.568 Feet

Thence S 41° 42' 41.01" W a distance of 167.219 Feet
Thence S 44° 59' 51.88" W a distance of 35.922 Feet
Thence S 45° 0' 4.08" W a distance of 71.535 Feet
Thence S 59° 2' 7.28" W a distance of 110.766 Feet
Thence S 67° 25' 9.58" W a distance of 23.84 Feet
Thence S 67° 25' 17.02" W a distance of 100.841 Feet
Thence S 67° 25' 7.5" W a distance of 23.74 Feet
Thence S 67° 45' 5.67" W a distance of 64.502 Feet
Thence S 90° 0' 0.0" W a distance of 34.974 Feet
Thence S 89° 29' 57.73" W a distance of 8.24 Feet
Thence S 85° 40' 58.79" W a distance of 39.801 Feet
Thence S 27° 16' 5.35" W a distance of 10.35 Feet
Thence N 83° 21' 36.4" W a distance of 1.436 Feet
Thence N 83° 18' 45.65" W a distance of 26.758 Feet
Thence N 83° 18' 49.18" W a distance of 8.262 Feet
Thence N 83° 20' 0.02" W a distance of 0.155 Feet
Thence N 83° 17' 55.84" W a distance of 3.085 Feet
Thence N 84° 33' 34.8" W a distance of 0.042 Feet
Thence N 83° 23' 27.32" W a distance of 1.13 Feet
Thence N 83° 18' 49.36" W a distance of 30.421 Feet
Thence N 83° 18' 20.78" W a distance of 0.429 Feet
Thence N 83° 18' 41.61" W a distance of 28.162 Feet
Thence N 83° 18' 51.7" W a distance of 163.234 Feet
Thence N 83° 18' 48.7" W a distance of 46.704 Feet
Thence N 83° 18' 50.32" W a distance of 29.237 Feet
Thence N 83° 19' 2.24" W a distance of 193.485 Feet
Thence N 83° 18' 47.6" W a distance of 54.001 Feet
Thence N 83° 18' 50.03" W a distance of 64.313 Feet
Thence N 83° 19' 22.05" W a distance of 137.054 Feet
Thence N 83° 18' 33.28" W a distance of 55.085 Feet
Thence N 83° 18' 28.07" W a distance of 260.418 Feet
Thence N 59° 51' 48.78" W a distance of 29.148 Feet
Thence N 59° 51' 45.1" W a distance of 89.859 Feet
Thence N 59° 51' 41.02" W a distance of 48.302 Feet
Thence N 59° 51' 41.45" W a distance of 61.75 Feet
Thence N 58° 28' 13.54" W a distance of 27.648 Feet
Thence N 58° 28' 22.61" W a distance of 7.745 Feet
Thence N 0° 31' 43.2" W a distance of 1.734 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 32' 30.95" W a distance of 3.806 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 58° 25' 25.31" W a distance of 0.481 Feet
Thence N 58° 30' 1.5" W a distance of 24.904 Feet

Thence N 58° 30' 26.63" W a distance of 9.996 Feet
Thence N 0° 26' 55.62" W a distance of 0.766 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 30' 54.87" W a distance of 232.415 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 40' 55.42" W a distance of 0.336 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 34' 22.58" W a distance of 1.6 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 89° 57' 57.48" W a distance of 6.734 Feet
Thence N 89° 57' 19.86" W a distance of 2.576 Feet
Thence N 89° 54' 13.92" W a distance of 1.192 Feet
Thence N 89° 57' 43.94" W a distance of 18.192 Feet
Thence N 89° 57' 30.68" W a distance of 27.628 Feet
Thence N 89° 57' 6.38" W a distance of 2.376 Feet
Thence N 89° 57' 34.93" W a distance of 199.054 Feet
Thence S 78° 51' 23.33" W a distance of 219.447 Feet
Thence S 78° 48' 59.45" W a distance of 3.021 Feet
Thence S 78° 49' 2.64" W a distance of 32.475 Feet
Thence S 78° 49' 3.78" W a distance of 96.127 Feet
Thence S 78° 47' 16.43" W a distance of 0.689 Feet
Thence S 78° 49' 42.01" W a distance of 17.228 Feet
Thence S 59° 43' 24.19" W a distance of 13.9 Feet
Thence S 59° 44' 52.45" W a distance of 292.724 Feet
Thence S 59° 44' 52.62" W a distance of 73.342 Feet
Thence S 40° 30' 56.4" W a distance of 34.837 Feet
Thence S 40° 30' 58.41" W a distance of 38.134 Feet
Thence S 40° 30' 5.26" W a distance of 2.614 Feet
Thence S 40° 29' 2.98" W a distance of 27.589 Feet
Thence S 40° 29' 59.07" W a distance of 206.841 Feet
Thence S 60° 15' 18.43" W a distance of 0.048 Feet
Thence S 60° 10' 29.84" W a distance of 79.963 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 32' 45.01" W a distance of 9.057 Feet
Thence S 26° 33' 54.19" W a distance of 0.018 Feet
Thence S 28° 38' 0.69" W a distance of 0.396 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 28' 27.13" W a distance of 0.134 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 38.93" W a distance of 55.994 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 33' 32.79" W a distance of 2.493 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet

Thence S 28° 32' 43.8" W a distance of 16.331 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 35.79" W a distance of 28.994 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 31' 56.83" W a distance of 0.469 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 41.14" W a distance of 60.275 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 30' 45.8" W a distance of 0.842 Feet
Thence S 29° 44' 41.57" W a distance of 0.016 Feet
Thence S 28° 46' 47.3" W a distance of 0.324 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 32' 30.76" W a distance of 7.468 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 30° 47' 20.98" W a distance of 15.871 Feet
Thence S 30° 59' 54.31" W a distance of 0.567 Feet
Thence S 30° 47' 36.54" W a distance of 15.927 Feet
Thence S 30° 47' 34.58" W a distance of 246.319 Feet
Thence S 44° 11' 56.96" W a distance of 265.603 Feet
Thence S 59° 59' 55.31" W a distance of 38.634 Feet
Thence S 60° 21' 0.49" W a distance of 0.15 Feet
Thence S 60° 0' 10.71" W a distance of 24.07 Feet
Thence S 59° 59' 54.93" W a distance of 26.651 Feet
Thence S 59° 59' 47.1" W a distance of 4.176 Feet
Thence S 60° 0' 4.47" W a distance of 225.228 Feet
Thence S 60° 0' 1.8" W a distance of 101.094 Feet
Thence N 55° 18' 17.44" W a distance of 0.032 Feet
Thence N 55° 50' 25.1" W a distance of 0.88 Feet
Thence N 56° 0' 2.03" W a distance of 281.385 Feet
Thence N 55° 59' 54.37" W a distance of 37.649 Feet
Thence N 57° 31' 43.71" W a distance of 0.052 Feet
Thence S 56° 43' 30.4" W a distance of 0.995 Feet
Thence S 56° 53' 13.71" W a distance of 175.98 Feet
Thence S 56° 59' 50.9" W a distance of 176.494 Feet
Thence S 56° 59' 55.16" W a distance of 90.864 Feet
Thence S 89° 39' 0.77" W a distance of 1.638 Feet
Thence S 89° 42' 19.52" W a distance of 2.334 Feet
Thence S 89° 39' 41.91" W a distance of 1.016 Feet
Thence S 89° 49' 3.11" W a distance of 0.628 Feet
Thence S 89° 39' 39.51" W a distance of 1.014 Feet
Thence S 89° 42' 9.11" W a distance of 15.794 Feet
Thence S 89° 43' 16.29" W a distance of 1.644 Feet
Thence S 89° 42' 26.78" W a distance of 9.792 Feet

Thence S 89° 43' 41.29" W a distance of 1.686 Feet
Thence S 89° 39' 9.93" W a distance of 1.65 Feet
Thence S 89° 42' 29.58" W a distance of 22.778 Feet
Thence N 0° 30' 29.2" W a distance of 67.433 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 30' 28.54" W a distance of 245.012 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 0° 30' 19.04" W a distance of 20.411 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 45' 28.21" E a distance of 3.78 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 34.12" W a distance of 382.742 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 89° 49' 25.04" E a distance of 51.326 Feet
Thence N 89° 47' 29.95" E a distance of 1.1 Feet
Thence N 89° 47' 21.68" E a distance of 0.544 Feet
Thence N 89° 53' 44.97" E a distance of 1.1 Feet
Thence N 89° 48' 37.33" E a distance of 4.23 Feet
Thence N 89° 47' 23.53" E a distance of 1.636 Feet
Thence N 0° 29' 44.9" W a distance of 91.525 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 3.42" W a distance of 3.076 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 49.9" W a distance of 3.918 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 24.29" W a distance of 17.771 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 28' 59.97" W a distance of 170.944 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 17.52" W a distance of 12.44 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 2.52" W a distance of 85.465 Feet
Thence N 0° 28' 50.88" W a distance of 21.689 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence S 89° 29' 50.71" E a distance of 0.228 Feet
Thence N 89° 16' 46.85" E a distance of 52.34 Feet
Thence N 89° 17' 25.05" E a distance of 80.572 Feet
Thence N 88° 54' 58.55" E a distance of 11.526 Feet
Thence N 13° 38' 57.3" W a distance of 46.25 Feet
Thence N 13° 40' 56.48" W a distance of 90.708 Feet
Thence N 13° 38' 59.32" W a distance of 62.715 Feet
Thence N 5° 26' 44.47" E a distance of 81.178 Feet
Thence N 5° 23' 59.8" E a distance of 81.375 Feet

Thence N 5° 27' 3.39" E a distance of 40.445 Feet
Thence N 30° 24' 56.34" E a distance of 122.733 Feet
Thence N 30° 24' 29.19" E a distance of 5.058 Feet
Thence N 30° 20' 35.7" E a distance of 0.19 Feet
Thence N 30° 25' 17.27" E a distance of 41.386 Feet
Thence N 30° 19' 54.13" E a distance of 6.685 Feet
Thence S 88° 10' 54.6" W a distance of 13.301 Feet
Thence N 88° 14' 21.89" W a distance of 0.976 Feet
Thence N 88° 11' 18.88" W a distance of 4.492 Feet
Thence S 77° 31' 48.54" W a distance of 26.352 Feet
Thence S 79° 56' 2.43" W a distance of 0.343 Feet
Thence S 77° 28' 26.22" W a distance of 18.037 Feet
Thence N 88° 11' 53.08" W a distance of 33.074 Feet
Thence N 88° 11' 41.07" W a distance of 11.428 Feet
Thence N 88° 11' 41.23" W a distance of 103.613 Feet
Thence S 89° 13' 53.2" W a distance of 1.64 Feet
Thence S 89° 21' 50.38" W a distance of 6.486 Feet
Thence S 89° 25' 57.84" W a distance of 1.212 Feet
Thence S 89° 12' 15.4" W a distance of 0.432 Feet
Thence S 89° 25' 57.84" W a distance of 1.212 Feet
Thence S 89° 21' 29.61" W a distance of 104.457 Feet
Thence S 88° 18' 55.14" W a distance of 0.068 Feet
Thence S 89° 20' 38.29" W a distance of 1.572 Feet
Thence S 89° 21' 27.45" W a distance of 88.304 Feet
Thence N 88° 1' 30.24" W a distance of 0.058 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 32.84" W a distance of 117.119 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 29.02" W a distance of 98.36 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 29.02" W a distance of 98.36 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 33.21" W a distance of 98.36 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 33.17" W a distance of 98.358 Feet
Thence S 75° 17' 22.73" W a distance of 41.271 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 33.49" W a distance of 59.56 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 30.3" W a distance of 118.419 Feet
Thence S 86° 31' 54.37" W a distance of 0.066 Feet
Thence S 89° 25' 3.35" W a distance of 1.574 Feet
Thence S 89° 21' 31.07" W a distance of 88.264 Feet

Thence S 90° 0' 0.0" W a distance of 0.062 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 30.56" W a distance of 275.271 Feet
Thence S 89° 18' 35.0" W a distance of 0.664 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 18' 0.09" E a distance of 12.222 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 18' 13.93" E a distance of 10.936 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 1' 2.24" W a distance of 6.628 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 5' 2.44" E a distance of 1.364 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.226 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 9' 56.32" E a distance of 20.062 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 10' 39.81" E a distance of 8.382 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 50.45" E a distance of 49.982 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 53.29" E a distance of 49.682 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 52.71" E a distance of 50.616 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 35.8" E a distance of 15.386 Feet
Thence S 6° 20' 24.69" E a distance of 0.018 Feet
Thence S 0° 7' 48.12" E a distance of 42.3 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 48.49" E a distance of 25.536 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 51.0" E a distance of 126.124 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 8' 30.56" E a distance of 293.305 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 7' 42.35" E a distance of 370.281 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 10' 7.25" W a distance of 4.076 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 9' 43.33" W a distance of 3.536 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 53.03" E a distance of 91.57 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet

Thence S 0° 0' 0.0" W a distance of 0.368 Feet
Thence S 0° 7' 52.46" E a distance of 12.224 Feet
Thence S 0° 8' 1.43" E a distance of 29.134 Feet
Thence S 89° 27' 9.38" W a distance of 1.256 Feet
Thence S 90° 0' 0.0" W a distance of 0.384 Feet
Thence S 89° 54' 31.55" W a distance of 1.256 Feet
Thence S 89° 56' 53.17" W a distance of 2.208 Feet
Thence S 90° 0' 0.0" W a distance of 1.642 Feet
Thence S 89° 57' 44.89" W a distance of 1273.21 Feet
Thence N 0° 7' 11.0" W a distance of 515.905 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 7' 9.47" W a distance of 206.52 Feet
Thence N 0° 14' 52.92" W a distance of 0.462 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 0° 1' 47.27" E a distance of 196.134 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 1' 45.89" E a distance of 46.75 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 0' 0.0" E a distance of 0.33 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 2' 3.29" E a distance of 83.648 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 1' 58.71" E a distance of 55.604 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 0' 30.47" W a distance of 13.538 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence S 84° 45' 17.96" W a distance of 1.641 Feet
Thence S 84° 29' 42.33" W a distance of 38.528 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 43.96" W a distance of 9.756 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 5.06" W a distance of 59.805 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 19' 4.69" W a distance of 336.963 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 19' 9.74" W a distance of 133.834 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 9.13" W a distance of 123.494 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.168 Feet
Thence N 88° 57' 7.28" W a distance of 1.64 Feet
Thence N 89° 25' 7.78" W a distance of 4.732 Feet
Thence S 90° 0' 0.0" W a distance of 0.852 Feet

Thence S 90° 0' 0.0" W a distance of 0.792 Feet
Thence S 90° 0' 0.0" W a distance of 0.294 Feet
Thence S 90° 0' 0.0" W a distance of 0.556 Feet
Thence S 90° 0' 0.0" W a distance of 1.086 Feet
Thence S 89° 59' 28.43" W a distance of 849.37 Feet
Thence S 90° 0' 0.0" W a distance of 1.644 Feet
Thence N 89° 58' 37.0" W a distance of 4.97 Feet
Thence S 30° 56' 29.03" W a distance of 47.46 Feet
Thence S 37° 18' 12.01" W a distance of 56.842 Feet
Thence S 40° 25' 53.0" W a distance of 55.963 Feet
Thence S 52° 59' 45.59" W a distance of 45.801 Feet
Thence S 53° 2' 58.05" W a distance of 12.22 Feet
Thence S 63° 45' 8.85" W a distance of 47.937 Feet
Thence S 63° 40' 24.6" W a distance of 2.363 Feet
Thence S 70° 30' 54.95" W a distance of 51.332 Feet
Thence S 82° 18' 17.32" W a distance of 42.628 Feet
Thence S 82° 16' 53.04" W a distance of 15.517 Feet
Thence S 85° 53' 51.85" W a distance of 46.102 Feet
Thence S 85° 52' 30.67" W a distance of 11.873 Feet
Thence S 90° 0' 0.0" W a distance of 1.64 Feet
Thence N 89° 58' 34.2" W a distance of 4.808 Feet
Thence S 89° 55' 48.46" W a distance of 1.64 Feet
Thence S 90° 0' 0.0" W a distance of 72.074 Feet
Thence S 90° 0' 0.0" W a distance of 0.708 Feet
Thence S 0° 52' 50.1" E a distance of 4.295 Feet
Thence S 0° 55' 22.96" E a distance of 287.905 Feet
Thence S 0° 55' 18.52" E a distance of 99.205 Feet
Thence S 1° 3' 39.28" E a distance of 0.324 Feet
Thence S 0° 54' 48.68" E a distance of 1.756 Feet
Thence S 0° 55' 22.34" E a distance of 304.225 Feet
Thence S 88° 45' 31.27" W a distance of 28.897 Feet
Thence S 88° 46' 37.86" W a distance of 6.185 Feet
Thence S 88° 34' 4.45" W a distance of 0.48 Feet
Thence S 88° 57' 26.61" W a distance of 12.75 Feet
Thence S 88° 50' 58.3" W a distance of 17.033 Feet
Thence S 88° 50' 51.86" W a distance of 459.189 Feet
Thence S 88° 50' 48.16" W a distance of 47.2 Feet
Thence S 88° 47' 54.16" W a distance of 7.63 Feet
Thence S 90° 0' 0.0" W a distance of 0.368 Feet
Thence S 88° 50' 47.11" W a distance of 41.028 Feet
Thence S 88° 50' 50.05" W a distance of 7.854 Feet
Thence S 88° 50' 53.48" W a distance of 31.44 Feet
Thence S 88° 50' 52.44" W a distance of 688.531 Feet

Thence S 88° 50' 12.46" W a distance of 0.394 Feet
Thence S 88° 45' 38.24" W a distance of 0.832 Feet
Thence S 88° 50' 24.49" W a distance of 1246.413 Feet
Thence S 88° 49' 58.24" W a distance of 10.604 Feet
Thence S 88° 50' 26.28" W a distance of 34.695 Feet
Thence S 90° 0' 0.0" W a distance of 0.034 Feet
Thence S 88° 51' 22.74" W a distance of 2.204 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 50' 48.65" E a distance of 331.67 Feet
Thence S 0° 49' 38.64" E a distance of 358.301 Feet
Thence S 0° 0' 0.0" W a distance of 0.02 Feet
Thence S 0° 49' 38.84" E a distance of 304.958 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 21' 17.96" E a distance of 1.614 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 23' 23.14" E a distance of 0.882 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 1° 2' 52.72" E a distance of 0.984 Feet
Thence S 6° 20' 24.69" E a distance of 0.018 Feet
Thence S 1° 2' 29.86" E a distance of 0.22 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 1° 12' 41.45" E a distance of 1.324 Feet
Thence S 0° 49' 58.55" E a distance of 153.678 Feet
Thence S 0° 49' 56.96" E a distance of 51.207 Feet
Thence S 0° 51' 8.77" E a distance of 260.129 Feet
Thence S 87° 57' 34.61" W a distance of 1.629 Feet
Thence S 87° 44' 18.95" W a distance of 5.018 Feet
Thence S 87° 47' 36.11" W a distance of 20.725 Feet
Thence S 87° 36' 5.68" W a distance of 0.382 Feet
Thence S 87° 48' 41.1" W a distance of 0.628 Feet
Thence S 87° 46' 56.27" W a distance of 11.371 Feet
Thence S 88° 57' 54.88" W a distance of 150.064 Feet
Thence N 1° 3' 7.63" W a distance of 12.308 Feet
Thence N 0° 50' 54.06" W a distance of 277.726 Feet
Thence S 88° 46' 42.39" W a distance of 14.541 Feet
Thence S 88° 58' 10.42" W a distance of 646.701 Feet
Thence S 85° 5' 0.36" W a distance of 0.187 Feet
Thence N 0° 30' 56.2" W a distance of 18.669 Feet
Thence N 0° 41' 17.73" W a distance of 158.673 Feet
Thence N 0° 41' 55.3" W a distance of 1.148 Feet
Thence N 0° 32' 7.65" W a distance of 0.214 Feet
Thence N 0° 41' 41.1" W a distance of 9.567 Feet
Thence S 88° 57' 58.99" W a distance of 463.219 Feet

Thence S 88° 58' 9.26" W a distance of 24.348 Feet
Thence S 88° 40' 4.01" W a distance of 0.258 Feet
Thence S 88° 56' 6.52" W a distance of 0.538 Feet
Thence S 88° 58' 2.07" W a distance of 90.657 Feet
Thence S 86° 55' 21.16" W a distance of 0.186 Feet
Thence S 88° 58' 8.87" W a distance of 115.613 Feet
Thence S 88° 58' 3.56" W a distance of 62.164 Feet
Thence S 88° 57' 57.27" W a distance of 53.637 Feet
Thence S 88° 57' 59.44" W a distance of 347.401 Feet
Thence S 88° 57' 57.02" W a distance of 115.799 Feet
Thence S 88° 58' 0.65" W a distance of 115.801 Feet
Thence S 88° 57' 55.56" W a distance of 147.544 Feet
Thence S 88° 58' 4.98" W a distance of 199.778 Feet
Thence S 85° 38' 56.12" W a distance of 0.185 Feet
Thence N 87° 23' 27.98" W a distance of 49.299 Feet
Thence N 0° 33' 26.88" W a distance of 431.266 Feet
Thence N 0° 33' 27.06" W a distance of 598.334 Feet
Thence N 1° 21' 59.03" W a distance of 279.545 Feet
Thence N 1° 25' 4.52" W a distance of 0.808 Feet
Thence N 1° 21' 36.16" W a distance of 6.32 Feet
Thence N 0° 42' 1.66" W a distance of 42.699 Feet
Thence N 0° 42' 11.16" W a distance of 29.5 Feet
Thence N 0° 41' 56.1" W a distance of 50.5 Feet
Thence N 0° 8' 6.93" W a distance of 441.395 Feet
Thence N 0° 8' 30.24" W a distance of 3.234 Feet
Thence N 0° 8' 10.2" W a distance of 57.226 Feet
Thence N 0° 8' 5.91" W a distance of 36.506 Feet
Thence N 0° 8' 1.72" W a distance of 41.106 Feet
Thence N 0° 8' 6.34" W a distance of 110.27 Feet
Thence N 0° 8' 7.92" W a distance of 43.12 Feet
Thence N 0° 8' 37.6" W a distance of 3.188 Feet
Thence N 0° 9' 39.21" W a distance of 12.82 Feet
Thence N 63° 0' 12.97" E a distance of 131.283 Feet
Thence N 68° 51' 15.68" E a distance of 179.708 Feet
Thence N 1° 1' 47.28" W a distance of 111.838 Feet
Thence S 88° 38' 59.82" W a distance of 240.401 Feet
Thence S 23° 59' 9.25" W a distance of 2.485 Feet
Thence S 22° 49' 24.66" W a distance of 1.645 Feet
Thence S 22° 36' 32.66" W a distance of 1.634 Feet
Thence S 22° 9' 50.24" W a distance of 1.643 Feet
Thence S 21° 55' 6.98" W a distance of 1.634 Feet
Thence S 21° 24' 46.69" W a distance of 1.643 Feet
Thence S 21° 2' 15.04" W a distance of 1.644 Feet

Thence S 19° 22' 11.14" W a distance of 1.628 Feet
Thence S 20° 22' 35.17" W a distance of 1.643 Feet
Thence S 20° 2' 33.35" W a distance of 1.646 Feet
Thence S 17° 53' 19.11" W a distance of 1.061 Feet
Thence S 17° 52' 21.47" W a distance of 0.58 Feet
Thence S 19° 38' 56.86" W a distance of 1.642 Feet
Thence S 19° 1' 48.54" W a distance of 1.644 Feet
Thence S 17° 6' 28.33" W a distance of 1.638 Feet
Thence S 16° 54' 4.33" W a distance of 1.63 Feet
Thence S 17° 49' 16.48" W a distance of 1.653 Feet
Thence S 16° 4' 12.58" W a distance of 1.64 Feet
Thence S 15° 48' 36.62" W a distance of 1.63 Feet
Thence S 15° 24' 29.64" W a distance of 1.641 Feet
Thence S 15° 2' 5.27" W a distance of 1.642 Feet
Thence S 14° 38' 50.55" W a distance of 1.637 Feet
Thence S 14° 22' 28.08" W a distance of 1.643 Feet
Thence S 13° 58' 6.52" W a distance of 1.641 Feet
Thence S 13° 36' 45.33" W a distance of 1.64 Feet
Thence S 13° 19' 28.31" W a distance of 1.64 Feet
Thence S 12° 52' 30.01" W a distance of 1.652 Feet
Thence S 11° 10' 19.69" W a distance of 1.631 Feet
Thence S 12° 14' 27.76" W a distance of 1.641 Feet
Thence S 11° 48' 48.92" W a distance of 1.651 Feet
Thence S 10° 1' 41.99" W a distance of 1.631 Feet
Thence S 11° 10' 25.82" W a distance of 1.651 Feet
Thence S 9° 22' 53.44" W a distance of 1.632 Feet
Thence S 8° 58' 8.4" W a distance of 1.642 Feet
Thence S 8° 22' 4.53" W a distance of 1.635 Feet
Thence S 10° 8' 52.15" W a distance of 0.522 Feet
Thence S 10° 1' 53.68" W a distance of 1.125 Feet
Thence S 7° 54' 11.97" W a distance of 1.644 Feet
Thence S 7° 40' 58.36" W a distance of 1.631 Feet
Thence S 7° 11' 38.91" W a distance of 1.645 Feet
Thence S 6° 55' 33.32" W a distance of 1.642 Feet
Thence S 6° 34' 16.62" W a distance of 1.643 Feet
Thence S 6° 11' 6.92" W a distance of 1.634 Feet
Thence S 4° 20' 22.95" W a distance of 1.639 Feet
Thence S 5° 31' 23.01" W a distance of 1.642 Feet
Thence S 5° 9' 46.4" W a distance of 1.645 Feet
Thence S 3° 17' 18.38" W a distance of 1.639 Feet
Thence S 4° 28' 5.68" W a distance of 1.643 Feet
Thence S 2° 37' 18.32" W a distance of 1.355 Feet
Thence S 2° 25' 10.23" W a distance of 0.284 Feet

Thence S 3° 50' 30.96" W a distance of 1.642 Feet
Thence S 1° 53' 9.19" W a distance of 1.641 Feet
Thence S 1° 36' 23.96" W a distance of 1.641 Feet
Thence S 1° 11' 15.61" W a distance of 1.64 Feet
Thence S 2° 22' 27.55" W a distance of 1.641 Feet
Thence S 0° 33' 32.28" W a distance of 1.64 Feet
Thence S 0° 12' 34.62" W a distance of 1.64 Feet
Thence S 89° 52' 33.9" W a distance of 24.968 Feet
Thence N 0° 6' 33.36" E a distance of 297.841 Feet
Thence N 0° 0' 0.0" E a distance of 0.652 Feet
Thence N 0° 6' 43.25" E a distance of 14.322 Feet
Thence N 0° 6' 24.69" E a distance of 30.026 Feet
Thence N 0° 6' 39.86" E a distance of 39.204 Feet
Thence N 1° 24' 3.07" W a distance of 103.489 Feet
Thence N 1° 23' 47.05" W a distance of 14.362 Feet
Thence N 0° 50' 57.04" W a distance of 467.463 Feet
Thence N 0° 54' 3.94" W a distance of 212.0 Feet
Thence N 1° 9' 13.11" W a distance of 216.654 Feet
Thence N 14° 3' 22.16" W a distance of 8.375 Feet
Thence N 14° 2' 44.82" W a distance of 11.652 Feet
Thence N 14° 3' 33.26" W a distance of 6.043 Feet
Thence N 9° 33' 47.82" W a distance of 0.373 Feet
Thence N 14° 9' 43.81" W a distance of 16.774 Feet
Thence N 14° 4' 31.4" W a distance of 2.13 Feet
Thence N 14° 0' 25.71" W a distance of 6.685 Feet
Thence N 34° 3' 35.77" E a distance of 2.75 Feet
Thence N 34° 7' 29.79" E a distance of 0.877 Feet
Thence N 34° 8' 39.69" E a distance of 7.066 Feet
Thence N 34° 8' 40.33" E a distance of 198.399 Feet
Thence N 34° 14' 44.99" E a distance of 0.629 Feet
Thence N 35° 8' 55.22" E a distance of 0.24 Feet
Thence N 34° 6' 52.1" E a distance of 11.982 Feet
Thence N 34° 8' 28.34" E a distance of 0.916 Feet
Thence N 42° 27' 15.49" E a distance of 241.602 Feet
Thence N 42° 27' 13.76" E a distance of 49.725 Feet
Thence N 53° 54' 57.27" E a distance of 756.369 Feet
Thence N 53° 55' 8.45" E a distance of 10.371 Feet
Thence N 53° 54' 55.97" E a distance of 234.984 Feet
Thence N 55° 15' 24.18" E a distance of 14.606 Feet
Thence N 55° 15' 41.04" E a distance of 155.807 Feet
Thence N 55° 15' 33.51" E a distance of 33.58 Feet
Thence N 55° 20' 26.47" E a distance of 1.213 Feet
Thence N 55° 15' 5.55" E a distance of 724.39 Feet

Thence N 55° 17' 2.59" E a distance of 1.394 Feet
Thence N 55° 11' 29.41" E a distance of 0.767 Feet
Thence N 55° 15' 12.93" E a distance of 232.314 Feet
Thence N 55° 15' 13.04" E a distance of 602.872 Feet
Thence N 55° 15' 12.59" E a distance of 19.195 Feet
Thence N 55° 17' 3.6" E a distance of 1.766 Feet
Thence N 55° 5' 7.71" E a distance of 0.363 Feet
Thence N 55° 15' 13.42" E a distance of 137.522 Feet
Thence N 53° 38' 38.51" E a distance of 30.28 Feet
Thence N 53° 38' 39.66" E a distance of 710.133 Feet
Thence N 54° 26' 36.82" E a distance of 585.756 Feet
Thence N 54° 26' 57.58" E a distance of 1.025 Feet
Thence N 54° 26' 21.36" E a distance of 0.578 Feet
Thence N 54° 24' 33.2" E a distance of 1.254 Feet
Thence N 54° 26' 35.69" E a distance of 135.482 Feet
Thence N 54° 28' 3.8" E a distance of 2.467 Feet
Thence N 54° 31' 43.23" E a distance of 0.803 Feet
Thence N 54° 26' 36.76" E a distance of 1097.466 Feet
Thence N 55° 12' 23.61" E a distance of 296.79 Feet
Thence N 55° 12' 21.47" E a distance of 197.014 Feet
Thence N 55° 14' 21.46" E a distance of 3.206 Feet
Thence N 55° 14' 28.6" E a distance of 1.368 Feet
Thence N 55° 11' 9.93" E a distance of 3.479 Feet
Thence N 55° 12' 23.51" E a distance of 84.256 Feet
Thence N 55° 12' 38.01" E a distance of 12.836 Feet
Thence N 55° 12' 23.4" E a distance of 498.233 Feet
Thence N 55° 12' 20.85" E a distance of 1.756 Feet
Thence N 55° 10' 56.71" E a distance of 1.776 Feet
Thence N 55° 12' 22.77" E a distance of 136.973 Feet
Thence N 55° 12' 24.99" E a distance of 148.864 Feet
Thence N 56° 31' 41.59" E a distance of 81.244 Feet
Thence N 62° 11' 54.9" E a distance of 85.144 Feet
Thence N 62° 40' 33.0" E a distance of 147.713 Feet
Thence N 62° 40' 33.94" E a distance of 129.733 Feet
Thence N 54° 44' 39.0" E a distance of 227.529 Feet
Thence N 54° 42' 39.9" E a distance of 3.32 Feet
Thence N 54° 43' 44.59" E a distance of 1.548 Feet
Thence N 54° 44' 26.2" E a distance of 13.307 Feet
Thence N 54° 44' 39.88" E a distance of 46.089 Feet
Thence N 51° 23' 14.9" E a distance of 592.766 Feet
Thence N 51° 23' 10.05" E a distance of 43.636 Feet
Thence N 46° 7' 52.35" E a distance of 417.559 Feet
Thence N 46° 7' 54.74" E a distance of 70.805 Feet

Thence N 65° 33' 11.78" E a distance of 78.667 Feet
Thence N 65° 32' 55.79" E a distance of 13.143 Feet
Thence N 65° 34' 3.54" E a distance of 1.634 Feet
Thence N 65° 33' 9.0" E a distance of 64.22 Feet
Thence N 65° 32' 28.49" E a distance of 1.923 Feet
Thence N 65° 39' 32.08" E a distance of 0.369 Feet
Thence N 65° 31' 21.43" E a distance of 2.553 Feet
Thence N 65° 33' 36.26" E a distance of 14.135 Feet
Thence N 65° 33' 5.53" E a distance of 29.449 Feet
Thence S 89° 16' 29.87" W a distance of 430.222 Feet
Thence N 50° 19' 29.75" E a distance of 169.089 Feet
Thence N 50° 19' 35.3" E a distance of 57.114 Feet
Thence N 50° 19' 39.43" E a distance of 25.116 Feet
Thence N 50° 19' 24.67" E a distance of 37.848 Feet
Thence N 48° 21' 57.57" E a distance of 20.329 Feet
Thence N 48° 20' 9.21" E a distance of 32.688 Feet
Thence N 48° 20' 29.55" E a distance of 19.095 Feet
Thence N 48° 21' 8.15" E a distance of 4.692 Feet
Thence N 50° 9' 28.78" E a distance of 2.014 Feet
Thence N 50° 11' 45.82" E a distance of 152.908 Feet
Thence N 50° 11' 46.02" E a distance of 78.186 Feet
Thence N 54° 39' 26.56" E a distance of 128.392 Feet
Thence N 54° 39' 23.55" E a distance of 489.372 Feet
Thence N 54° 39' 23.58" E a distance of 339.63 Feet
Thence N 54° 39' 25.56" E a distance of 725.488 Feet
Thence N 54° 39' 26.05" E a distance of 685.485 Feet
Thence N 54° 39' 30.09" E a distance of 760.587 Feet
Thence N 54° 38' 37.21" E a distance of 308.219 Feet
Thence N 54° 43' 48.12" E a distance of 253.721 Feet
Thence N 54° 43' 48.22" E a distance of 190.309 Feet
Thence N 54° 47' 17.93" E a distance of 206.074 Feet
Thence N 54° 54' 25.23" E a distance of 12.552 Feet
Thence N 54° 54' 5.31" E a distance of 587.474 Feet
Thence N 54° 54' 5.87" E a distance of 654.278 Feet
Thence N 54° 54' 5.99" E a distance of 117.705 Feet
Thence S 35° 6' 39.12" E a distance of 151.186 Feet
Thence S 35° 1' 53.94" E a distance of 546.506 Feet
Thence N 54° 53' 15.02" E a distance of 323.611 Feet
Thence N 54° 23' 52.05" E a distance of 465.296 Feet
Thence N 54° 27' 34.92" E a distance of 284.505 Feet
Thence N 54° 43' 0.76" E a distance of 299.174 Feet
Thence N 54° 38' 33.03" E a distance of 110.376 Feet
Thence N 55° 28' 48.35" E a distance of 110.995 Feet

Thence N 55° 38' 36.35" E a distance of 43.966 Feet
Thence N 54° 28' 40.84" E a distance of 48.395 Feet
Thence N 55° 15' 19.58" E a distance of 74.811 Feet
Thence N 55° 28' 59.7" E a distance of 68.858 Feet
Thence N 54° 48' 39.53" E a distance of 73.624 Feet
Thence N 54° 46' 32.72" E a distance of 79.476 Feet
Thence N 54° 34' 33.93" E a distance of 267.078 Feet
Thence N 54° 41' 51.11" E a distance of 677.634 Feet
Thence N 54° 37' 2.08" E a distance of 110.663 Feet
Thence N 44° 0' 11.44" W a distance of 41.621 Feet
Thence N 34° 37' 24.61" W a distance of 337.945 Feet
Thence N 54° 32' 35.6" E a distance of 385.465 Feet
Thence N 37° 2' 46.54" W a distance of 185.958 Feet
Thence N 54° 37' 27.95" E a distance of 1737.218 Feet
Thence N 54° 37' 51.96" E a distance of 21.073 Feet
Thence N 54° 37' 27.77" E a distance of 908.044 Feet
Thence N 54° 42' 43.06" E a distance of 670.643 Feet to the POINT OF BEGINNING.

EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26 E, thence S 84° 50’ 32” W a distance of 7,949.57 Feet to the POINT OF BEGINNING.

Thence S 0° 56' 40.45" E a distance of 661.81 Feet
Thence N 89° 14' 20.53" E a distance of 24.998 Feet
Thence N 89° 14' 37.46" E a distance of 5.0 Feet
Thence N 88° 39' 50.59" E a distance of 147.976 Feet
Thence N 88° 40' 26.03" E a distance of 22.21 Feet
Thence N 88° 40' 22.91" E a distance of 177.045 Feet
Thence N 88° 40' 20.45" E a distance of 76.997 Feet
Thence N 88° 40' 19.12" E a distance of 53.33 Feet
Thence N 88° 40' 20.31" E a distance of 153.557 Feet
Thence N 4° 29' 38.34" W a distance of 66.416 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 17.05" W a distance of 66.097 Feet
Thence N 0° 51' 11.05" W a distance of 27.001 Feet
Thence N 0° 51' 10.63" W a distance of 39.096 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 12.3" W a distance of 61.097 Feet
Thence N 0° 50' 52.5" W a distance of 5.001 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 10.9" W a distance of 66.095 Feet

Thence N 0° 20' 52.96" E a distance of 45.107 Feet
Thence N 0° 27' 50.0" E a distance of 13.092 Feet
Thence S 89° 26' 15.6" W a distance of 59.097 Feet
Thence S 89° 26' 23.22" W a distance of 570.087 Feet
Thence S 89° 25' 37.42" W a distance of 5.0 Feet
Thence S 89° 26' 26.92" W a distance of 25.001 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26 E, thence S 45° 42’ 18” W a distance of 7,233.77 Feet to the POINT OF BEGINNING

Thence S 0° 46' 12.25" E a distance of 75.001 Feet
Thence N 89° 30' 38.91" E a distance of 149.919 Feet
Thence N 89° 31' 33.02" E a distance of 1.45 Feet
Thence N 89° 30' 31.79" E a distance of 8.632 Feet
Thence N 89° 30' 26.17" E a distance of 10.0 Feet
Thence N 0° 46' 12.25" W a distance of 75.001 Feet
Thence S 89° 30' 44.05" W a distance of 9.632 Feet
Thence S 89° 22' 38.08" W a distance of 0.368 Feet
Thence S 89° 31' 8.54" W a distance of 7.624 Feet
Thence S 89° 30' 35.98" W a distance of 152.01 Feet
Thence S 89° 41' 19.01" W a distance of 0.368 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26E, thence S 61° 16” 02” W a distance of 10,425.88 Feet to the POINT OF BEGINNING

Thence S 0° 50' 25.4" E a distance of 15.0 Feet
Thence N 89° 12' 24.21" E a distance of 1.3 Feet
Thence N 89° 7' 25.61" E a distance of 1.7 Feet
Thence N 89° 9' 26.29" E a distance of 147.002 Feet
Thence N 89° 9' 30.27" E a distance of 70.398 Feet
Thence N 89° 9' 24.8" E a distance of 206.462 Feet
Thence N 89° 9' 27.52" E a distance of 201.07 Feet
Thence N 89° 7' 6.95" E a distance of 2.6 Feet
Thence N 0° 48' 58.4" W a distance of 69.637 Feet
Thence N 0° 49' 7.19" W a distance of 23.516 Feet
Thence S 88° 58' 20.4" W a distance of 63.116 Feet
Thence S 88° 58' 20.12" W a distance of 141.053 Feet
Thence S 88° 58' 1.35" W a distance of 206.462 Feet
Thence S 88° 58' 10.03" W a distance of 69.945 Feet
Thence S 88° 58' 13.41" W a distance of 148.7 Feet

Thence S 88° 56' 32.47" W a distance of 1.3 Feet
Thence S 0° 50' 30.78" E a distance of 76.09 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26E thence S 64° 26’ 14” W a distance of 14,105.82 Feet to the POINT OF BEGINNING

Thence S 77° 53' 9.99" W a distance of 11.293 Feet
Thence 37.074 Feet along a curve to the right with a radius of 618.19 feet and chord bearing of S 80° 5' 54.86" W
Thence 24.719 Feet along a curve to the right with a radius of 611.223 feet and chord bearing of S 82° 51' 38.19" W
Thence S 84° 37' 23.86" W a distance of 0.342 Feet
Thence S 84° 35' 44.97" W a distance of 12.019 Feet
Thence 22.602 Feet along a curve to the right with a radius of 605.316 feet and chord bearing of S 86° 5' 34.22" W
Thence S 87° 45' 24.63" W a distance of 0.869 Feet
Thence S 87° 42' 11.67" W a distance of 10.43 Feet
Thence S 88° 23' 40.84" W a distance of 3.141 Feet
Thence 37.042 Feet along a curve to the right with a radius of 606.846 feet and chord bearing of N 89° 53' 7.87" W
Thence 37.069 Feet along a curve to the right with a radius of 611.158 feet and chord bearing of N 86° 32' 39.82" W
Thence 37.082 Feet along a curve to the right with a radius of 617.953 feet and chord bearing of N 83° 12' 22.33" W
Thence 37.086 Feet along a curve to the right with a radius of 628.682 feet and chord bearing of N 79° 51' 48.55" W
Thence S 0° 42' 9.64" E a distance of 25.604 Feet
Thence S 89° 16' 54.69" W a distance of 59.999 Feet
Thence S 2° 59' 43.61" E a distance of 329.604 Feet
Thence S 86° 53' 26.07" E a distance of 100.216 Feet
Thence S 87° 22' 27.89" E a distance of 3.842 Feet
Thence N 89° 51' 15.69" E a distance of 236.827 Feet
Thence N 0° 42' 2.4" W a distance of 6.378 Feet
Thence N 0° 45' 4.96" W a distance of 0.61 Feet
Thence N 0° 42' 3.54" W a distance of 325.482 Feet
Thence N 0° 42' 9.82" W a distance of 36.039 Feet
Thence S 75° 25' 42.11" W a distance of 7.735 Feet
Thence S 75° 52' 0.51" W a distance of 0.86 Feet
Thence S 76° 5' 32.0" W a distance of 0.216 Feet
Thence S 76° 15' 44.12" W a distance of 8.38 Feet
Thence S 76° 40' 31.69" W a distance of 0.859 Feet
Thence S 77° 9' 15.46" W a distance of 0.981 Feet
Thence S 77° 3' 45.86" W a distance of 5.69 Feet
Thence S 77° 12' 53.23" W a distance of 1.066 Feet to the POINT OF BEGINNING.

For a total area of 2,567.71 US Survey Acres.

South Billings Boulevard Urban Renewal District Potential Expansion Area: Review of Conditions that Contribute to Blight

August 18, 2025



Prepared for:

City of Billings
Planning and Community Services Department

Prepared by:

Pioneer Technical Services, Inc.
2310 Broadwater Ave., Suite 1
Billings, Montana 59102

1 Introduction

The City of Billings, Montana (City) is working to improve the overall economic health of the community through the revitalization and redevelopment of blighted areas. To that end, on May 12, 2008, the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (SBBURD) with a Tax Increment Financing (TIF) provision. Part of this ordinance included the adoption of an urban renewal plan and the boundaries of the tax increment financing district. In October of 2008, the City modified the SBBURD to include three additional properties. The SBBURD was amended a second time in July 2019 and then was amended for the third and last time in 2021, as codified in Ordinance 21-5765 of the Billings Municipal Code. The 2021 amendment expanded the boundary of the SBBURD to add five new properties to the district. The SBBURD boundary, as of the 2021 amendment, is shown on Figure 1.

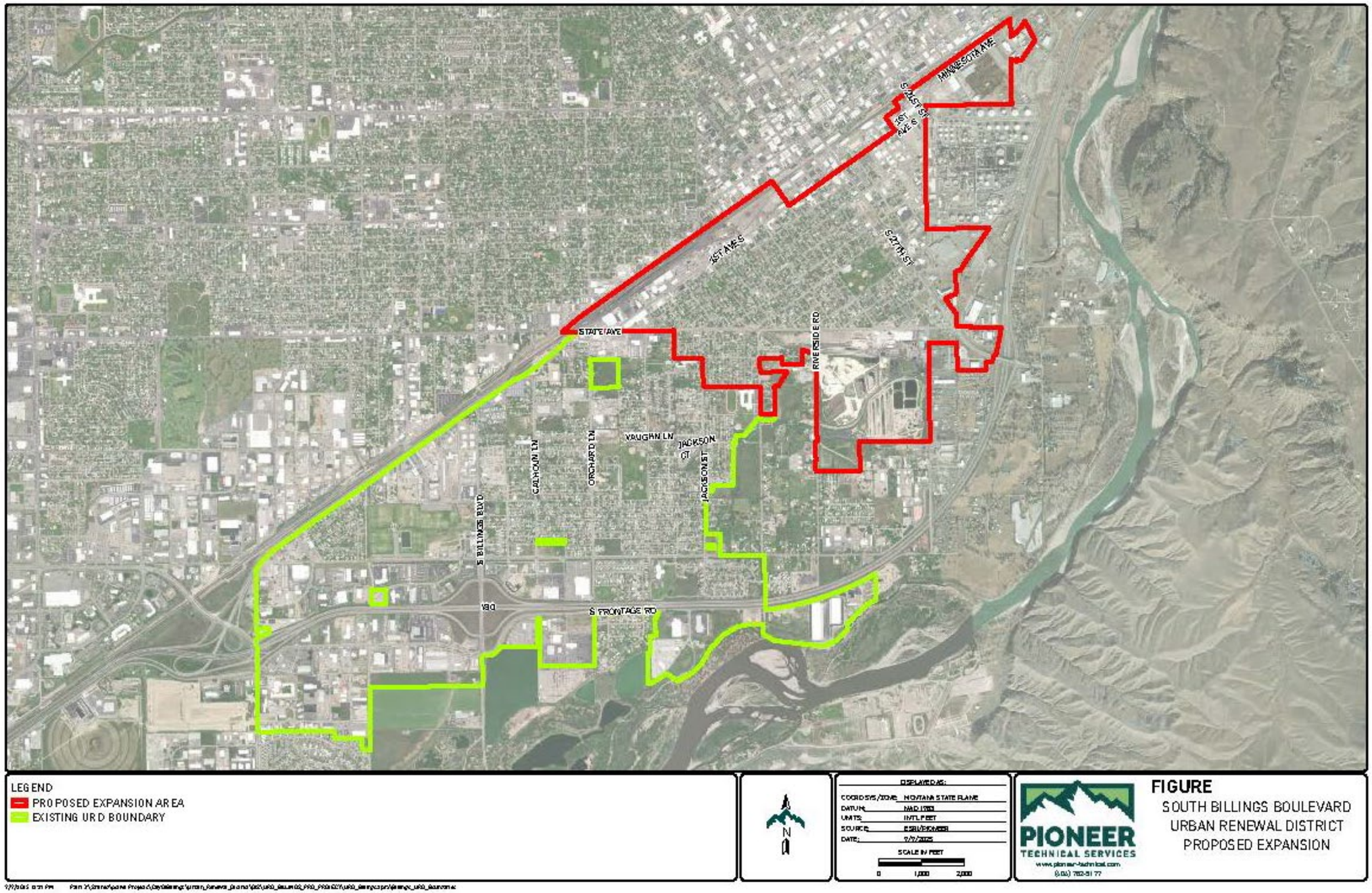


Figure 1. South Billings Boulevard Urban Renewal District and Proposed Expansion

The City is now considering amending the SBBURD to include additional areas adjacent to the existing district. These areas could benefit from inclusion in the SBBURD to provide resources to address conditions contributing to blight and help to achieve the City's goal to improve the overall economic health of the community through the revitalization and redevelopment of blighted areas. Therefore, the City initiated an examination of conditions that can be considered to contribute to blight in an area generally east of and adjacent to the SBBURD. The purpose of this review is to determine whether such conditions exist and whether rehabilitation, redevelopment, or both, are necessary and in the interest of the public health and welfare of Billings residents. This evaluation is required by Montana's Urban Renewal statutes in §7-15-4210, Montana Code Annotated (MCA) (Montana State Legislature, 2025a), as a first step in amending the SBBURD.

The statutory definitions of blight are found in §7-15-4206, MCA (Montana State Legislature, 2025b) and detailed in Section 2.2 of this review; for purposes of clarity, visible signs of conditions that contribute to blight are as follows:

- Structures that have become ill-suited for their original use.
- Deterioration of building structure components or infrastructure, such as roadways, alleys, curbs, gutters, and sidewalks.
- Buildings or structures that endanger the life, limb, health, property, or safety of the general public or their occupants.
- Inadequate utilities and infrastructure, such as storm sewers and storm drainage, sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services, that are shown to be lacking, of insufficient capacity to serve the uses of the area, deteriorated, antiquated, obsolete, or in disrepair.
- Real property in the area that has incurred or may incur future planned Montana Department of Environmental Quality or U.S. Environmental Protection Agency remediation costs.
- Excessive vacancies occurring in buildings that are unoccupied and underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Following this examination, the City will determine whether it is appropriate to expand the SBBURD. Expanding the Urban Renewal District (URD) will enable the City to address conditions that contribute to blight through:

- The investment in public infrastructure in support of economic development.
- The attainment of urban density to achieve greater efficiency in the delivery of public services.
- Retention and recruitment of commerce.
- Leveraging private and public local, state, and federal capital.
- The creation of opportunities for living wage jobs.

2 Growth Policy Conformance

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43, MCA) is that the urban renewal plan must conform to the community's growth policy. The 2016 City of Billings Growth Policy ("Growth Policy") (City of Billings, 2016) refers to and promotes economic development and urban renewal in various ways. Note that the Growth Policy was officially adopted by the City of Billings via Resolution 16-10575 on August 8, 2016. The City of Billings Growth Policy Statement is:

> *"In the next 20 years, Billings will manage its growth by encouraging development within and adjacent to the existing City limits, but preference will be given to areas where City infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from development. The City will prosper with strong neighborhoods with their own unique character that are clean, safe, and provide a choice of housing and transportation options"* (City of Billings, 2016).

Expanding the SBBURD and developing plans and means to address conditions contributing to blight can help to achieve the vision included in this Growth Policy Statement. While a more detailed analysis of compliance with the Growth Policy will be incorporated into the Urban Renewal Plan, this preliminary evaluation indicates that including this area into the SBBURD will most likely be in compliance with the City of Billings Growth Policy.

3 Background

3.1 History and Previous Activities

The SBBURD lies within the City, is situated between major transportation routes, and stretches from the east side of the King Avenue Overpass east to Washington Street and from State Avenue South to the City limit boundaries. Located within the SBBURD is Interstate Highway 90 and the major railway line through the City. Figure 1 shows the boundary of the existing SBBURD.

Billings, Montana, was established in 1882 by the Northern Pacific Railway and named after Frederick H. Billings, a former president of the company. The City quickly grew as a railroad hub. The City's commercial core developed along Montana Avenue, with the Parmly Billings Memorial Library, built in 1901, symbolizing its growing civic pride. Billings' strategic location and access to railroads helped it flourish as a distribution center during the homesteading boom (Montana Historical Society, 2025).

Following the homesteading boom, Billings evolved from a railroad town into Montana's leading economic center. Its strategic location and access to transportation networks helped it become a hub for agriculture, energy, and trade. Over time, the City diversified its economy, adding healthcare, education, finance, and tourism as major sectors. Today, Billings accounts for roughly 20% of Montana's Gross Domestic Product (GDP), with a metropolitan population nearing 200,000. The City serves a regional market of over 650,000 people, stretching across multiple states and provinces. With two major hospitals, several colleges, and a growing technical and service industry, Billings continues to attract businesses and workers. Investments in infrastructure, housing, and air travel have further solidified its role as a dynamic and resilient economic powerhouse in the Northern Rockies (Big Sky Economic Development, 2024). However, portions of the City have not enjoyed growth and prosperity to the same extent, including the SBBURD and the area being considered for expansion.

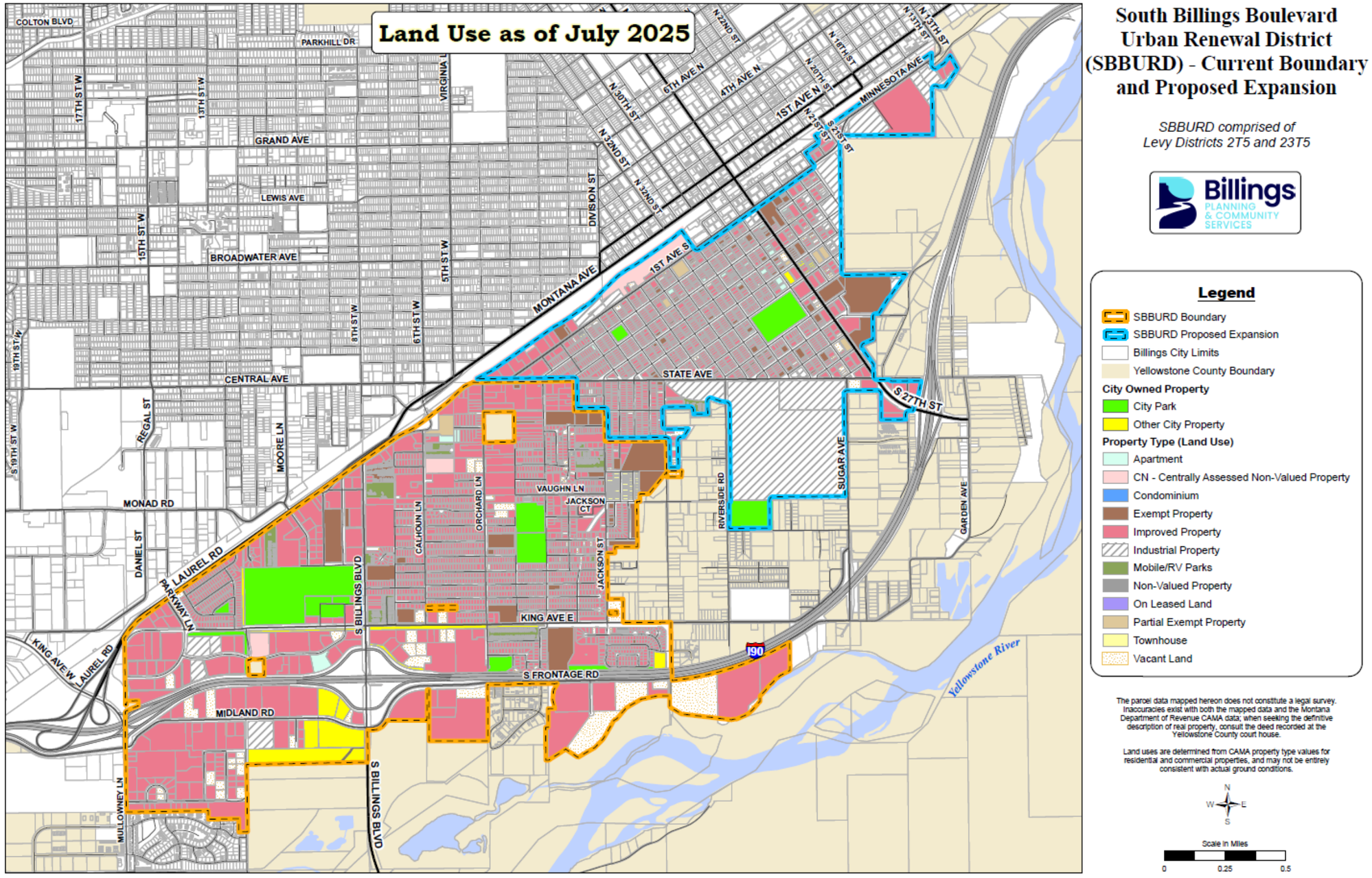
While the SBBURD is administered by the City of Billings, it is advised by the South Billings Urban Renewal Association (SBURA). The SBURA advises the Billings City Council on the SBBURD's administration and tax increment expenditures. This includes funding of public infrastructure projects and support of private development that promote economic development and/or reduce blight in the SBBURD.

Due to the location, the SBBURD has demonstrated an immense amount of potential to become a major economic force. Development has occurred since the formation of the SBBURD given its destination for retail, goods and services, manufacturing, and entertainment. The area considered for expansion also has significant potential to add to this positive economic impact.

3.2 Area General Description

The current SBBURD is in the south-center region of the City of Billings. Bordered by the interstate corridor, the main railroad line, and principal transportation routes, it is an area with numerous economic development opportunities. In addition, numerous service-related, commercial, industrial, parks and recreation, and housing choices are located within the area.

The area being considered for the URD expansion encompasses the area generally north and east of the SBBURD, starting near the intersection of State Street and Orchard Lane in the west, extending northeast along and south of Montana Avenue to the City's boundary near the Yellowstone River, and then south to include the Western Sugar Co-op, generally following the City's southern boundary in this area. The area includes commercial, residential, and industrial properties. It covers approximately 903 acres and encompasses 1,597 non-right-of-way parcels of property. The area is shown on Figure 1. A more detailed description of the boundary is included in Appendix A. The entire area is within the City of Billings. Existing land uses and current zoning are shown on Figures 2 and 3.



South Billings Boulevard Urban Renewal District (SBBURD) - Current Boundary and Proposed Expansion

SBBURD comprised of Levy Districts 2T5 and 23T5

Billings PLANNING & COMMUNITY SERVICES

Legend

- SBBURD Boundary
- SBBURD Proposed Expansion
- Billings City Limits
- Yellowstone County Boundary

City Owned Property

- City Park
- Other City Property

Property Type (Land Use)

- Apartment
- CN - Centrally Assessed Non-Valued Property
- Condominium
- Exempt Property
- Improved Property
- Industrial Property
- Mobile/RV Parks
- Non-Valued Property
- On Leased Land
- Partial Exempt Property
- Townhouse
- Vacant Land

The parcel data mapped hereon does not constitute a legal survey. Inaccuracies exist with both the mapped data and the Montana Department of Revenue CAMA data; when seeking the definitive description of real property, consult the deed recorded at the Yellowstone County court house.

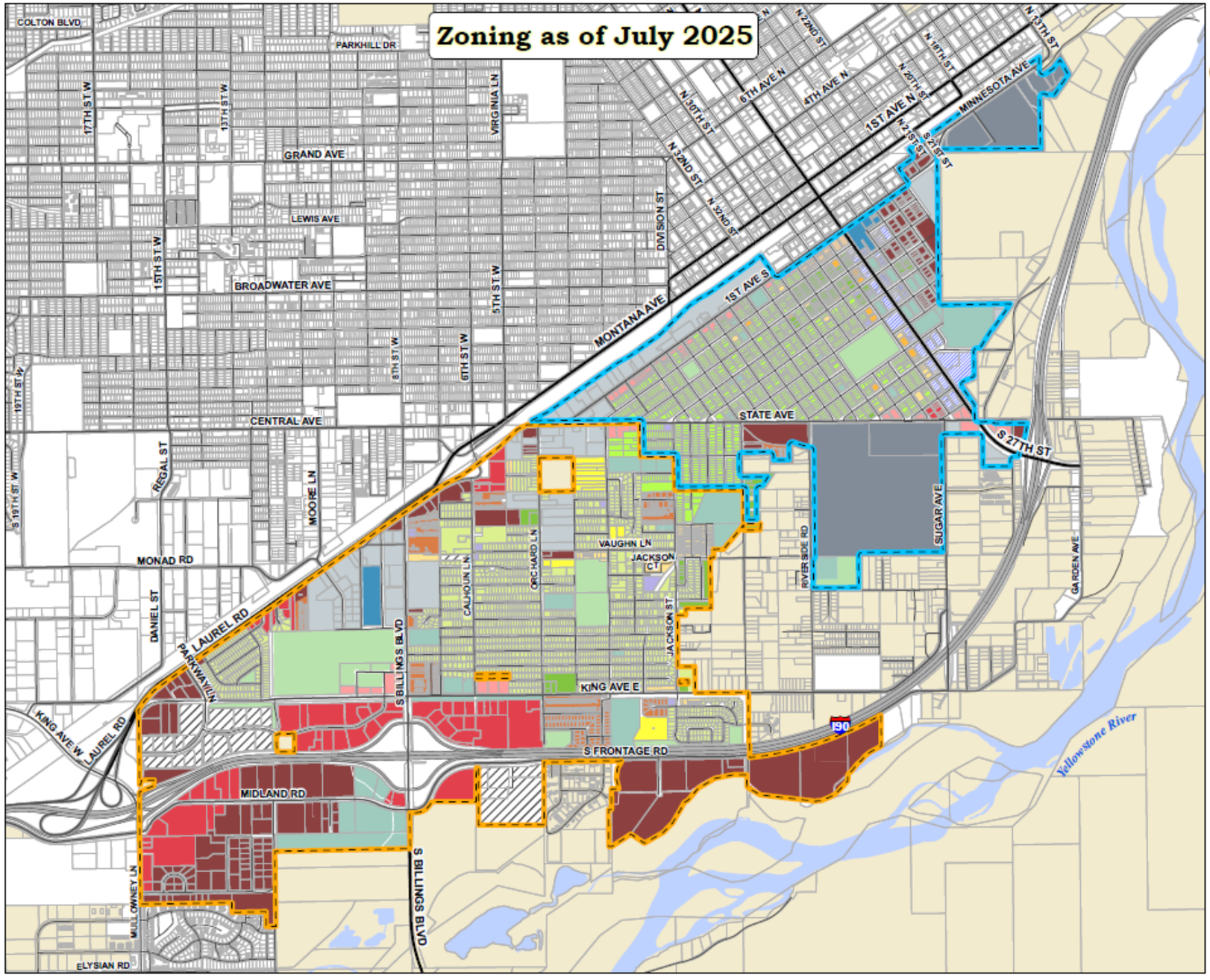
Land uses are determined from CAMA property type values for residential and commercial properties, and may not be entirely consistent with actual ground conditions.

N W E S

Scale in Miles

0 0.25 0.5

Figure 2. Current Land Uses.



South Billings Boulevard Urban Renewal District (SBBURD) - Current Boundary and Proposed Expansion

SBBURD comprised of Levy Districts 2T5 and 23T5

Billings PLANNING & COMMUNITY SERVICES

Legend

- SBBURD Boundary
- SBBURD Proposed Expansion
- Billings City Limits
- Yellowstone County Boundary

Zoning

- A - Agriculture (10+ acres)*
- C3 - General Commercial*
- CBD - Central Business District
- CMU1 - Corridor Mixed-Use
- CMU2 - Corridor Mixed-Use & Commercial Centers
- CX - Heavy Commercial
- DX - Downtown Support
- EBURD Industrial Sanctuary
- I1 - Light Industrial
- I2 - Heavy Industrial
- N1 - First Neighborhood
- N2 - Mid-Century Neighborhood
- N3 - Suburban Neighborhood
- N4 - Large Lot Surburban Neighborhood*
- NMU - Neighborhood Mixed-Use
- NX1 - Mixed Residential 1 (1-4 du/structure)
- NX2 - Mixed Residential 2 (2-8 du/structure)
- NX3 - Mixed Residential 3 (=/>5 du/structure)
- P1 - Open Space, Parks, Recreation
- P2 - Public- Civic, Institutional
- P3 - Public- Campuses - Medical, Civic, Educational
- PD - Planned Development
- RMH - Residential Mobile Home
- RR1 - Rural Residential (1 to 2.99 acres)*
- RR3 - Rural Residential (3 to 9.9 acres)*

The parcel data mapped hereon does not constitute a legal survey. Inaccuracies exist with both the mapped data and the Montana Department of Revenue CAMA data; when seeking the definitive description of real property, consult the deed recorded at the Yellowstone County court house.

N W E S

Scale in Miles

0 0.25 0.5

Figure 3. Current Zoning.

The current SBBURD neighborhood includes an established mixed residential and commercial area. It also includes three elementary schools and one middle school. Some areas include unimproved streets with no sidewalk, curb, or gutter. In addition, a few areas are still not served by municipal water and sewer. While some municipal water and sewer services consist of old, inadequate infrastructure, much of the District has seen utility improvements under the SBBURD, which was one of the reasons for its establishment as conditions contributing to blight. A significant concern raised by residents within the SBBURD has centered around routes for children to get to school, including bus routes that run on unimproved streets and children walking down the street instead of on sidewalks. Many of these infrastructure deficits were identified in the SBBURD Urban Renewal Plan and projects have been completed to remedy the deficiencies.

3.3 Current Demographic Conditions for Billings and the SBBURD

The City of Billings has a population of 120,874 as of 2023 (U.S. Census Bureau, 2023a). It has a land area of 44.6 square miles, and the median age of the residents is 38.2, less than the median age in Montana of 40.6. Those aged 65 and older comprise 19.0% of the population, again less than the Montana average of 20.5% (U.S. Census Bureau, n.d.).

The racial makeup of Billings is predominantly White at 78.2%, with significant fractions of Hispanic or Latino (6.3%), American Indian or Alaska Native (4.6%) populations, and 7.0% of the population identify as belonging to two or more races.

The proposed expansion area falls primarily in Census Tract 3, with a smaller fraction falling within Census Tract 9.02, as shown on Figure 4.

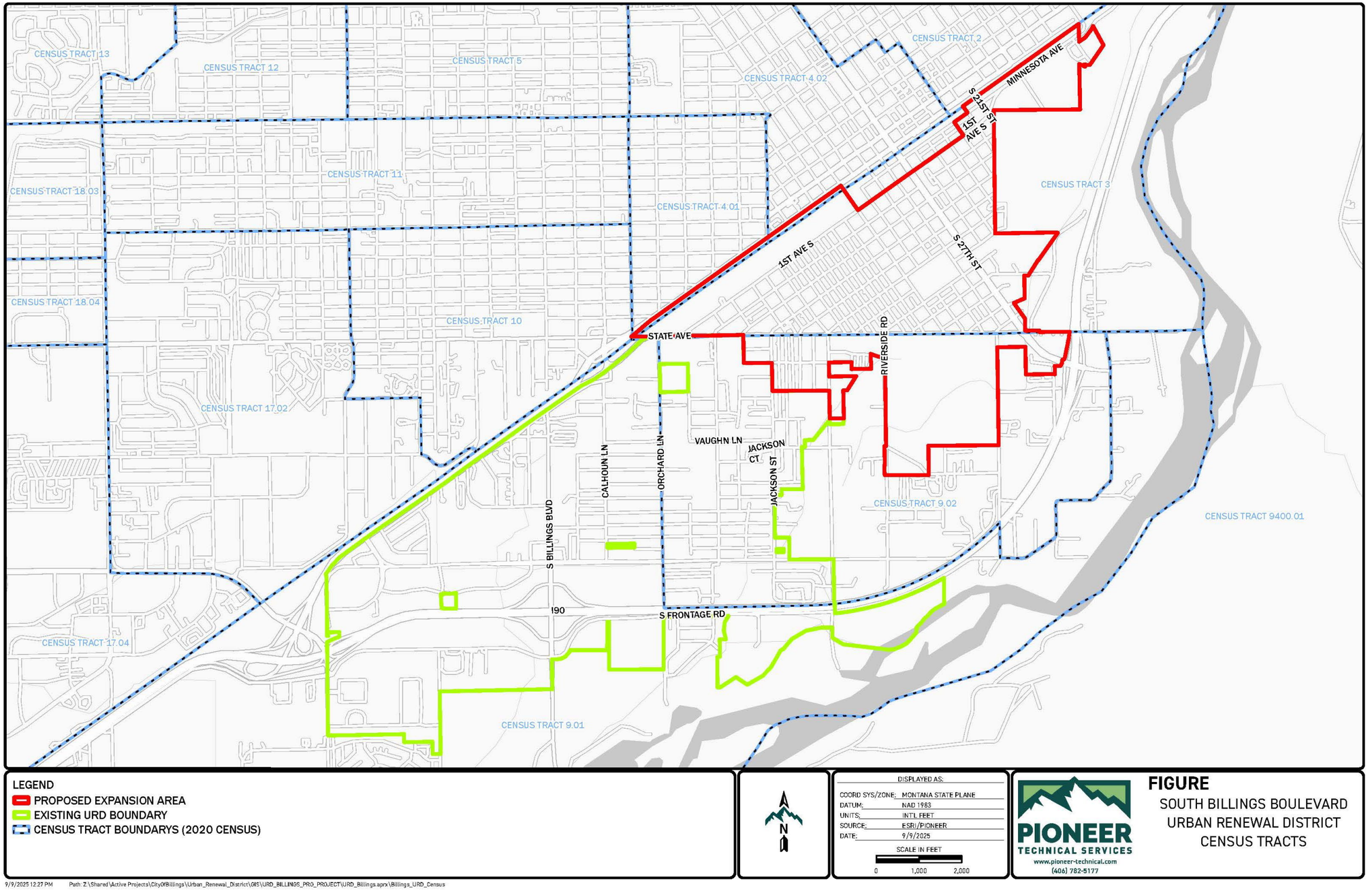


Figure 4. SBBURD Census Tracts

Table 1 shows the housing data for the census tracts that cover the proposed expansion area, as well as for the City of Billings overall, based on American Community Survey 2023 estimates from the U.S. Census Bureau.

Table 1. Housing Data

	City of Billings	Census Tract 3	Census Tract 9.02
Total Housing Units	54,758	1,459	2009
Occupied Housing Units	52,878	1,357	1927
Occupancy Rate	97%	93%	96%
Vacancy Rate	3%	7%	4%
Median Gross Rent	$ 1,033	$ 852	$ 911

(Source: U.S. Census Bureau, 2023a).

In 2023 Billings had a median annual household income of $67,028, less than the state median of $70,804. In Billings, 11.2% of the people live in poverty, as compared to a state-wide average of 11.7% (U.S. Census Bureau, 2023a). Within the proposed expansion area, median incomes are lower. In Census Tract 3, the median household income is $50,765, 24% less than the median for Billings and 28% less than the state median. In census tract 9.02, the median household income is estimated at $52,202, 22% and 26% lower, respectively, than the Billings and state median household incomes (U.S. Census Bureau, 2023b). Both Census Tracts experience more poverty than the rest of Billings or the state. The Census Bureau estimates that 13.3% of the population in Census Tract 9.02 live below the poverty level (U.S. Census Bureau, 2023c) and 15.6% of the population in Census Tract 3 lives below the poverty level (U.S. Census Bureau, 2023c).

Both of these census tracts are designated as Qualified Census Tracts (QCTs) by the U.S. Department of Housing and Urban Development (HUD), thereby qualifying for the Low-Income Housing Tax Credit program (Office of Policy Development and Research, n.d.) To be designated as a QCT, a census tract must have at least 50% of households with incomes below 60% of the Area Median Gross Income or have a poverty rate of at least 25%, per Section 42(d)(5)(C) of the Internal Revenue Code (Office of the Law Revision Council, n.d.).

The labor force participation rate in Billings is 65.7% for those aged 16 years and over, above the state-wide average of 60.8%, per the U.S. Census Bureau (U.S. Census Bureau, 2023a). According the U.S. Bureau of Labor Statistics, city-wide the total work force in April 2025 was 99,068, of which 96,487 were employed and 2,581 were unemployed for an unemployment rate of 2.6% (U.S. Bureau of Labor and Statistics, 2025). As shown in Table 2, the “Educational services, and healthcare and social assistance” sector is the largest, employing 25.7% of the workforce, followed by “Professional, scientific, and management, and administrative and waste management services,” which employs 12% of the workforce (U.S. Census Bureau, n.d.).

Table 2. City of Billings Industry for Civilian Employed Population 16 Years and Older

City of Billings Industry for Civilian Employed Population	% of Workforce
Educational services, and health care and social assistance	25.7%
Professional, scientific, and management, and administrative and waste management services	12.0%
Arts, entertainment, and recreation, and accommodation and food services	11.4%
Retail trade	10.1%
Finance and insurance, and real estate and rental and leasing	7.9%
Construction	6.3%
Transportation and warehousing, and utilities	6.0%
Public administration	5.5%
Other services, except public administration	5.4%
Manufacturing	3.6%

Source: U.S. Census Bureau, n.d.

Labor participation is slightly lower in the area of the proposed expansion based on data from the U.S. Census Bureau. Census Tract 3 has a labor force participation rate of 56.6% for those aged 16 years and older. In Census Tract 9.02, the rate is 64.7% (U.S. Census Bureau, 2023a).

3.4 The Montana Urban Renewal Law

The expansion of an URD must be undertaken in accordance with §7-15-4201, et Seq., MCA (Montana State Legislature, 2023a) and enables local government to use the TIF provision to help fund its efforts. Tax Increment Financing is a locally driven funding mechanism that allows cities to direct property tax increments that accrue from increases in taxable value within a specified URD to a special fund that can be used to finance economic development and infrastructure projects within that district.

Taxpayers located within a district where TIF is in effect pay the same amount of property tax as they would if the property were located outside the district. Tax Increment Financing only affects the way that taxes, once collected, are distributed. Taxes that are derived from base-year taxable values continue to be distributed to the various taxing jurisdictions, including local and state government entities and school districts. Taxes derived from the incremental increase in taxable value are placed in a special fund for purposes set forth in an urban renewal plan (see Figure 5 below). The TIF provision for the SBBURD is due to sunset in 2047. Funds may be used for a variety of purposes as detailed in §7-15-4288, MCA (Montana State Legislature, 2023c) and include improvements to vehicular and pedestrian transportation infrastructure, land acquisition, streetscapes, parks and landscaping, water and sewer lines, and connecting to infrastructure outside the district.

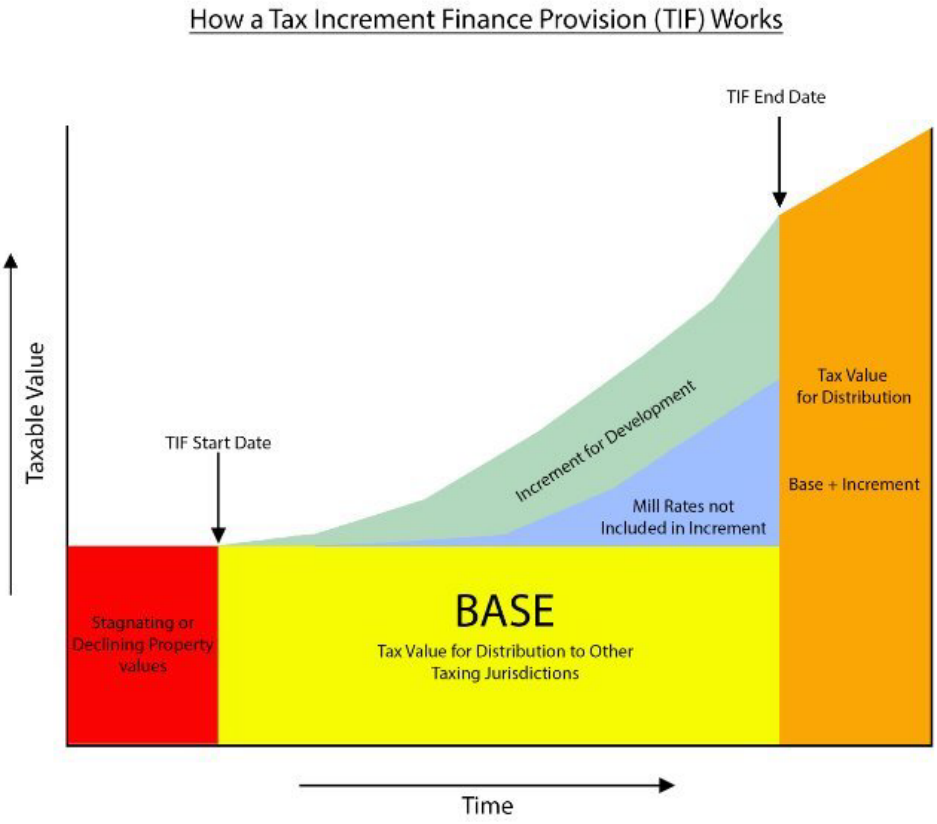


Figure 5. Tax Increment Financing Schematic

As stated in § 7-15-4209, MCA (Montana State Legislature, 2023d), a local government *"may formulate a workable program for using appropriate private and public resources:*

(a) to eliminate and prevent the development or spread of blighted areas;
(b) to encourage needed urban rehabilitation;
(c) to provide for the redevelopment of such areas; or
(d) to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program."

While funds are typically used for public infrastructure investments, there are instances where local governments have used TIF funds to partner with private property owners to make improvements to historic buildings, to address life-safety issues, and to enhance landscaping. The statutes also provide for the establishment of a TIF revolving loan program that can support private investment in the district. Loan funds can continue to "revolve" in perpetuity; however, eligible projects must be undertaken in accordance with and in the area encompassed by an urban renewal (URD) plan for the district.

This review of conditions contributing to blight constitutes the first step in the process to create the URD. This document will determine if the proposed boundary meets the statutory requirements for an URD, which would allow the City to incorporate the area into the SBBURD and undertake revitalization programs and activities. This is followed by the adoption of a Resolution of Necessity and the update of the urban renewal plan with a TIF provision to include the proposed area. The urban renewal plan acts as a guide for revitalization activities and the ability to address critical issues within the district.

4 Establishing Blight

4.1 Resolution of Necessity

As previously discussed, the City council must first adopt a resolution of necessity required per §7-15-4210, MCA (Montana State Legislature, 2025a), finding that the area being proposed displays at least three conditions as described in §7-15-4206, MCA (Montana State Legislature, 2025b). This action enables the preparation of an urban renewal plan and provides the rationale for using public funds in redevelopment activities.

4.2 Defining Blight

Montana law defines specific conditions regarding blight in §7-15-4206, MCA (Montana State Legislature, 2025b). A “blighted area” means an area that is determined to be detrimental to public health, safety, or welfare due to the presence of at least three of the following characteristics or conditions:

(a) An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.
(b) Structures that have become ill-suited for their original use.
(c) Deterioration of building structure components or infrastructure, such as roadways, alleys, curbs, gutters, and sidewalks.
(d) Buildings or structures that endanger the life, limb, health, property, or safety of the general public or their occupants.
(e) Inadequate utilities and infrastructure, such as storm sewers and storm drainage, sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services, that are shown to be lacking, of insufficient capacity to serve the uses in the area, deteriorated, antiquated, obsolete, or in disrepair.
(f) Real property in the area that has incurred or may incur future planned Montana Department of Environmental Quality or U.S. Environmental Protection Agency remediation costs.

(g) Tax or special assessment delinquency exceeding the fair value of a majority of the land and improvements.
(h) Excessive vacancies occurring in buildings that are unoccupied and underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

4.3 Conditions Identified in the Area that Contribute to Blight

Many instances of conditions contributing to blight are apparent in the proposed expansion area. These include deteriorating or inadequate infrastructure, disrepair of buildings and buildings ill-suited for their original use, and environmental contamination. Parks and recreation infrastructure is deteriorating in places and in need of repairs or upgrades. Neighborhoods, in some cases, suffer from lack of connectivity, and access for disabled people is not always adequate, which substantially limits access and reduces overall safety. Specific instances of conditions contributing to blight, as defined in §7-15-4206, MCA (2) (Montana State Legislature, 2025b), are described below.

§7-15-4206, MCA (2)(b): Structures that have become ill-suited for their original use

Structures that have become ill-suited for their original use can significantly deter economic vitality by limiting their functionality and appeal to potential investors, businesses, and residents. Such structures often fail to meet modern requirements, creating an environment of neglect and underutilization. This contributes to blight by reinforcing perceptions of decline, reducing property values, and discouraging economic activities in the affected area.

There are examples of this in the proposed expansion area, including warehouses and other buildings that have been repurposed as commercial businesses, or structures designed for one type of commercial business but repurposed for a different use, which often leads to underutilization of the structure.



The Garfield School has been repurposed for alternative use, which may not be the most efficient use of the structure without extensive remodeling and retrofitting.



The South Park Pool building does not include secondary containment for chemical storage and does not function efficiently, which is a safety concern.

§7-15-4206, MCA (2)(c): Deterioration of building structure components or infrastructure, such as roadways, alleys, curbs, gutters, and sidewalks

Deterioration of building structure components or infrastructure refers to the visible and functional decline of essential physical elements such as walls, roofs, and foundations, as well as public infrastructure like roadways, alleys, curbs, gutters, and sidewalks. This degradation can result from age, neglect, weather exposure, or lack of maintenance, and it often leads to safety hazards, reduced accessibility, and a negative visual impact on the surrounding area. Over time, such deterioration can contribute to broader community decline by discouraging investment and diminishing the overall quality of life in the neighborhood.

Examples of this can be seen throughout the district and include, but are not limited to, the following:



Deteriorated sidewalk near the intersection of 3rd Avenue South and South 25th Street.



Deteriorated curb and gutter and sidewalk at intersection of 5th Avenue South and South 36th Street.



Deteriorated alleyway near the intersection of 3rd Avenue South and South 28th Street.





Roof of ancillary building in South Park is in disrepair and in need of replacement.







The South Park Pool and associated infrastructure is in an advanced state of disrepair.





Much of the curbing around South Park is in deteriorated condition.



Damaged, unsafe sidewalks in South Park.



Deteriorated curb and gutter at Highland Park.



Deteriorated curb and gutter near the intersection of 4th Avenue South and South 31st Street.

§7-15-4206, MCA (2)(d): Buildings or structures that endanger the life, limb, health, property, or safety of the general public or their occupants

Buildings or structures that pose a danger to life, limb, health, property, or public safety are considered hazardous and can significantly impact both their occupants and the surrounding community. These dangers may arise from structural instability, fire hazards, exposure to harmful materials, or other unsafe conditions that make the building or property unsafe to the public. When such risks are present, they not only threaten the well-being of individuals but can also lead to broader public safety concerns, including emergency response burdens and neighborhood decline. Addressing these issues promptly is essential to protect residents and maintain a safe, livable environment.

Examples of this can be seen in the district, including the following.



The City of Billings, via legal action, is trying to compel significant improvement or demolition of The Colonial Apartments on South 27th Street due to conditions endangering residents and neighboring properties, including structural damage, electrical and plumbing hazards, peeling paint, broken windows and doors..

§7-15-4206, MCA (2)(e): Inadequate utilities and infrastructure, such as storm sewers and storm drainage, sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services, that are shown to be lacking, of insufficient capacity to serve the uses in the area, deteriorated, antiquated, obsolete, or in disrepair

Inadequate utilities and infrastructure refer to essential systems—such as storm and sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services that are either missing, outdated, deteriorated, or insufficient to meet the needs of the area. When these systems lack capacity or fall into disrepair, they hinder daily operations, reduce quality of life, and can pose safety and environmental risks to the community.

The Billings Engineering Department has a lengthy list of infrastructure that is lacking and in need of improvement. This includes, but is not limited to, the following:

- Replace the contaminated storm main in State Avenue from South 35th Street to South 27th Street.
- Pipe the existing Kratz Drain between the Mitchell and Jackson Court Apartments.
- Replace the water mains in the President streets south of State Avenue: Buchanan, Roosevelt, Monroe, Jefferson, Adams, Madison, Washington.
- Install a sidewalk or trail on Sugar Avenue from State Avenue to Riverside Drive, located south of Interstate 90 to improve safety for pedestrians and non-motorized vehicles.
- Add streetlights in areas without any or inadequate lighting.

Other examples of infrastructure requiring improvements throughout the district include, but are not limited to, the following examples.



There are over 6,700 feet of residential streets in the proposed expansion area that are gravel and do not meet the City's standards for residential streets, like this example from Newman Lane. This is after significant street improvements have already been made in the area.



Washington Street between State Avenue and King Avenue East does not have proper drainage controls, curb and gutter, or sidewalks. There are many other similar streets within the area that need infrastructure upgrades, including portions of Riverside Road and Jackson Street.



Properties within the SBBURD either have inadequate drainage controls, such as this example lacking curb and gutter, and controlled parking with an approach onto an arterial street, which can cause confusion and safety concerns. This picture is from Washington Street just south of State Avenue.



The sidewalk approaches at this intersection of State Avenue and South 35th Street are not fully compliant with the Americans with Disabilities Act (ADA).



Evidence of improper drainage on South 33rd Street, leading to asphalt damage, and not fully compliant crossings with the Americans with Disabilities Act (ADA)



Improper drainage and missing curb, gutter or sidewalk on Fifth Avenue South near 27th Street, right at the entrance to Downtown Billings.



Damaged electrical infrastructure in South Park.

§7-15-4206, MCA (2)(f): Real property in the area that has incurred or may incur future planned Montana Department of Environmental Quality or U.S. Environmental Protection Agency remediation costs

Properties affected by contamination, whether due to hazardous waste, chemical spills, or other environmental pollutants, face significant barriers to development. Developers may be discouraged by the high costs of remediation required to meet environmental safety standards, as well as the potential legal liabilities and prolonged timelines associated with cleanup efforts. Contaminated sites often remain undeveloped for extended periods, fostering neglect and disrepair. This not only diminishes the aesthetic and functional value of the area but also discourages investment and economic activity, perpetuating a cycle of blight that affects the broader community. Such properties can become eyesores and even health hazards, further exacerbating their adverse impact on neighborhood vitality and public welfare.

Within the proposed expansion area, there are numerous sites that have or may incur environmental remediation costs, as shown on Figure 6. The Billings PCE Superfund site overlies a portion of the area. There are also some state Comprehensive Environmental Cleanup and

Responsibility Act (CECRA) Superfund sites within the boundary, and some active and remediated leaking underground storage tank (LUST) sites.

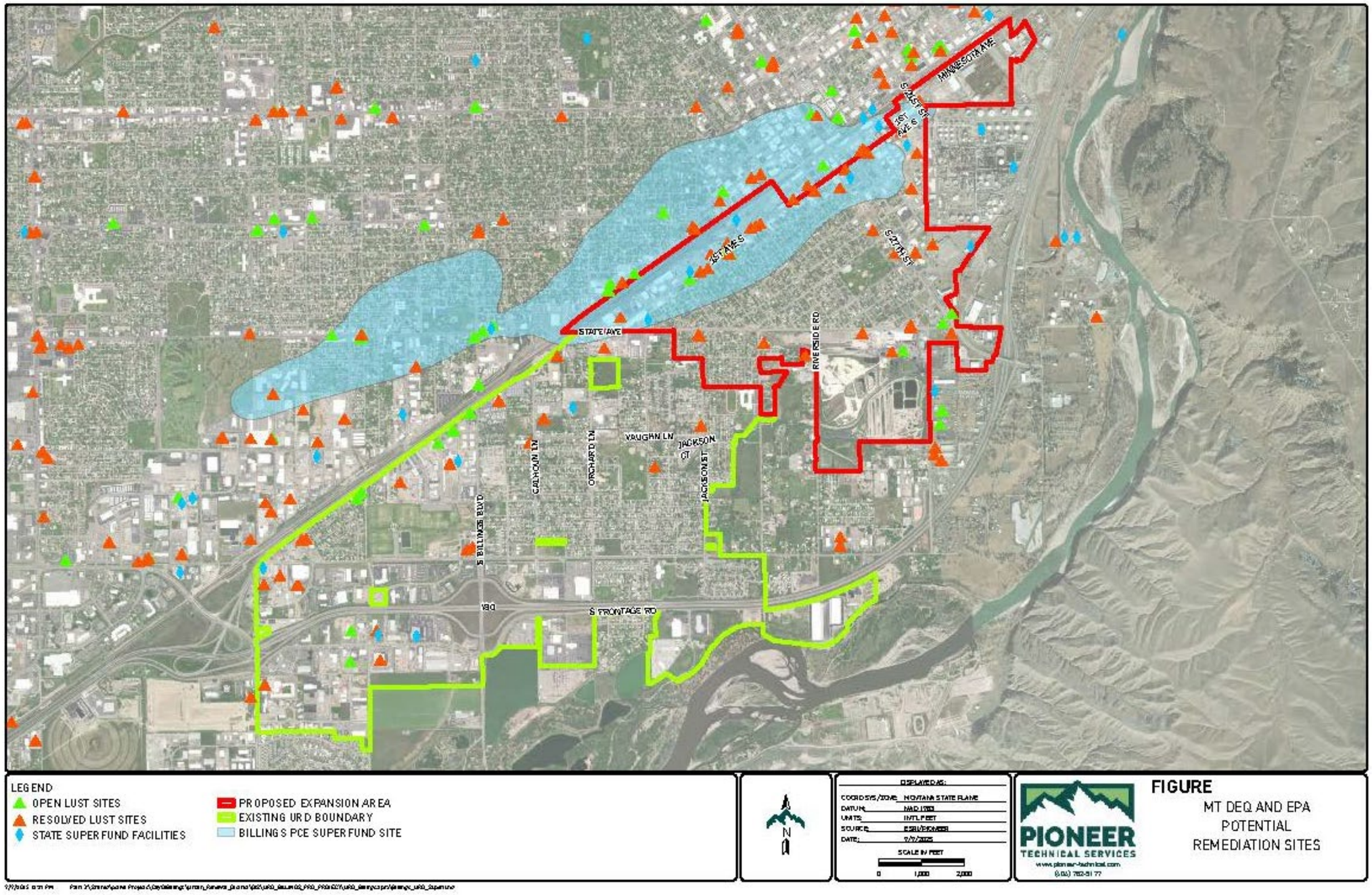


Figure 6. Environmental Remediation Sites

§7-15-4206, MCA (2)(h): Excessive vacancies occurring in buildings that are unoccupied and underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies

Conditions relating to excessive vacancies refer to situations where buildings remain unoccupied or underutilized for extended periods, either frequently or across large areas. These vacancies can negatively impact the surrounding neighborhood by creating a sense of neglect, reducing property values, and discouraging investment or development. When such buildings are left empty for too long or in significant numbers, they can become a visible sign of economic decline and contribute to broader social and environmental challenges in the area.

Examples of this in the district include, but are not limited to, those below:



Partially vacant commercial space on State Avenue.





Vacant, underutilized and poorly maintained property on 1st Avenue South near South 35th Street. The top photograph is from 2021, and the bottom photograph is from 2025, demonstrating further dilapidation and lack of maintenance.



Vacant, underutilized property on 1st Avenue South with deteriorating infrastructure and no maintenance.

5 Conclusion

In conclusion, the findings presented in this review clearly demonstrate that the proposed area being considered for expansion of the SBBURD meets the statutory criteria for designation as an URD. To be included in an URD, the area must display at least three conditions contributing to blight as described in §7-15-4206, MCA. This area clearly meets six of the conditions included in the MCA, and likely more.

The presence of deteriorating infrastructure, unsafe structures, and excessive vacancies collectively contribute to conditions of blight that hinder the area's economic vitality and public welfare. Expanding the SBBURD will provide the City with the necessary tools to address these challenges through strategic reinvestment, infrastructure improvements, and community revitalization efforts. This designation marks a critical step toward realizing the goals outlined in the Growth Policy (City of Billings, 2016) and fostering a more vibrant, safe, and economically resilient neighborhood.

6 References

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Appendix A
SBBURD Expansion Legal Description

SBBURD PROPOSED EXPANSION AREA LEGAL DESCRIPTION (VERSION 2)

Created 9.9.2025 by S. Gilbert

DESCRIPTION

A tract of land as described as follows: Commencing at the SE corner of the SW ¼ of Section 4 of Township 1S, Range 26E, thence North 19.46 Feet, thence S 89° W a distance of 653.81 Feet to the POINT OF BEGINNING.

Thence S 89° 16' 30.39" W a distance of 430.222 Feet
Thence N 50° 19' 31.53" E a distance of 169.088 Feet
Thence N 50° 19' 32.21" E a distance of 57.113 Feet
Thence N 50° 19' 32.91" E a distance of 25.116 Feet
Thence N 50° 19' 31.77" E a distance of 37.848 Feet
Thence N 48° 21' 43.22" E a distance of 20.329 Feet
Thence N 48° 20' 20.92" E a distance of 32.688 Feet
Thence N 48° 20' 22.73" E a distance of 19.095 Feet
Thence N 48° 20' 22.23" E a distance of 4.691 Feet
Thence N 50° 11' 48.55" E a distance of 2.013 Feet
Thence N 50° 11' 45.1" E a distance of 152.909 Feet
Thence N 50° 11' 45.04" E a distance of 78.186 Feet
Thence N 54° 39' 25.74" E a distance of 128.391 Feet
Thence N 54° 39' 23.94" E a distance of 489.371 Feet
Thence N 54° 39' 23.25" E a distance of 339.631 Feet
Thence N 54° 39' 25.85" E a distance of 725.489 Feet
Thence N 54° 39' 25.95" E a distance of 685.485 Feet
Thence N 54° 39' 29.96" E a distance of 760.585 Feet
Thence N 54° 38' 36.86" E a distance of 308.22 Feet
Thence N 54° 43' 48.42" E a distance of 253.72 Feet
Thence N 54° 43' 48.08" E a distance of 190.311 Feet
Thence N 54° 47' 18.81" E a distance of 206.073 Feet
Thence N 54° 54' 6.24" E a distance of 12.552 Feet
Thence N 54° 54' 5.36" E a distance of 587.473 Feet
Thence N 54° 54' 6.09" E a distance of 654.278 Feet
Thence N 54° 54' 5.42" E a distance of 117.704 Feet
Thence S 35° 6' 40.01" E a distance of 151.186 Feet
Thence S 35° 1' 53.83" E a distance of 546.505 Feet
Thence N 54° 53' 14.91" E a distance of 323.612 Feet
Thence N 54° 23' 52.07" E a distance of 465.296 Feet
Thence N 54° 27' 34.96" E a distance of 284.505 Feet
Thence N 54° 43' 0.71" E a distance of 299.174 Feet
Thence N 54° 38' 33.15" E a distance of 110.376 Feet
Thence N 55° 28' 48.21" E a distance of 110.995 Feet
Thence N 55° 38' 36.14" E a distance of 43.966 Feet
Thence N 54° 28' 39.14" E a distance of 48.394 Feet

Thence N 55° 15' 21.18" E a distance of 74.811 Feet
Thence N 55° 28' 59.96" E a distance of 68.858 Feet
Thence N 54° 48' 38.79" E a distance of 73.624 Feet
Thence N 54° 46' 32.28" E a distance of 79.476 Feet
Thence N 54° 34' 34.17" E a distance of 267.078 Feet
Thence N 54° 41' 51.07" E a distance of 677.634 Feet
Thence N 54° 37' 2.18" E a distance of 110.663 Feet
Thence N 44° 0' 11.62" W a distance of 41.621 Feet
Thence N 34° 37' 24.52" W a distance of 337.945 Feet
Thence N 54° 32' 35.67" E a distance of 385.465 Feet
Thence N 37° 2' 46.44" W a distance of 185.958 Feet
Thence N 54° 37' 27.97" E a distance of 1737.218 Feet
Thence N 54° 37' 53.6" E a distance of 21.073 Feet
Thence N 54° 37' 27.84" E a distance of 908.045 Feet
Thence N 54° 42' 42.89" E a distance of 670.642 Feet
Thence S 0° 50' 3.18" E a distance of 417.134 Feet
Thence N 55° 25' 11.43" E a distance of 168.623 Feet
Thence N 37° 55' 15.0" E a distance of 250.157 Feet
Thence N 26° 38' 13.96" E a distance of 82.484 Feet
Thence S 28° 47' 56.35" E a distance of 507.998 Feet
Thence S 34° 40' 19.79" W a distance of 570.149 Feet
Thence N 84° 35' 15.63" W a distance of 133.286 Feet
Thence S 25° 11' 40.53" E a distance of 54.679 Feet
Thence N 64° 54' 21.59" W a distance of 150.674 Feet
Thence S 1° 8' 38.46" E a distance of 1067.245 Feet
Thence S 89° 31' 32.1" W a distance of 2028.008 Feet
Thence S 0° 41' 59.61" E a distance of 2893.302 Feet
Thence N 88° 57' 40.13" E a distance of 1447.412 Feet
Thence S 57° 39' 19.83" E a distance of 23.85 Feet
Thence S 35° 22' 9.98" W a distance of 786.803 Feet
Thence N 61° 52' 59.86" W a distance of 10.003 Feet
Thence S 31° 59' 49.27" W a distance of 426.009 Feet
Thence S 89° 5' 38.6" W a distance of 95.244 Feet
Thence S 0° 59' 5.43" E a distance of 533.055 Feet
Thence S 66° 26' 46.56" W a distance of 276.158 Feet
Thence S 35° 23' 54.6" E a distance of 449.701 Feet
Thence S 0° 57' 18.95" E a distance of 284.029 Feet
Thence N 89° 37' 54.52" E a distance of 331.656 Feet
Thence S 0° 0' 0.0" W a distance of 33.048 Feet
Thence N 89° 23' 58.41" E a distance of 677.333 Feet
Thence S 89° 20' 18.44" E a distance of 32.763 Feet
Thence S 6° 8' 25.23" W a distance of 44.426 Feet
Thence S 7° 17' 58.72" W a distance of 58.241 Feet
Thence S 8° 50' 0.96" W a distance of 49.739 Feet

Thence S 10° 54' 29.39" W a distance of 108.147 Feet
Thence S 11° 19' 54.5" W a distance of 79.885 Feet
Thence S 11° 38' 40.85" W a distance of 117.421 Feet
Thence S 11° 6' 14.23" W a distance of 147.711 Feet
Thence S 20° 50' 11.84" W a distance of 43.52 Feet
Thence S 40° 31' 11.82" W a distance of 14.888 Feet
Thence S 57° 46' 53.1" W a distance of 9.411 Feet
Thence S 69° 18' 47.1" W a distance of 7.969 Feet
Thence S 78° 59' 33.75" W a distance of 9.428 Feet
Thence N 89° 37' 34.63" W a distance of 10.312 Feet
Thence S 8° 0' 34.95" W a distance of 82.517 Feet
Thence S 31° 32' 11.0" W a distance of 75.035 Feet
Thence S 89° 24' 24.72" W a distance of 130.005 Feet
Thence S 0° 46' 46.3" E a distance of 192.15 Feet
Thence N 85° 26' 19.67" W a distance of 38.426 Feet
Thence S 89° 21' 20.12" W a distance of 641.241 Feet
Thence N 0° 54' 2.09" W a distance of 646.026 Feet
Thence S 89° 24' 6.82" W a distance of 659.486 Feet
Thence S 0° 47' 2.95" E a distance of 2299.337 Feet
Thence S 89° 32' 39.14" W a distance of 1648.248 Feet
Thence S 0° 42' 53.91" E a distance of 686.649 Feet
Thence S 89° 50' 34.09" W a distance of 1028.642 Feet
Thence N 0° 51' 53.15" E a distance of 21.738 Feet
Thence S 89° 17' 59.9" W a distance of 9.963 Feet
Thence N 1° 5' 41.08" W a distance of 207.902 Feet
Thence N 89° 25' 35.66" E a distance of 9.999 Feet
Thence N 0° 58' 8.71" W a distance of 451.712 Feet
Thence N 89° 25' 50.48" E a distance of 37.048 Feet
Thence N 0° 39' 11.62" W a distance of 2070.194 Feet
Thence N 80° 6' 3.27" W a distance of 153.298 Feet
Thence N 71° 44' 49.26" W a distance of 99.996 Feet
Thence N 68° 45' 0.77" W a distance of 99.99 Feet
Thence S 1° 4' 30.23" E a distance of 186.003 Feet
Thence N 89° 0' 21.28" E a distance of 7.375 Feet
Thence S 1° 6' 32.89" E a distance of 165.001 Feet
Thence S 89° 0' 5.05" W a distance of 460.522 Feet
Thence N 1° 10' 12.73" W a distance of 165.003 Feet
Thence S 88° 59' 59.41" W a distance of 527.991 Feet
Thence S 1° 7' 12.78" E a distance of 329.927 Feet
Thence N 89° 0' 28.17" E a distance of 631.791 Feet
Thence S 32° 14' 23.97" W a distance of 394.341 Feet
Thence S 88° 59' 32.0" W a distance of 90.284 Feet
Thence S 1° 1' 0.48" E a distance of 657.516 Feet
Thence S 89° 26' 59.89" W a distance of 300.002 Feet

Thence N 86° 40' 24.32" W a distance of 30.085 Feet
Thence N 1° 1' 0.34" W a distance of 653.141 Feet
Thence S 89° 41' 43.4" W a distance of 1333.209 Feet
Thence N 1° 9' 50.67" W a distance of 657.024 Feet
Thence S 89° 56' 35.09" W a distance of 658.512 Feet
Thence N 0° 54' 23.58" W a distance of 659.483 Feet
Thence S 87° 47' 22.64" W a distance of 118.606 Feet
Thence S 87° 47' 23.53" W a distance of 99.665 Feet
Thence S 89° 10' 21.9" W a distance of 1980.38 Feet
Thence S 89° 16' 30.39" W a distance of 430.222 Feet
Thence N 50° 19' 31.53" E a distance of 169.088 Feet
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Thence N 55° 25' 11.43" E a distance of 168.623 Feet
Thence N 37° 55' 15.0" E a distance of 250.157 Feet
Thence N 26° 38' 13.96" E a distance of 82.484 Feet to the POINT OF BEGINNING for a total area of 933.13 US survey acres.

Docusign Envelope ID: 162E8EBC-6E7E-4024-B807-CF3F53646B5F

YELLOWSTONE COUNTY BOARD OF PLANNING

City/County
Planning Division

Billings
Metropolitan
Planning
Organization

316 N 26th St
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Billings MT 59101

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Billings, MT 59103
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October 14, 2025

Mayor and City Council
City of Billings, Montana

RE: Expansion of the South Billings Boulevard Urban Renewal District

As President of the Yellowstone County Board of Planning, I am forwarding the Board's recommendation for the expansion of the South Billings Boulevard Urban Renewal District (SBBURD) and amendments to the District Urban Renewal Plan. On October, 14, 2025, the Planning Board reviewed the proposed expansion of the SBBURD as to conformity with the 2016 City of Billings Growth Policy. The Planning Board voted to forward a recommendation to City Council of approval of the SBBURD expansion and associated amendments to the Urban Renewal Plan and its conformity with the Growth Policy.

This item was posted on the Planning Board agenda for its regular meeting held October 14, 2025. The Yellowstone County Board of Planning reviewed the amendments to the South Billings Boulevard Urban Renewal Plan and found the changes conformed with the 2016 City of Billings Growth Policy. Specifically, several Growth Policy Guidelines are addressed by the Project and Program elements described in Section 13 in the plan, and some examples are called out here by the Board:

(SBBURD Urban Renewal Plan Draft)
2025 Project and Program Recommendations:
Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects.

Improve the many uncontrolled intersections within the district with proper traffic controls. Also, improved traffic controls on South 27th Street to allow safer access for vehicular traffic, particularly northbound South 27th Street.

(2016 Growth Policy Guiding Principles)
Essential Investments (relating public and private expenditures to public values)
Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e. energy efficient) are desirable

Docusign Envelope ID: 162E8EBC-6E7E-4024-B807-CF3F53646B5F

(SBBURD Urban Renewal Plan Draft)
Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities.

(2016 Growth Policy Guiding Principles)
Place Making (Enhance, maintain, preserve, and improve existing public places)
• *A multi-use community recreation facility is desirable*

Essential Investments (relating public and private expenditures to public values)
• *Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community*

(SBBURD Urban Renewal Plan Draft)
Public Safety – Construction of Police or Fire facilities within the District, to include necessary furnishings for such facilities.

(2016 Growth Policy Guiding Principles)
Essential Investments (relating public and private expenditures to public values)
• *Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors*

(SBBURD Urban Renewal Plan Draft)
Walking Paths and Trails – Construct sidewalks, trails and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, as well as provide access to neighborhoods and services.

(2016 Growth Policy Guiding Principles)
Essential Investments *(relating public and private expenditures to public values)*
• *The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans*

Community Fabric *(attractive, aesthetically pleasing, uniquely Billings)*
• *Planning and construction of interconnected sidewalks and trails are important to the livability of Billings*

(SBBURD Urban Renewal Plan Draft)
School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services.

(2016 Growth Policy Guiding Principles)
Mobility and Access *(transportation choices in places where goods and services are accessible to all)*
• *"Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation*

Docusign Envelope ID: 162E8EBC-6E7E-4024-B807-CF3F53646B5F

The Board respectfully submits this recommendation to the City of Billings Mayor and City Council for consideration.

Respectfully Yours,

Signed by:
Roger Gravgaard
2C071AA031354D7...

Roger Gravgaard, President
Yellowstone County Board of Planning