



YELLOWSTONE COUNTY BOARD OF PLANNING

City/County
Planning Division

Billings
Metropolitan
Planning
Organization

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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

(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*

The Board respectfully submits this recommendation to the City of Billings Mayor and City Council for consideration.

Respectfully Yours,

Signed by:

Roger Gravggaard

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Roger Gravggaard, President
Yellowstone County Board of Planning