

CITY/COUNTY PLANNING BOARD

"Serving Billings, Broadview, and Yellowstone County"

Tuesday, January 14, 2025 at 6:00pm

1 Board Attendance Roster: Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation. **BYLAWS, YELLOWSTONE COUNTY BOARD OF PLANNING, (Amended. May 25, 2004)**

Section 4. Absences and Removal A. Each member shall inform the Planning Director at least one day before the meeting of his/her inability to attend a Board or Committee meeting. Such an absence shall be considered an excused absence. If any Board member accrues three (3) or more consecutive unexcused absences from regular meetings, notice of which has been given at his/her usual place of work or residence, or by announcement at a meeting attended by him/her, the President may call such absences to the attention of the Board which may then recommend to the appointing authority that such member be asked to resign and that another person be appointed to serve out the unexpired term.

	Position	01/14/2025	01/28/2025	02/11/2025	02/25/2025	03/11/2025	03/26/2025	04/08/2025	04/22/2025	05/13/2025	05/28/2025	06/10/2025	06/24/2027	07/08/2025	07/22/2025	08/12/2025	08/26/2025	09/09/2025	09/23/2025	10/14/2025	10/28/2025	11/12/2025	11/26/2025	12/09/2025	12/23/2025
Jim Ronquillo	Billings Ward I	1																							
Roger Gravaard President	Billings Ward II	1																							
Dennie Stephenson	Billings Ward III	1																							
John Staley Vice President	Billings Ward IV	V																							
David Nordel	Billings Ward V	A																							
Troy Boucher	YC District 1	A																							
Dennis Cook	YC District 2	A																							
Vacant	YC District 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vacant	YC District 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woody Woods	YC District 5	1																							
Alexis Bonogofsky	YC District 6	1																							
Morgan Tuss	YC District 7	A																							

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a. Annafeld Subdivision 6th - Preliminary Major Plat Review and Board Discussion.

The proposed subdivision creates 87 lots for development. The subject property is generally located south of Elysian Road and east of East Lane. The property is zoned PUD and is currently vacant. TAX ID: A37619

Hunter Kelly provided a brief overview of the development. An annexation petition is being processed concurrently to bring areas outside the city limits into the City. Both the development and annexation items will be presented together at the City Council meeting on February 24, 2025. The project is planned in three phases, with construction set to begin immediately and continue through November 1, 2030.

Staff recommends conditional approval, subject to the four (4) conditions of approval as presented in the staff report. A Public Hearing is scheduled for the upcoming Planning Board meeting on January 28, 2025. The City Council will review and make a decision on the preliminary plat at their meeting on February 24, 2025.

Questions:

Board member Ronquillo inquired about the availability of City services. Mr. Kelly affirmed there are services provided for water and sewer, consisting of a new 12” water main and an 8” sewer main within the Annafeld 6th filing development.

President Gravgaard commented that he appreciates the dedicated park land in excess of the requirement.

Applicant’s Agent; Gary Owen, Sanbell.

Board member Stephenson inquired if this phase would differ from the other Annafeld filings. Mr. Owen responded that it would be consistent with the work completed in previous phases.

b. High Sierra Subdivision 22nd - Preliminary Major Plat Review and Board Discussion.

The subdivision creates 76 lots for residential development. The subject property is generally located north of Matador Avenue, west of Modera Avenue & Ortega Street, and east of High Sierra Subdivision 14th filing. The property is zoned Neighborhood 3 (N3). Tax ID: A37726

Dave Green provided a brief overview of the development. The current zoning, N3, permits larger single-family lots. The applicant is proposing a cash payment in lieu of parkland, as there is a 5-acre park located south of the property. The streets will extend throughout the subdivision and into the next filing. All utilities will be provided by the City, and a masterplan storm drainage system is in place to effectively manage the additional water flow generated by the development.

A correction was made to the Findings of Fact; some road names were mistakenly left in the document that does not align with this subdivision.

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Staff recommends conditional approval of the proposed subdivision, subject to the five (5) conditions of approval as presented in the staff report. The Public Hearing and recommendation will be held at the next Planning board meeting on January 28, 2025. City Council will take action on February 24, 2025.

Questions:

Board member Woods asked if the 5-acre park would be sufficient for all filings. Mr. Green explained that they had requested larger parks, and as the development expands, additional large parks of at least 2 or 3 acres will be included.

Board member Woods asked for clarification regarding elevation and if there would be basements. Mr. Green stated they can have basements as long as the grading was sufficient for proper water run-off.

Board member Stephenson asked about sidewalks. Mr. Owen, applicant’s agent stated there will be sidewalks installed with the construction of the homes.

c. Platinum Commercial Park Subd- Preliminary Major Plat Review and Board Discussion.

The subdivision creates 14 lots for commercial/industrial development. The subject property is generally located on the northeast corner of the intersection of South 72nd Street and Danford Road. The property is outside of County Zoning jurisdiction.

Dave Green gave an overview of the development. Mr. Green stated the subject property has been used for farming purposes, there will be no effect on the water users downstream from this property. The subdivision will be served by individual wells or alternative water source and wastewater disposal systems as submitted and approved by MDEQ. Access to the subdivision shall be from proposed approaches on Danford Road and South 72nd Street West. An RSID will be created to maintain the roads. The property is within the BUFSA boundary and will have a dry hydrant tank installed. The storm water drainage will be collected onsite using a combination of swales and the natural slope of the land. This proposed commercial/industrial subdivision will not have an impact on schools and is not required to provide parkland.

The applicant is requesting two variances as a part of the proposed subdivision.

A Variance is requested from the requirement to provide connections to adjacent properties in relation to the subject area’s eastern boundary. The proposed use of this subdivision will be commercial and industrial, so by limiting/omitting connection to 68th Street West, heavy truck and equipment traffic associated with these uses will not unduly be mixed with residential traffic along 68th Street West.

A second Variance is requested from the 600’ minimum spacing of connections to adjacent properties in relation to the property to the north of the proposed subdivision. A connection to the adjacent property to the north is proposed with the subdivision (Palladium Way) which will enable connection to the adjacent parcel for residents and owners to utilize to go from one subdivision to the other if desired. As the proposed subdivision is intended to be utilized for commercial and industrial uses, limiting the

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number of connections to the adjacent property to the north will actually serve to potentially limit having heavy truck and equipment traffic intermingling with residential traffic.

Staff recommends to the Planning Board that they forward a recommendation of conditional approval to the Board of County Commissioners for the preliminary plat of Platinum Commercial Park Subdivision, approve the variance requests and adopt the Findings of Fact as presented in the staff report.

The Public hearing and recommendation on January 28, 2025. The Board of County Commissioners are scheduled to review and act on February 24, 2025.

Questions:

Board member Woods asked for clarification on the drain fields.

Mr. Kasperick, applicant's agent stated the drain field is at the highest point of the 63 acres. The ground water was found to be generally higher than DEQ would like for individual drain fields, therefore the higher point on the property was utilized to put the drain system in and each lot will essentially pump through a low-pressure sewer system up to that point.

Board member Woods inquired whether there will be an HOA or a Maintenance RSID. Mr. Green confirmed that an RSID will be established to cover maintenance.

Board member Gravgaard asked what street Palladium Way connects to. Mr. Kasperick explained that it is currently not connected to any other streets, but connections will be made with future development. Discussions have taken place with the property owner to the north regarding a connection every 600 feet.

Board member Staley asked if 68th St is part of the proposed development. Mr. Kasperick clarified that it is not and added that the streets within the development will be wider and paved with asphalt.

Board member Stephenson inquired about the types of businesses expected to occupy the units. Mr. Kasperick explained the area is unzoned and the potential uses are fairly broad, but typical occupants could include contractors using office or storage spaces, among others.

Board member Bonogofsky noted that groundwater is a concern and inquired about the long-term plan for the wells and the possibility of them running dry.

Wyeth Friday mentioned that the board will receive further information on the matter from the Bureau of Mines in February 2025. He expressed frustration, noting that there is significant attention being paid to the groundwater study and its findings. The wells are declining, and there are concerns about groundwater and nitrate issues. Finding a solution may be challenging, as they currently rely on purchasing water.

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9. Other Business

Board member Woods requested Planning staff to give a briefing on the Annafeld and High Sierra subdivisions regarding intersections at the next Planning Board meeting scheduled for January 28, 2025.

Board member Woods mentioned legislation regarding planning and subdivisions following the last legislative session, specifically regarding splitting boards and land use. Woods expressed his opposition to splitting the boards, stating that proper planning is essential, and all boards should be advised jointly.

Wyeth responded that the only update he is aware of is a bill recently introduced, but with no hearing scheduled yet. The bill seeks to amend the Montana Land Use Act to make adjustments, including language that would allow the city/county planning board to be maintained. He hasn't seen any further details yet.

Anna added that the bill is part of the Montana Land Use Planning Act (MLUPA) and is largely for housekeeping purposes. The intent is to allow Belgrade to continue its planning board. However, the bill still has a long way to go and is being tracked daily. She also mentioned that there are other bills regarding incentivize low-income developments and another bill proposing to move RVs and mobile homes out of the subdivision review process. She noted that not every jurisdiction has access to this, and the bill has not yet been scheduled for the Housing Committee. She encouraged reaching out for requirements, as the process is still being navigated. Anna stated that she hasn't seen anything about extending the May deadline yet. She is tracking around 200 bills, but many haven't been drafted yet.

a. Upcoming Items in 2025

Mr. Friday mentioned that there are a few items currently in progress. The department is finalizing a review of 2024 to provide an overview of what has been happening. This will be presented to the board at the end of the month. Additionally, a contract will be brought to the city council to assist with the implementation of the MLUPA, starting in February 2025. Starting in March, meetings will take place on the 5th floor, with the specific conference room locations to be announced.

ADJOURNMENT: 6:58PM

10. Future Agenda Items

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

-Brenda J Berns, Planning Clerk