

## CITY/COUNTY PLANNING BOARD

*Tuesday, January 28, 2025 at 6:00pm*

	Position	01/14/2025	01/28/2025	02/11/2025	02/25/2025	03/11/2025	03/26/2025	04/09/2025	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
<b>Jim Ronquillo</b>	Billings Ward I	1	A																						
<b>Roger Gravgaard President</b>	Billings Ward II	1	1																						
<b>Dennie Stephenson</b>	Billings Ward III	1	1																						
<b>John Staley Vice President</b>	Billings Ward IV	V	1																						
<b>David Nordel</b>	Billings Ward V	A	V																						
<b>Troy Boucher</b>	YC District 1	A	A																						
<b>Dennis Cook</b>	YC District 2	A	1																						
<b>Vacant</b>	YC District 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Vacant</b>	YC District 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Woody Woods</b>	YC District 5	1	1																						
<b>Alexis Bonogofsky</b>	YC District 6	1	1																						
<b>Morgan Tuss</b>	YC District 7	A	A																						
<b>Vacant</b>	Y County Cons. District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Scott Reiter</b>	<b>Ex-Officio SD2</b>	A																							

Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation.

**Call the Meeting to Order:** President Gravgaard called the meeting to order at 6:00 p.m. on Tuesday, January 14, 2025.

**Introduction of Planning Board Members and Planning Department Staff**

President Gravgaard called for introductions of the members of the Planning Board and staff.

**Participating Planning staff members:** Wyeth Friday, Planning & Community Services Director; Anna Vickers, Planning Division Manager; Dave Green, Planner; Hunter Kelly, Planner; Brenda Berns, Planning Clerk

**1. Others in Attendance:** Dennis Randall, Gary Armstrong, Gary Owen, Taylor Kasperick, Ronni Tallerico, John Halverson, Aaron Redland, Lynne Taylor, Greg McCall

**2. Approval of Agenda:** The board approved the agenda as presented by unanimous consent.

**Motion**

Motion made by Board member Staley, seconded by Board member Stephenson to approve the agenda as submitted. Motion carried with a unanimous vote.

**3. Approval of Minutes:** January 14, 2025

**Motion**

Motion made by Board member Stephenson, seconded by Board member Cook to approve the minutes of January 14, 2025 as submitted. Motion carried with a unanimous vote.

**4. Public Comment:** As required (3 minutes maximum per person). Any member of the public might be heard on any subject that is not on the agenda. The Planning Board will not take any action on these items at this time but could choose to add an item to the next meeting agenda for discussion. There were no comments from the public.

**5- 6. Disclosure of Outside (Ex-Parte) Communication or Conflicts of Interest.**

There were no disclosures.

**7. Old Business**

**8. Public Hearing**

**b. Annafeld Subdivision 6<sup>th</sup> - 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 mentioned that phase 1 of the development will consist of 49 single-family homes and 22 townhomes, while phase 2 will add 15 more single-family lots. The full buildout of the project is expected to generate a total of 762 average weekday trips. An annexation petition is also being processed to bring areas outside the city limits into the City. Both the development and annexation proposals will be presented together at the City Council meeting on February 24, 2025. The project is planned to be completed in three phases, with construction scheduled to begin immediately and continue until November 1, 2030.

Staff recommends conditional approval of the proposed subdivision, subject to the four (4) conditions of approval as presented in the staff report. City Council will review and act on the preliminary plat on February 24, 2025.

**Questions:**

Board member Bonogofsky requested clarification on the funds allocated for traffic improvements at intersections. Mr. Kelly explained that the funds are determined based on a percentage and are reserved specifically for those improvements.

Gary Owen, Sanbell stated that they calculated the cash based on the traffic impact study and create a percentage of the proportionate amount of vehicles attributable to the subject subdivision.

Board member Staley asked who maintains the city parks. Mr. Owen stated the maintenance is covered by a private parks maintenance district.

Greg McCall of McCall Homes mentioned that the parks were originally public but have since been returned to private status and are now maintained by the HOA. Board member Staley expressed appreciation for their commitment to the parks.

President Gravgaard opened the public hearing. There were no public comments. President Gravgaard closed the public hearing.

**Motion**

Motion made by Board member Staley, seconded by Board member Woods to recommend approval and forward to City Council. Motion carried with a unanimous vote.

**c. High Sierra Subdivision 22<sup>nd</sup> - 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 14<sup>th</sup> 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.

Staff recommends conditional approval of the proposed subdivision, subject to the five (5) conditions of approval as presented in the staff report. City Council will review and act on the preliminary plat on February 24, 2025.

Landy Leep, High Sierra; Mr. Leep stated this is another phase that will connect to the next phase with 40-60 homes being built per year.

President Gravgaard opened the public hearing. There were no public comments. President Gravgaard closed the public hearing.

### **Motion**

Motion made by Board member Stephenson, seconded by Board member Woods to recommend approval and forward to City Council. Motion carried with a unanimous vote.

### **d. 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 72<sup>nd</sup> 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 72<sup>nd</sup> 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.

Staff recommends conditional approval of the proposed subdivision, subject to the seven (7) conditions of approval as presented in the staff report. The Board of County Commissioners are scheduled to review and act on the preliminary plat on February 18, 2025.

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 68<sup>th</sup> Street West, heavy truck and equipment traffic associated with these uses will not unduly be mixed with residential traffic along 68<sup>th</sup> 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 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.

### **Questions:**

Board member Bonogofsky inquired about the definition of "impact" on agriculture and the justification for denying a subdivision. Mr. Friday responded It is hard to gauge what constitutes impact on agriculture as we also have to be cognizant of right to develop private property. Adding that while the community is supportive of preservation, there is currently no mechanism in place to collaborate with local agricultural providers.

Ms. Vickers said that the subdivision review criteria within state code talks about reviewing subdivisions with specific, documentable, and clearly defined impact on agriculture, agriculture water user facilities, local services, the natural environment, wildlife, wildlife habitat, and public health and safety, but specifically further states, "excluding any consideration of whether the proposed subdivision will result in a loss of agricultural soils." While it's hard to evaluate the impact on agriculture as Wyeth stated, the state law specifically states that loss of agricultural soils is not a valid reason to deny a subdivision.

Board member Staley sought clarification on adding signage along 72nd, a main arterial road from Grand Ave., expressing concern about truck traffic and its potential impact on the high-speed flow of additional traffic. Mr. Kasperick explained that the traffic impact study takes into account the road's speed, turning elements, and the projected number of trips. A calculation, based on a percentage of these factors, helps determine the need for additional turn lanes and signage.

Ms. Vickers clarified with Mr. Kasperick that approach permits for individual lots had not yet been obtained. She mentioned that the County could implement truck signs through a resolution with the Commissioners, if needed. While the subdivision regulations do not permit it, the issue would typically be evaluated during the approach permits process. The developers will also be creating CCRs for the subdivision and plan to occupy a unit within the commercial park.

President Gravgaard opened the public hearing. There were no public comments. President Gravgaard closed the public hearing.

### **Motion**

Motion made by Board member Stephenson, seconded by Board member Woods to recommend conditional approval with the finding of facts and requested variances and forward to County Commissioners. Motion carried with a unanimous vote.

President Gravgaard asked for the boards discussion to be captured within the staff report and meeting minutes. Ms. Vickers affirmed that it would be provided to the County Commissioners.

## **9. Other Business**

### **Upcoming Items in 2025**

Mr. Friday noted that several items are currently in progress. The department is completing a review of 2024 to provide an update on recent activities, which will be presented to the Planning Board at the end of the month. A contract will also be submitted to the City Council to support the implementation of the

Montana Land Use Map, starting in February 2025. Additionally, starting in March, meetings will be held on the 5th floor, with the exact conference room locations to be announced.

## **10. Future Agenda Items**

February 11, 2025 - Presentation on the West End Groundwater Study from the Montana Bureau of Mines & Geology.

Staff is continuing to monitor the federal freeze on funds and various Senate bills in legislation that may have an impact, but there is nothing specific to report at this time.

### **ADJOURNMENT: 7:09PM**

*Draft to be approved by motion at the next scheduled meeting.*

Brenda J Berns, Planning Clerk