

CITY/COUNTY PLANNING BOARD

TUESDAY, AUGUST 26, 2025 at 6:00pm

	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	A	1	1	A	1	1	1	A	1	A	A	-	1	1									
Roger Gravggaard President	Billings Ward II	1	1	1	1	1	1	1	1	1	1	1	1	V	-	1	1								
Dennie Stephenson	Billings Ward III	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1								
John Staley Vice President	Billings Ward IV	V	1	1	1	1	1	1	1	1	1	A	1	1	-	1	1								
David Nordel	Billings Ward V	A	V	V	A	V	A	1	V	1	1	1	1	A	-	1	1								
Troy Boucher	YC District 1	A	A	A	A	A	A	A	A	A	A	A	A	A	-	A	A								
Dennis Cook	YC District 2	A	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1								
Vacant	YC District 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vacant	YC District 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woody Woods	YC District 5	1	1	1	1	1	1	1	A	1	1	1	A	1	-	1	1								
Alexis Bonogofsky	YC District 6	1	1	V	1	V	1	1	1	A	1	1	V	1	-	1	1								
Morgan Tuss	YC District 7	A	A	A	A	A	A	A	A	A	A	A	A	A	-	A	A								
Vacant	YC Cons. District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Scott Reiter Megan Trevino	Ex-Officio SD2	A	A	A	A	A	A	A	A	A	A	1	1	A	-	1	1								

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

Call the Meeting to Order: President Gravgaard called the meeting to order at 6:00 PM

Introduction of Planning Board Members and Planning Department Staff

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

Attending Staff: Anna Vickers, Planning Division Manager; Hunter Kelly, Planner; Brenda Berns, Planning Clerk

1. Others in Attendance: Landy Leep and Gary Oakland of the Oakland Company; Gary Owen, Sanbell

2. Approval of Agenda

Motion

Motion made by Board member Stephenson, seconded by Board member Ronquillo to approve the agenda as submitted. Motion passed unanimously.

3. Approval of Minutes: August 12, 2025

Motion

Motion made by Board member Stephenson, seconded by Board Member Nordel to approve the August 12, 2025 meeting minutes as written. Motion passed unanimously.

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. Disclosure of Outside (Ex-Parte) Communication – There were no outside communications.

6. Disclosure of Conflicts of Interest – There were no conflicts of interests.

7. Old Business

8. New Business

- a. High Sierra 23rd Filing Preliminary Plat – City Major Subdivision. Presentation and Discussion.

Legal description: Lot 6A-1, Block 19 of the Amended Plat of Lot 1A1-A1, Block 33 of High Sierra Subdivision, 14th Filing & Lot 6A, Block 19 of High Siera Subdivision, 21st Filing.

Hunter Kelly gave a brief overview of the High Sierra subdivision.

Property Information:

- General Location: north of Annadale Road and west of West Bonito Loop
- Legal Description: Lot 6A-1, Block 19 of the Amended Plat of Lot 1A1-A1, Block 33 of High Sierra Subdivision, 14th Filing & Lot 6A, Block 19 of High Sierra Subdivision, 21st Filing
- Owner/Subdivider: High Sierra II, Inc.
- Engineer/Surveyor: Sanbell
- Existing Zoning: N3 - Suburban Neighborhood Residential
- Existing Land Use: vacant
- Proposed Zoning: N3 - Suburban Neighborhood Residential
- Proposed Land Use: Residential
- Gross & Net Area: 12.41 Acres gross / 9.34 Acres net
- Lot Size:
 - Minimum: 7,023 square feet
 - Maximum: 86,496 square feet
- Parkland Requirements: 0.809 Acres, provided by cash-in-lieu contribution

Cash-in-lieu option selected for 0.809 acres:

A Traffic Impact Study (TIS) was completed for High Sierra Subdivision, 23rd 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 study:

Intersection	% Contribution
Annadale Road/ Riveroaks Drive	0.79 %
Annadale Road/ St. Andrews Drive	0.88 %
Sierra Granda Boulevard/ High Sierra Boulevard	0.17 %
Sierra Granda Boulevard/ Gleneagle Boulevard	0.61 %
Alkali Creek/ Skyway Drive	0.25 %
Wicks Lane/ Skyway Drive	0.26 %
Wicks Lane/ High Sierra Boulevard	0.17 %
Wicks Lane/ Fantan Street	0.09 %
Wicks Lane/ Governors Boulevard	0.58 %
Wicks Lane/ Lake Hills Drive	0.17 %
Wicks Lane/ St. Andrews Drive	0.70 %

Recommendation

Staff recommends conditional approval subject to the three (3) conditions of approval as provided in the staff report.

City Council is scheduled to review and act on the preliminary plat on September 22, 2025.

Discussion

Concerns were raised regarding whether the roads within the subdivision would be paved. Staff confirmed that the roads will be paved and maintained by City Public Works as part of the municipal street system once constructed.

It was further clarified that some of the paved sections may transition into gravel in the early phases of development. However, with the next filing, additional paving will be completed, and speed limits on residential streets will be reduced to align with neighborhood standards. Engineering plans, which extend beyond the current phase, will provide more detailed guidance on roadway design and improvements at that stage.

Board members also asked where jurisdiction between the City and County begins and ends. Staff noted that this will depend on final engineering determinations and roadway classifications. Regardless, new roads are expected to be built as part of the subdivision and will ultimately be incorporated into the City's maintenance responsibilities.

Applicant's Agent: Gary Owen, Sanbell; Mr. Owen stated that the previous phases of the subdivision were constructed and paved with utilities installed to City standards. He noted that future streets will also comply with City and DEQ requirements. The right-of-way has been dedicated, and the developer will complete all required improvements. Following completion and the warranty period, the City will assume maintenance responsibilities.

Questions

Questions were raised regarding the street layout, including whether there is a cul-de-sac on a particular property. It was explained that the current turnaround is temporary and surfaced with gravel, and that it will be removed when the next phase extends the street to the west. It was confirmed that a fire truck can safely turn around, and that streetlights and sidewalks will be installed.

Developer: Gary Oakland, Oakland Company; Mr. Oakland stated that this is a phase of a 20-year project. Previous phases have donated substantial parkland, totaling hundreds of acres, which has been annexed by the City. He noted that this phase is part of a preapproved master plan.

Motion

Motion made by Board member Stephenson, seconded by Board member Woods to forward a recommendation of approval, with the conditions of approval and the findings of fact. Motion passed unanimously.

9. Other Business

- a. Proposed Adjustment to Planning Board Meeting Start Time. Discussion and Action.

Anna Vickers requested that the Board consider moving the Planning Board meeting start time to 4:00 p.m. to better accommodate staff schedules and reduce after-hours costs.

Discussion

The Board discussed scheduling concerns with staff and board members and concluded that a 4:30 p.m. meeting start time would accommodate the Board's needs and promote better in-person participation.

Motion

Motion made by Board member Bonogofsky, seconded by Board member Woods to adjust the starting time of the City County Planning Board meetings to 4:30pm. Motion passed unanimously.

Other Business – General Discussion

Questions were raised regarding the possibility of a large data center development. Limited information was available at this time, but outreach has been made to Big Sky EDA for additional details.

The Board then discussed activity related to BNSF. It was explained that a parcel near 72nd Street, located outside of the zoning boundary, is being developed as a rail storage yard. Because the property is outside zoning, and the state administers building permits and inspections in the county, and the land is not being subdivided, planning regulations cannot be applied. The only potential area of local oversight would be an approach permit, though it is uncertain whether one is needed.

The discussion acknowledged that this situation highlights the challenges of limited county zoning. Development can occur outside of zoning without restrictions and permitting processes at the State level are often minimal. Concerns were expressed that construction of facilities can have significant impacts on surrounding properties, yet local jurisdiction is limited. Commissioners often rely on the State's review and defer to their authority, which can result in frustration for residents and board members.

It was emphasized that long-range land use planning is intended to address such issues by providing a framework for managing growth over the next 20 years and avoiding fragmented development. Although attempts have been made in the past to establish countywide zoning, they have not been successful. Developers often prefer building in the county because the process is less restrictive. The discussion concluded with acknowledgment that planning staff continue to manage a heavy workload but see value in engaging commissioners in broader conversations about zoning, growth management, and community impacts.

10. Future Agenda Items

ADJOURNMENT: 6:37PM

Brenda J Berns, Planning Clerk