

CITY/COUNTY PLANNING BOARD

TUESDAY, SEPTEMBER 9, 2025 at 4:30pm

	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	A	-	1	1	1							
Roger Gravgard President	Billings Ward II	1	1	1	1	1	1	1	1	1	1	1	1	V	-	1	1	1							
Dennie Stephenson	Billings Ward III	1	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	1							
David Nordel	Billings Ward V	A	V	V	A	V	A	1	V	1	1	1	1	A	-	1	1	A							
Troy Boucher	YC District 1	A	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	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	1							
Alexis Bonogofsky	YC District 6	1	1	V	1	V	1	1	1	A	1	1	V	1	-	1	1	A							
Morgan Tuss	YC District 7	A	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	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 4:30 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; Dave Green, Planner; Brenda Berns, Planning Clerk

1. Others in Attendance: Dominic Neameyer, Sanbell

2. Approval of Agenda

Motion

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

3. Approval of Minutes: August 26, 2025

Motion

Motion made by Board member Stephenson, seconded by Board Member Staley to approve the August 26, 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.

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 – There was no old business.

8. New Business

a. Trestles Preliminary Plat – City Major Subdivision. Presentation and Discussion.

The Trestles subdivision in Copper Ridge is proposed west of 70th Street and Rimrock Road, encompassing 337 lots and a 25.16-acre remainder lot. Formerly farmland, the site is zoned Neighborhood 3 (N3), Neighborhood 1 (N1) and Public 1 (P1) and includes planned parkland. The development will provide 10.55 acres of parkland, exceeding the required 2.7 acres, and will connect to surrounding neighborhoods and infrastructure.

Recommendation

Staff recommends conditional approval subject to the four (4) conditions of approval as presented in the staff report.

Discussion

The board discussed concerns about lot frontages, the inclusion of trailers, and potential impacts from a proposed zone change. Questions were raised about the layout of cul-de-sacs and traffic impacts, particularly on 70th Street. It was noted that green space and city engineering plans help address some of these concerns, and a traffic study has been conducted to evaluate potential effects. Resident input and neighborhood considerations were also referenced in the discussion.

Applicant's Agent: Dominic Neameyer, Sanbell; Mr. Neameyer addressed the board's concerns and stated the subdivision will include detention ponds off Rimrock Road, a divided main entrance, and additional connections via Shiny Penny Lane and Bronze Boulevard to Copper Ridge. A future access point is planned into the remainder parcel, with all traffic ultimately connecting to Rimrock. Side yard setbacks are 5 feet, ensuring a 10-foot separation between homes, which meets fire safety standards. In N1 zoning, maximum lot coverage is 60%. All lots will have sidewalks, streetlights, and a 5-foot path along Rimrock Road.

Planning Board members expressed strong concern about the cumulative impact of adding 330 new lots to already overcrowded schools, particularly West High, which is well over capacity. State law currently prevents subdivisions from being denied due to school impacts, though members emphasized the safety and quality-of-education issues this creates. The Planning Department noted ongoing discussions at the state level regarding school funding, impact fees, and legislative reform. Board members requested that their concerns about schools and traffic impacts be documented in the staff report to City Council. Final action is scheduled for the next meeting.

Planning Board Public Hearing September 23, 2025

City Council action on October 27, 2025

9. Other Business

10. Future Agenda Items

ADJOURNMENT: 4:59PM

Brenda J Berns, Planning Clerk