

CITY/COUNTY PLANNING BOARD

TUESDAY, SEPTEMBER 23, 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	1						
Roger Gravgard President	Billings Ward II	1	1	1	1	1	1	1	1	1	1	1	1	V	-	1	1	1	1						
Dennie Stephenson	Billings Ward III	1	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	A						
David Nordel	Billings Ward V	A	V	V	A	V	A	1	V	1	1	1	1	A	-	1	1	A	1						
Troy Boucher	YC District 1	A	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	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	1						
Alexis Bonogofsky	YC District 6	1	1	V	1	V	1	1	1	A	1	1	V	1	-	1	1	A	1						
Morgan Tuss	YC District 7	A	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: Wyeth Friday, Planning & Community Services Director; Dave Green, Planner; Ben Jackson, Planner

1. Others in Attendance: John Halverson, Dominic Neameyer, Joey S. with Sanbell; Doug Wild

2. Approval of Agenda

Motion

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

3. Approval of Minutes: September 9, 2025

Motion

Motion made by Board member Stephenson, seconded by Board Member Cook to approve the September 9, 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. Public Hearing and Action. Trestles Preliminary Plat – City Major Subdivision

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.

Dave Green gave an overview of the Trestles subdivision, plat information, and added that the parks will be privately owned and maintained by a private HOA created by the subdivider.

Recommendation

Staff recommends conditional approval subject to the four (4) conditions of approval as presented in the staff report. City Council action will be held on October 27, 2025.

President Gravgaard opened the Public Hearing. There were no members of the public present, the Public Hearing was closed.

Questions

The Board discussed concerns regarding the widening of Grand Avenue, noting that the project will stop short of 62nd Street. The Board also inquired about the proposed 25-foot lot widths and whether any restrictions apply.

Applicant's Agent: John Halverson, Sanbell; Mr. Halverson addressed the Board's concerns, and it was explained that the narrower lots are intended for duplexes with a 0-foot lot line, sharing a party wall, and a 5-foot setback on the opposite side. The development meets the N1 zoning requirement as measured at the front setback—one building per two lots, side by side.

Discussion

Questions arose regarding egress for emergency services, and the Board was informed that three access points are planned at Rimrock Road, Bronze Boulevard, and Shiny Penny. The Board also expressed appreciation for the inclusion of parkland in the proposal.

Motion

Motion made by board member Stephenson, seconded by board member Woods to forward a recommendation of approval, with the findings of fact and four (4) conditions of approval. Motion carries unanimously.

9. Other Business

Volunteer Board Appreciation Dinner

Wyeth Friday advised the Board of the upcoming volunteer board appreciation dinner scheduled for October 29th. He noted there will be a guest presenter, with additional details to be shared in the future. Mayor and council members will also be in attendance.

Billings2045 Community Survey

Mr. Friday informed the Board that a community survey is available on the City's website regarding the Billings2045 plan. He encouraged the Board to provide feedback and requested that they share the survey link with others to increase participation. The survey is also being promoted on social media, and outreach efforts will include Harvest Fest on October 11th and the library on October 14th.

Westend Ground Water Modeling

Mr. Friday reported that information regarding the Westend Ground Water Modeling is expected to be available sometime in October.

School Capacity Discussion

Following discussions at the previous meeting regarding schools operating over capacity, the Board requested that School District 2 provide an update on current capacity challenges and potential strategies to address them. Gordon Klasna will attend the October 14th Planning Board meeting to present this information.

10. Future Agenda Items

Southside Urban Renewal District: On October 14th, the City will consider the proposed expansion of the Southside Urban Renewal District, with the hearing date set in accordance with state statutes. The Planning Board is required to confirm that the proposed expansion aligns with the City's growth policy. An analysis has been completed and indicates that the proposal meets the State's requirements for deficiencies; further details will be shared at the October 14th meeting. Additional information will be provided in the coming days, and an informational meeting will be held at Orchard School. Approximately 3,900 letters will be sent to property owners within the urban renewal project area.

The meeting focused on discussing several infrastructure projects and concerns. The group discussed changes to a turn lane on Jackson and State Avenue, with some confusion about whether proper notifications were made about the changes. They also addressed ongoing construction on 9th and 10th Avenue South between 27th and 31st, where storm drains were supposed to be installed before blacktopping. Planning staff agreed to follow up on both issues, with plans to check with Public Works about the intersection improvements and to investigate the status of the storm drain installation project.

ADJOURNMENT: 4:59PM

Brenda J Berns, Planning Clerk