



CITY/COUNTY PLANNING BOARD

TUESDAY, DECEMBER 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	1	A	-	-	-	1	
Roger Gravgaard President	Billings Ward II	1	1	1	1	1	1	1	1	1	1	1	1	V	-	1	1	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	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	1	-	-	-	V	
David Nordel	Billings Ward V	A	V	V	A	V	A	1	V	1	1	1	1	A	-	1	1	A	1	A	-	-	-	V	
Troy Boucher	YC District 1	A	A	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	A	-	-	-	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	1	-	-	-	1	
Alexis Bonogofsky	YC District 6	1	1	V	1	V	1	1	1	A	1	1	V	1	-	1	1	A	1	1	-	-	-	V	
Morgan Tuss	YC District 7	A	A	A	A	A	A	A	A	A	A	A	A	A	-	A	A	A	A	A	-	-	-	A	
Scott Reiter or Megan Trevino	Ex-Officio SD2	A	A	A	A	A	A	A	A	A	A	1	1	A	-	1	A	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 II; Hunter Kelly, Planner I; Brenda Berns, Planning Clerk

1. Others in Attendance: Taylor Kasperick, Performance Engineering; Greg Reid, WWC Engineering; Emarie Skelton, High Plains Architects; Shawn Cox-Mistretta; Mike Yakawich

2. Approval of Agenda

Motion

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

3. Approval of Minutes: October 14, 2025

Motion

Motion made by Board member Stephenson, seconded by Board Member Ronquillo to approve the October 14, 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.

a. Mike Yakawich, Senate Representative District 24, former Billings City Council Member

Mr. Yakawich expressed appreciation to the Planning Board members for their dedication and hard work.

5. Disclosure of Outside (Ex-Parte) Communication – There were no Ex-Parte 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. **Motion. Appointment of the Planning Board Nominating Committee for the 2026 Planning Board -**

The Board appointed Woody Woods as Chair, John Staley, and Roger Gravgaard to serve on the Nominating Committee.

b. **Board Action. Reappointment of Dave Coppock to his seat on The Bicycle-Pedestrian Advisory Committee – 3 Year Term; Beginning January 1, 2026.**

An overview was provided of the Planning Board's role in the Bicycle Pedestrian Advisory Committee (BPAC). BPAC was originally created by resolution of the City Council and County Commissioners, its membership structure included representatives appointed by the County Commissioners, representatives appointed by the City Council, and one representative appointed by the Planning Board.

Motion

Motion made by Board member Stephenson, seconded by Board member Woods to reappoint Dave Coppock to his seat on the Bicycle-Pedestrian Advisory Committee. Motion carries unanimously.

c. **Board Review and Discussion. Preliminary Plat Copper Farms (Copper Square) City Subdivision – Hunter Kelly, Planner I**

Mr. Kelly gave an overview of the project. Staff are recommending conditional approval with findings of fact and 5 conditions.

Discussion

The Board discussed the turnaround at Road B, including whether it should be considered permanent or temporary. It was noted that the status depends on future development to the south. Staff explained that regulations require roads longer than 150 feet to include a hammerhead or cul-de-sac, and because Road B may serve as a future connection, the turnaround would be considered temporary.

A Public hearing will be held at the next Planning Board meeting on December 23, 2025.

City Council is scheduled to review and act on the preliminary plat on January 26, 2026.

d. **Board Review and Discussion. Preliminary Plat Lone Eagle North County Subdivision – Dave Green, Planner II**

Mr. Green gave an overview of the project. Staff are recommending conditional approval with findings of fact and 9 conditions. Staff are recommending denial of the two requested variances.

Mr. Green noted that traffic impact studies were requested for three intersections. The applicant requested two variances, including one related to a road exceeding the 1,000-foot length limit. The applicant also indicated they do not wish to connect to the original road. The proposed subdivision would be developed in four phases.

The applicant has requested two variances from the following Yellowstone County Subdivision Regulations:

Section 4.6, Streets and Roads. 7.

7. Dead end roads shall not be more than 1,000 feet in length.

Section 4.6, Streets and Roads. 3.

3. There shall be right-of-way and road connections made when existing roads or platted roads outside of the subdivision connect to the subject parcel.

Discussion

The Board discussed the 60-foot-wide road requirement, noting that Lone Eagle is a county road and that the 60-foot requirement applies whether the road is public or private. The applicability of BUFSA and FUEGO were reviewed, being relevant since the project is outside of BUFSA. A letter from a neighbor had been submitted; the neighbor was not present but will be notified of the upcoming public hearing. It was also noted that an updated plat showing contours can be provided in the staff report for the public hearing.

A Public Hearing will be held at the next Planning Board meeting on December 23, 2025.

County Commissioners are scheduled to review and act on the preliminary plat on January 20, 2026.

9. Other Business

Wyeth Friday reminded the Board members of the City Hall Open House taking place on Thursday, December 12, 2025 from 4:00 PM to 6:00 PM.

Mr. Friday provided an update on the Billings West End Flood Study modeling work. Staff have been coordinating with the Bureau of Mines & Geology (BMG) to ensure the model incorporates the most current information regarding development activity and conditions in the West End area. Meetings have included city and county engineering, planning, and Riverstone Health. Additional information was shared with BMG regarding the annexation map and the West End Neighborhood Plan, including permitting requirements for septic system liners from DEQ, which were new to BMG. The modeling team is still collecting information to ensure the study is accurate and up to date. While no exact date has been set for the next update, a full presentation to the Planning Board, City Council, and County Commissioners is anticipated in early 2026. BMG is also coordinating with DNRC and DEQ as part of this effort.

An update was provided on the Billings 2045 and Land Use Map project. Staff are continuing to gather information, and the public survey remains open. The project webpage contains information about upcoming public meetings and will be updated as new information becomes available.

10. Future Agenda Items

Recognition of Service for Outgoing Planning Board Member, Woody Woods

ADJOURNMENT: 5:14 PM

Brenda J Berns, Planning Clerk