



NOTICE TO THE PUBLIC

Citizens are invited to:

. Review the Agenda Packet on the City's website at: <https://ci.billings.mt.us/117/Agendas-Minutes>
Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to the Board via email before 12:00 pm on the meeting date. All emails received prior to this time will be entered into the record for the public hearing. Comments may be submitted by:

- . Mail: City/County Planning Division, PO Box 1178, Billings MT 59103
- . Email: bernsb@billingsmt.gov
- . NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). A TTY number for the hearing impaired, 406-657-3079, is available upon request. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify the Planning Division Office, at 406-247-8610.

Call the meeting to order.

Introduction of City Board of Adjustment Members and Planning Department Staff.

Public Comment

Approval of Minutes:

Meeting Minutes of February 4, 2026

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

Regular Business:

- Opening of public hearings.
- Reading of rules for the procedure by which the public hearings will be conducted.
- Reading of notices of the public hearings on the following items:

Public Hearings:

- City Variance 1392 -- 1201 N Broadway -- Sign Variance** -- Variance request from Section 27-1407, Table 27-1400.13 restricting the size of an attached wall sign to a maximum of 250 sq. ft. to allow a sign on the north side of the newly constructed hospital building of 639 sq. ft. and on the south side of the building of 665 sq. ft., for property located on Lots 1-48, Block 9, North Side Addition, Third Filing, Tracts 1 and 2, COS 934, Lots 1-21, Block 1 and Lots 1-4, 12-15, Block 2, Normal Subd., Lots 10-A, 11-A, and 11B, Block 2, Amended plat of Lots 10 and 11, Block 2, Normal Subd., Lots 22-4C, Block 1, Normal Subd., Second Filing, Lot 2, Block 1, Normal Subd., Third Filing, in S32, T01 N, R26 E., a combined area of approximately 9.53 acres.

Other Business/Announcements

Adjournment

Additional information on this application is available on-line at <https://www.billingsmt.gov/2361/Current-Zoning-Applications>

Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Brenda Berns, Planning Clerk at bernsb@billingsmt.gov or 406-247-8610

□
City Board of Adjustment

Meeting Date: 03/04/2026

SUBJECT:

PRESENTED BY: Brenda Berns

Information

REQUEST

Meeting Minutes of February 4, 2026

RECOMMENDATION

APPLICATION DATA

OWNER:

AGENT:

LEGAL DESCRIPTION:

ADDRESS:

CURRENT ZONING:

EXISTING LAND USE:

PROPOSED USE:

SIZE OF PARCEL:

SURROUNDING LAND USE & ZONING

NORTH:

Zoning:
Land Use:

SOUTH:

Zoning:
Land Use:

EAST:

Zoning:
Land Use:

WEST:

Zoning:
Land Use:

BACKGROUND

RECOMMENDATION

Staff recommends

Attachments

Minutes of February 4, 2026

Wednesday, February 4, 2026 at 4:30 PM

Board members		01/07/2026	02/04/2026	03/04/2026	04/01/2026	05/06/2026	06/03/2026	07/01/2026	08/05/2026	09/02/2026	10/07/2026	11/04/2026	12/02/2026	
Josh Sayer	Chairman	1	1											
Michael Bruschwein	Vice Chair	A	1											
George Warmer	Member	V	1											
Chris Hayes	Member	1	1											
Elizabeth Shumaker	Member	1	1											
Vacant	Member	-	-											
Vacant	Member	-	-											
TOTAL NUMBER OF APPLICATIONS 2026		01/07/2026	02/04/2026	03/04/2026	04/01/2026	05/06/2026	06/03/2026	07/01/2026	08/05/2026	09/02/2026	10/07/2026	11/04/2026	12/02/2026	TOTAL
Variance		1	2											3
Appeal														

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

Call the Meeting to Order: Chairman Sayer called the meeting to order at 4:31 PM.

Attending Staff:

Karen Husman, Zoning Coordinator; Brenda Berns, Planning Clerk

Public Attendance: Gordon Tryan, Jefferey Winkler, Ryan Stichman, Michael Burke, Bryce Terpstra, Kyle Nielsen

Public Comment: There were no speakers.

Approval of Meeting Minutes – January 7, 2026

Motion

Motion by Board member Warmer to approve the meeting minutes of January 7, 2026 as submitted, second by Board member Bruschwein. Motion carried unanimously.

Conflicts of Interest Disclosure for Members and Staff

Disclosure of Ex Parte Communications – There were none

Disclosure of Site Visits – Board member Warmer visited the site of Variance 1391

Disclosure of Conflict of Interest – There were none

Regular Business

Karen Husman, Zoning Coordinator, read the rules and procedures for conducting a public hearing.

Public Hearing

Chairman Sayer opened the Public Hearing.

a. City Variance 1390 – 802 S 26th St. – Side Street Build to Zone- A variance from Section 27-405, Table 27-400.2.A.5 requiring a Side Street Build To Zone of 5-10 feet to allow a zero (0) foot setback to the property line, and from Section 27-1503.A.2 to allow an increase in the size of the building that currently does not meet the front build to zone or build to corner requirements in a Downtown Support (DX) zone, on Lots 1 – 12, Block 230, , Billings Original Townsite, (LESS FRAC 184 SQ FT LT 1) &(LESS ROW) S03, T01 S, R26 E, an approximately 41,682 sq. ft. parcel of land. The purpose of the variance is to allow an addition to their existing facility of 2,910 sq. ft. and would allow a **zero (0) foot side street build-to setback** where a **5–10 foot Side Street Build-To Zone** is required. Tax ID: A01718

Karen Husman gave a brief overview of the requested variance. The subject property is surrounded by properties that have a similar set up as what is being proposed. There are some exterior storage units that will be removed upon completion of the expansion project.

Recommendation

Planning staff recommends conditional approval of Variance 1390 and adoption of the findings of the review criteria.

Planning Staff is recommending conditional approval based on draft findings of the review criteria for variances:

- **Denying the variance might deprive this owner of similar rights** enjoyed by others in the area.
There are multiple properties in the vicinity that do not meet the current build-to zone requirements applicable in the district.
- **Granting the variance will not confer a special privilege to this applicant.**
This ensures the applicant is treated comparably to other landowners in the district who have faced similar hardships.
- **Granting the variance will be in harmony with the purposes of zoning and growth policy.**
Would be in harmony with the general purposes and intent of the Growth Policy and zoning code, in that it is encouraging uniformity in established neighborhoods. Successful businesses that provide local jobs benefit the community.

The Board may find one of the following Alternatives to Staff's recommendation:

- Approve the requested Variance 1390 and adopt the staff's recommended findings of fact of the criteria and conditions of approval;
- Approve the requested Variance 1390 and adopt the staff's recommended findings of fact of the criteria;
- Deny the requested Variance 1390 and adopt new findings of fact of the criteria;
- Allow the applicant to withdraw the variance request; or
- Delay action on the variance application to a future Board of Adjustment meeting.

Staff presented the request and provided an overview of the applicable code criteria, including the specific standards required for approval. Staff reviewed the site conditions, surrounding land uses, zoning designation, and any relevant history associated with the property. The staff report summarized how the request aligns—or does not align—with the comprehensive plan, development regulations, and neighborhood compatibility standards. Staff also outlined key findings from their analysis and provided a recommendation for the Board's consideration.

Applicant

Kyle Nielsen, Owner; Grains of Montana – Mr. Nielsen stated that the purpose of the variance request is to maximize the building's square footage. Plans are in place to develop the southern portion of the bakery to serve as the packaging and delivery staging area for the business. While the building's depth is adequate, the width presents challenges, as materials and equipment tend to accumulate. The proposed expansion would help alleviate this issue.

He further noted that approximately 90% of the traffic on the street is generated by the bakery, and therefore the impact on foot traffic to other businesses or nearby residences is expected to be minimal.

Michael Burke, HGFA – Mr. Burke stated that the proposed addition is a necessary component of the business's future expansion plans and that the additional space will support and improve the shipping and receiving operations.

In opposition

There were no members of the public present to speak in opposition.

Chairman Sayer closed the Public Hearing.

Discussion

Board Member Shumaker stated that the request was straightforward and did not present any unusual circumstances or concerns.

Motion

Motion by Board member Warmer to Approve Variance 1390 and adopt the findings of the review criteria and recommended conditions as presented within the staff report. Second by Board member Shumaker. Variance 1390 is Approved. Vote:5:0

b. City Variance 1391 – Generally located on the corner of N 14th St. & 2nd Ave N. – Building siting--Zoning variance request from Section 27-904, Table 27-900-5.1.a – Build-to Corner, and Street Side Build To Zone requiring 0’ to 5’ on a side street to allow the building location along the alley approximately 70’ from the side adjacent to street property line, Table 27-900-5.1.c requiring surface Parking and Loading Facility location to be in the rear yard, to allow Loading Facility on the alley side, and to allow a portion of the Parking to be located in the side adjacent to street location in the East Billings Urban Revitalization District- Central Works (EBURD-CW) on Lots 13-16, Block 78, Billings Original Townsite, S33, T01 N, R26 E, a parcel of land approximately 14,000 sq. ft.. The purpose of the variance is to allow the site to be developed with the structure adjacent to the alley. Tax ID: A00524.

Karen Husman provided an overview of the requested variance. The applicant is seeking approval to allow the building to be located along the alley, approximately 70 feet from the side property line adjacent to the street.

Ms. Husman stated that the proposal is a strong example of an infill development project within the EBURD district. She noted that the surrounding businesses are diverse in nature and that the variance has been requested to allow the applicant’s business to function more efficiently given the site constraints.

She further explained that one of the goals within the EBURD is to encourage relocation of parking from the front of businesses; however, achieving that objective has been challenging. The business located across the alley is associated with the subject property, and the applicant intends to coordinate vehicle movement between the two businesses via the alley to support site functionality.

Recommendation

Planning Staff are recommending conditional approval of Variance 1391 and adoption of the findings of the review criteria.

- **Denying the variance might deprive this owner of similar rights** enjoyed by others in the area. There are multiple properties in the vicinity that do not meet the current build-to zone requirements applicable in the district.
- **Granting the variance will not confer a special privilege to this applicant.** This ensures the applicant is treated comparably to other landowners in the district.
- **Granting the variance will be in harmony with the purposes of zoning and growth policy.** The Growth Policy guidelines support development of infill parcels that integrate into existing neighborhood character. Successful businesses that provide local jobs benefit the community. The new business will create jobs, strengthen the local economy.

Applicant

Gordon Tryan, Browns Auto Center – Mr. Tryan stated that he was present on behalf of KCWD, the property owner, and Browns Auto Center, the tenant. He explained that both are family-owned businesses and intend to operate in tandem.

He noted that the tenant requesting the variance specializes in ADAS (Advanced Driver Assistance Systems), which require precise recalibration following structural damage to a vehicle. Mr. Tryan emphasized that the recalibration process is highly meticulous and must comply with strict industry standards and manufacturer guidelines.

Mr. Tryan further expressed a desire to contribute positively to the character of the area and help foster a vibrant business environment.

Jeff Winkler, HGF Architects – Mr. Winkler stated this is an exciting project and was present to answer any questions from the Board. There were no questions presented.

In Opposition

There were no members of the public present to speak in opposition.

Chairman Sayer closed the Public Hearing.

Motion

Motion by Board member Bruschwein to Approve Variance 1391 and adopt the findings of the review criteria and recommended conditions as presented within the staff report.

Second by Board member Sayer.

Variance 1391 is Approved. Vote: 5:0

Other Business

Karen stated there is one new agenda item coming before the Board in March.

ADJOURNMENT: The meeting adjourned at 4:59 PM

Brenda J Berns, Planning Clerk

City Board of Adjustment

Meeting Date: 03/04/2026

SUBJECT: City Variance 1392 - 1201 N Broadway - Intermountain Health Sign Variance

THROUGH: David Green

PRESENTED BY: David Green

Information

REQUEST

City Variance 1392 -- 1201 N Broadway -- Sign Variance -- Variance request from Section 27-1407, Table 27-1400.13 restricting the size of an attached wall sign to a maximum of 250 sq. ft. to allow a sign on the north side of the newly constructed hospital building of 639 sq. ft. and on the south side of the building of 665 sq. ft., for property located on Lots 1-48, Block 9, North Side Addition, Third Filing, Tracts 1 and 2, COS 934, Lots 1-21, Block 1 and Lots 1-4, 12-15, Block 2, Normal Subd., Lots 10-A, 11-A, and 11B, Block 2, Amended plat of Lots 10 and 11, Block 2, Normal Subd., Lots 22-4C, Block 1, Normal Subd., Second Filing, Lot 2, Block 1, Normal Subd., Third Filing, in S32, T01 N, R26 E., a combined area of approximately 9.53 acres.

RECOMMENDATION

Planning staff is recommending conditional approval and adoption of the findings of the criteria for Variance 1392.

APPLICATION DATA

OWNER: Intermountain Health & Sister's of Leavenworth

AGENT: Henningson, Durham & Richardson, P.C.: Representative, Brittany Cael

LEGAL DESCRIPTION: Lots 1-48, Block 9, North Side Addition, Third Filing, Tracts 1 and 2, COS 934, Lots 1-21, Block 1 and Lots 1-4, 12-15, Block 2, Normal Subd., Lots 10-A, 11-A, and 11B, Block 2, Amended plat of Lots 10 and 11, Block 2, Normal Subd., Lots 22-4C, Block 1, Normal Subd., Second Filing, Lot 2, Block 1, Normal Subd., Third Filing, in S32, T01 N, R26 E. A11334, A11335, A11336, A11341, A12241, A12242, A12243, A12244, A12245, A12246, A12248, A12249, A12250, A12251, A12252, A12253, A12254, A12255, A12256, A12257, A12258, A12259, A12260, A12261, A12262, A12263, A12264, A33974

ADDRESS: 1201 N Broadway

CURRENT ZONING: P3 (Public 3 Campus / Medical)

EXISTING LAND USE: Hospital parking lots

PROPOSED USE: New hospital building

SIZE OF PARCEL: 9.53 acres

CONCURRENT APPLICATIONS

None

APPLICABLE ZONING HISTORY

See attached zoning 'History.'

SURROUNDING LAND USE & ZONING

NORTH: Zoning: P3 Campus/Medical with one lot of Corridor Mixed Use 1 (CMU1)

Land Use: MSU Billings, Foundation of Montana State University in CMU1

SOUTH: Zoning: P3

Land Use: Medical offices, medical clinics

EAST: Zoning: CMU1

Land Use: Retail Businesses and medical offices and clinics

WEST: Zoning: P3

Land Use: Medical facilities

BACKGROUND

This is a variance request from Section 27-1407 -- Table 27-1400.13, requiring a maximum sign area of 250 square feet for any wall sign in the P3 (Public 3 campus/medical) zone district. The property is intended for the development of a new hospital facility. The hospital will be 737,000 square feet and 14 stories tall. The parcel is approximately 9.53 acres. The proposed building has frontage on Poly Drive, North 27th Street and 11th Avenue North. The applicant is proposing two signs. One sign facing north is 639 square feet, and another sign facing south, 665 square feet. The proposed signs are consistent to the color scheme and logo of other Intermountain Health signs at the hospital's current location and clinics around town.

The building facade facing north has frontage on Poly Drive. The sign facing south has frontage on 11th Avenue North. The

façade on the north is 33,301 square feet. On the north, the proposed sign size is 639 square feet. This is 1.9% of the total wall square footage. The façade on the south is 40,493 square feet with the proposed south-facing sign being 665 square feet. This is 1.6% of the total wall square footage. The applicant states in the documentation they are proposing three signs on the south wall. Planning does not consider the cross a sign. Crosses are a religious Christian symbol, it is not a retail brand or wording. The Zoning Code states that signs shall not include art that does not include commercial speech. Therefore, Planning will not require a permit for the cross. Areas labeled 'Future Donor Recognition Area' on the south elevation of the attachments submitted by the applicant, are not part of this sign variance request. Additionally, had this building been located in the Central Business District (CBD) zone district, since the building exceeds 10 stories in height, its wall sign limitation would be 10% of the wall area, with no maximum size.

The sign code applies a maximum wall sign area of 250 square feet, regardless of the size and height of the building or the length of the street frontage. The Board of Adjustment has granted a similar variance for the Scheels building in Shiloh Crossing in December 2011. The Scheels building is within the previous Shiloh Corridor Overlay District which also had a maximum wall sign area of 250 square feet. The previous sign codes allowed building wall signs to equal up to 3 square feet for each linear foot of structure that faced a street. If the previous sign code were still in place, a maximum wall sign - or group of wall signs - would have been allowed up to 1,200 square feet - or about 10% of the proposed facade area. The Scheels sign of 544 square feet, by contrast, takes up about 5% of the façade area for that building.

In 2012, the BOA approved an increase in sign size and height for the Vegas Hotel near the S 27th St and I-90 interchange. This sign variance allowed the sign to be much taller 50 feet in height when only 12 feet was allowable, and larger 170sqft in size when only 40sqft was allowable within the S 27th St Corridor sign code. The topography was challenging based on the elevation of the highway overpass just east of the property.

In 2022, the BOA approved a sign for the Coca-Cola bottling facility on South Frontage Road and Harnish Boulevard, near Zoo Drive. The maximum sign area for that site was also 250 square feet for a wall sign. They requested a sign that was 456 square feet. That facility is approximately 240,000 square feet on about 9.5 acres. Their wall for the sign was 12,000 square feet, making the sign 3.8% of the wall.

STAKEHOLDERS

Planning staff notified owners by mail, posted the property and published the legal ad as required. As of the date of this staff report, no comments or concerns have been registered with the Planning Division.

ALTERNATIVES

The Board of Adjustment may:

- Approve the requested variance with conditions as recommended by the Planning staff; Approve the requested variance with amended conditions;
- Approve the requested variance with no conditions;
- Deny the requested variance with amended findings of fact of the criteria; or
- Allow the applicant to withdraw the variance request. The applicant has not requested a withdrawal at this time.

SUMMARY

Prior to approval, the Board of Adjustment shall ensure that the determinations for variances (*Sec. 27-1627.D and E.*), as outlined below, have been satisfied:

Section 27-1627.D

1) That special conditions and circumstances exist which are peculiar to the land, the lot or something inherent in the land which causes the hardship, and which are not applicable to other lands in the same district.

There are circumstances that exist which are peculiar to the proposed building and the building lots. There is a significant uphill grade from the south to the north of the property. With this size of building, 14 stories and 737,000 square feet, a sign of 250 square feet would be too small and out of proportion for the building. With one sign on the north and one on the south, even though they are asking for 639 square feet on one side and 665 square feet on the other, both signs are still under 2% of the square footage of the wall they will be mounted on. With the two signs being larger, they will be more proportionate to the size of the building and visible to the public, helping those that may be unfamiliar with the area and are looking for the hospital. Billings is a regional area for those in need of a hospital. Drivers rely on signs that are large enough and well-designed to convey a legible message. Difficulty in reading a sign distracts a driver longer than necessary from critical attention to traffic.

2) That a literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other tracts in the same district.

The Board of Adjustment has granted at least three sign area variances in the past. They have been rare and very specific to conditions and buildings. Similar property in the City in specific areas has also developed much larger wall signage to accommodate the mass and scale of buildings on those lots and to better communicate with drivers on a heavily traveled road. Coca-Cola and Scheels each have wall signs close to 500 square feet. If the variance is denied, this could deprive this applicant of rights commonly enjoyed by other large buildings in Billings.

3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this zoning code to other land in the same district.

Granting this variance will not confer on the applicant a special privilege because the Board of Adjustment has granted a limited number of variances from the maximum sign area to other large buildings on larger properties. Similarly situated development in the City also has larger wall signs to scale larger buildings, as proposed by Intermountain Health.

4) That the granting of the variance will be in harmony with the general purpose and intent of this zoning code and with the Growth Policy.

Granting this variance is consistent with the general purposes and intent of the zoning regulations and the 2016 Growth Policy. The proposal represents a strong infill opportunity in an area where public infrastructure is already in place and where development is consistent with existing land uses surrounding the hospital. The location allows the hospital to remain within a neighborhood that is accustomed to medical use and benefits from direct access to the interstate and the Billings Logan International Airport. This project supports the Growth Policy goal of 'Strong Neighborhoods' by contributing to a safe, attractive area that provides essential services to the community.

Section 27-1627.E

2) In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Zoning Code. Violation of such conditions and safeguards, when made a part of the terms upon which the variance is granted, shall be deemed a violation of this Zoning Code;

Staff is recommending six (6) conditions for the variance request:

1. The variance is for a maximum sign area of 639 square feet on the north façade and 665 square feet on the south façade. No other variance is intended or implied by this approval.
2. The variance applies to Lots 1-48, Block 9, North Side Addition, Third Filing, Tracts 1 and 2, COS 934, Lots 1-21, Block 1 and Lots 1-4, 12-15, Block 2, Normal Subd., Lots 10-A, 11-A, and 11B, Block 2, Amended plat of Lots 10 and 11, Block 2, Normal Subd., Lots 22-4C, Block 1, Normal Subd., Second Filing, Lot 2, Block 1, Normal Subd., Third Filing, in S32, T01 N, R26 E.
3. The proposed building will be located and oriented in substantial conformance with the submitted site plan. Minor adjustments to the site plan are allowed.
4. Prior to installation and within five (5) years of Board of Adjustment approval of the variance, the applicant will apply for the sign permit.
5. Failure to begin or complete actions required by this approval within the time limit set forth shall void this variance.
6. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, leaseholders, heirs and assigns.

3) The Board shall prescribe a time limit within which the action for which the variance is required shall be begun or completed, or both. Failure to begin or complete such action within the time limit set shall void the variance.

Staff is recommending the applicant/agent have five (5) years to submit a sign permit. Sign permits once approved are only valid for a few months.

4) Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this zoning code in the district involved. A variance shall not be a grant of special privilege inconsistent with limitations placed upon other properties in the district.

The granting of this variance would not allow a use that is not allowed in the zoning district. Hospitals and signs are allowed within the Public 3 zone district.

RECOMMENDATION

Planning staff is recommending conditional approval based on the limited BOA history of granting similar variances for similarly situated very large buildings and large properties. Considering the size of the building at 14 stories, scale would not appear correct with the limitation of 250 square feet for each sign. Several conditions are recommended to ensure the new signage matches what is being requested for sign size and location.

Attachments

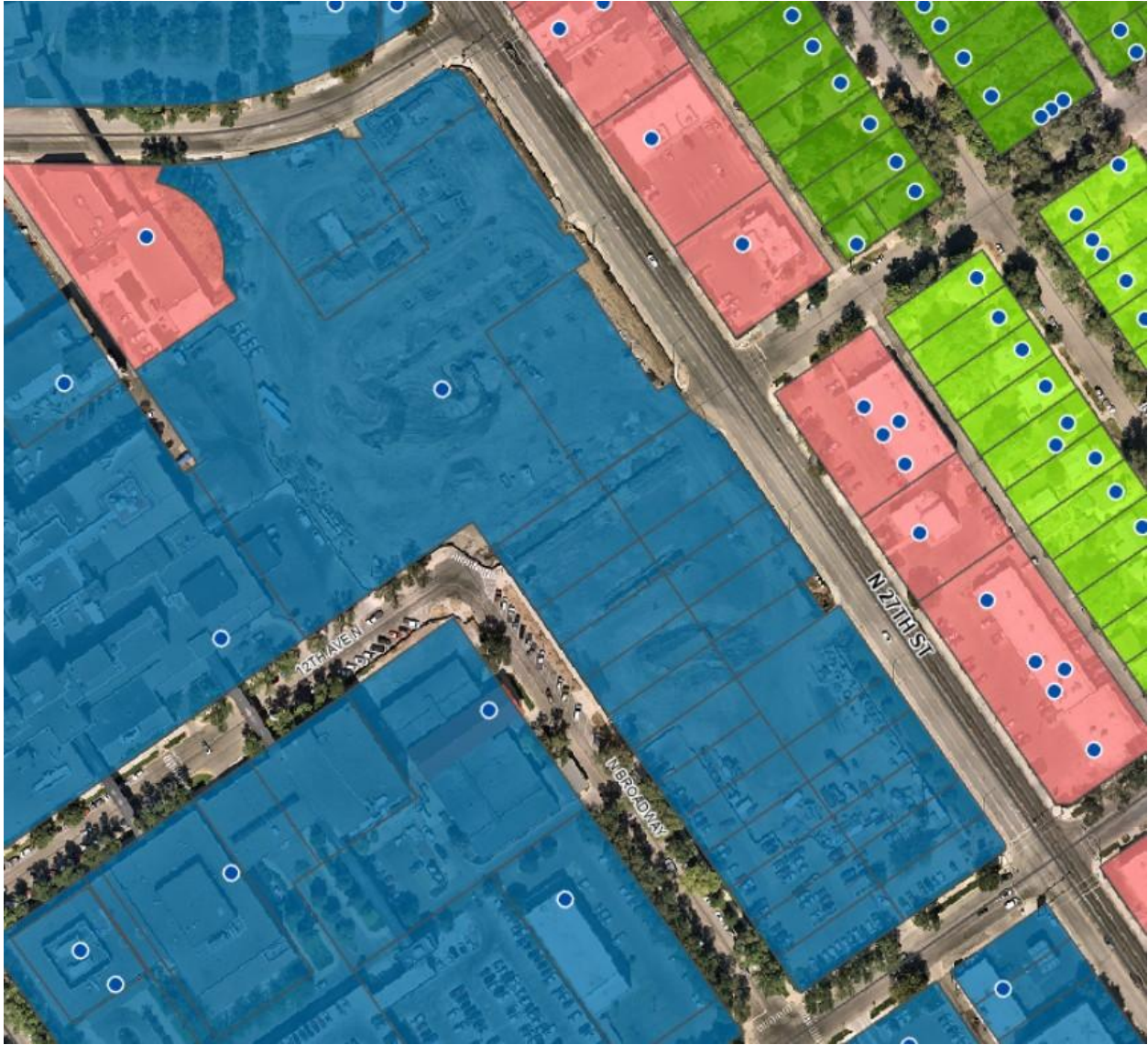
Zoning and Pictures of site
Application and Applicants Letter
History

Zoning Variance 1392 Staff Report Attachment



Aerial View of the proposed hospital site.

Zoning Variance 1392 Staff Report Attachment



Aerial view with zoning districts shown.

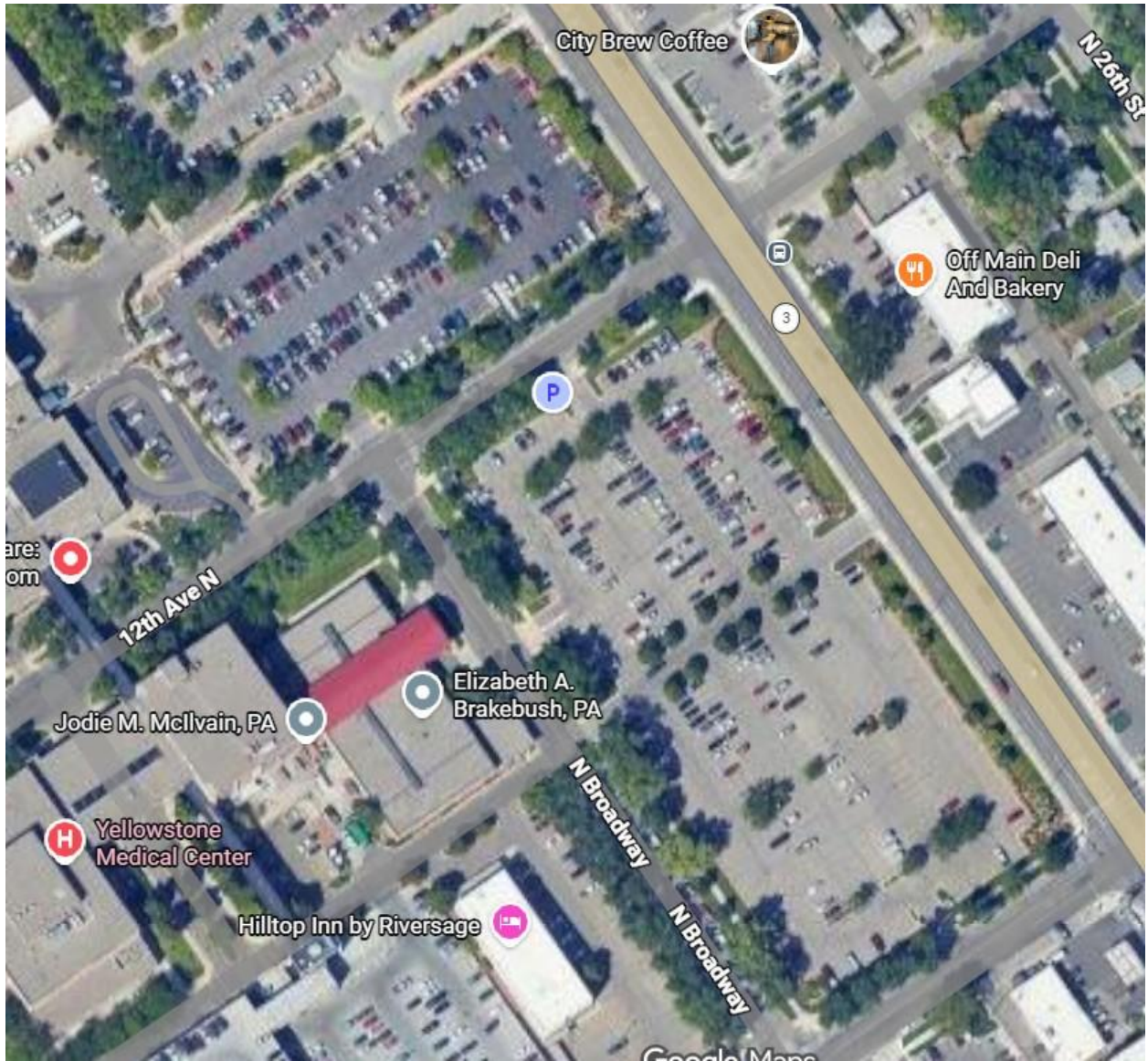
Blue P3 Medical

Red CMU-1

Light Green N1

Green NX1

Zoning Variance 1392 Staff Report Attachment



Google aerial image prior to the beginning of construction

Zoning Variance 1392 Staff Report Attachment



View looking north west at current construction.

Zoning Variance 1392 Staff Report Attachment



View looking south east with Billings Clinic in the distance.

Zoning Variance 1392 Staff Report Attachment



Google image just prior to beginning of construction.

CITY VARIANCE APPLICATION FORM

CITY VARIANCE : Billings Variance # _____ - Project # _____

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings Zoning Regulations.

PARCEL TAX ID # See attached Certified Ownership CITY ELECTION WARD # I & IV

Legal Description of Property: See attached "Exhibit A - Property Legal Description"

Address or General Location (If unknown, contact City Engineering): 1201 N Broadway, Billings, MT 59101

Zoning Classification: P3 (medical)

Size of Parcel (Area & Dimensions): See attached "Exhibit B - Parcel Description"

Variance(s) Requested: Exterior building signage request for a larger allowable area than currently allowed

by City of Billings code.

Facts of Hardship: (attach letter)

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Intermountain Health; Representative - Lindsey Meek

(Recorded Owner)

500 Eldorado Blvd., Broomfield, CO 80021

(Address)

507.398.6706

(Phone Number)

lindsey.meek@imail.org

(email)

Agent(s): Henningson, Durham & Richardson, P.C. (HDR); Representative - Brittany Cael

(Name)

1670 Broadway, Suite 3400, Denver, CO 80202

(Address)

303.396.5560

(Phone Number)

brittany.cael@hdrinc.com

(email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Variance. Also, I attest that all the information presented herein is factual and correct.

Signature: _____ Date: _____

(Recorded Owner – digital signature allowed)



Date: Tuesday, January 20, 2026
 Project: New St. Vincent Regional Hospital
 To: City of Billings Planning & Community Services
 Subject: Variance Request for Exterior Building Signage Allowable Area Adjustment

1. Variance Request Overview

General Project Vision / Concept:

The leaders at Intermountain Health St. Vincent Regional Hospital are fortunate to be able to plan for a significant investment in healthcare for the Billings community and Montana region. Intermountain Health is committed to building a healthier community by constructing a replacement facility within the current St. Vincent campus located in the Medical Corridor along North 27th Street. The new hospital will enhance the care experience of patients, their families, and caregivers. The guiding principles for this new facility are focused on:

- Patient, Family, and Caregiver Experience
- Operational Excellence
- Environmental Leadership
- Connectedness to Community
- Accessibility and Inclusiveness
- Adaptable, Flexible and Responsive

The decision to build a replacement hospital was driven by the age of the existing facility and the investment required to modernize it. Intermountain Health completed a thorough cost-benefit review and determined it made the most sense to construct a new hospital rather than attempt to update all the current facilities. This decision set the foundation for designing a facility with enhanced function and efficiency. An essential part of the planning of the hospital is to look toward the future and design infrastructure to accommodate technology and the delivery of healthcare in ways we are just beginning to envision. This new hospital will embrace flexible, sustainable design principles to accommodate community healthcare needs long into the future. See Diagram 1 for location of the new St Vincent Regional Hospital.



Diagram 1: Location of the New St. Vincent Regional Hospital

2. Purpose of Variance Request

The purpose of this variance request is to increase the allowable signage area for signs mounted on the new hospital. The St. Vincent property is zoned P3 (Medical) which supports hospital and medical development. To meet the community's healthcare needs, the hospital will be 737,000 sf and 14 stories tall. The goal is to ensure the community can easily recognize the Intermountain brand and identify the facility as a lifesaving destination.

As shown in Exhibit D, the northeast and southeast renderings illustrate that the proposed signage is proportionate to the building's large scale. Exhibit D also includes building elevations with proposed sign locations. The north elevation measures 33,031 square feet, with a proposed sign size of 639 square feet or 1.9% of the area. The sign will be placed near the top of the building for visibility to patients and visitors driving south on North 27th Street. The south elevation measures 40,493 square feet and includes three proposed signs totaling 789 square feet or 1.9% of the area. One sign will be positioned at the top of the building to guide drivers heading north on North 27th Street. The other two signs will be at pedestrian level to identify the facility as Intermountain Health and indicate the Main Entrance. Additionally, a future donor recognition sign is requested for this elevation, planned at 300 square feet. Its exact location will be finalized once a donor is selected.

3. Hardship Facts & Justification

What are the special conditions that create a hardship:

The limited signage area allowed by the current code creates a significant hardship for a building of this size. The code appears to have been written for shorter structures and does not account for the unique needs of a high-rise hospital. Hospitals are critical, lifesaving facilities, and clear, highly visible signage is essential for ensuring patients and visitors can quickly and confidently locate the building in emergency situations. Adhering strictly to the existing code would result in signage that is difficult to read from a distance, potentially delaying access and impacting public safety.

How application of the code as written would deny you rights enjoyed by others in the area?

Most buildings in the area are much shorter, so the current signage allowances enable them to display signs that are easily visible from the street, ensuring patrons can quickly identify their facilities. However, applying the same limitations to a high-rise hospital creates an unequal situation. A building of this scale requires proportionate signage to achieve the same level of visibility and wayfinding. Without this adjustment, the public may struggle to locate the hospital, which could delay access to critical healthcare services.

How granting the requested variance is not a special privilege.

We are requesting an adjustment to the allowable signage for a new structure that fully complies with all other P3 zoning requirements. Granting this variance does not confer any special privilege; rather, it ensures that the signage is proportionate to the building's scale and serves the public interest by improving visibility and wayfinding for a critical healthcare facility.

How granting the variance is in accordance with the Growth Policy.

This variance request aligns with the overall objectives of the Growth Policy, as the hospital is located within city limits and utilizes existing infrastructure. The development supports efficient land use and minimizes the need for new or an expansion of existing public services. Specific strategies this development aligns with are the following:

- Public health and safety and emergency service response are critical to the well-being of Billings’ residents, businesses, and visitors.

Response: Leadership at St. Vincent is committed to making a significant investment in community health and well-being through the development of a new hospital facility to serve residents, businesses and visitors. This New St. Vincent Regional Hospital will continue St. Vincent’s mission of providing compassionate care to the citizens of Billings and Yellowstone County and will also offer enhanced emergency facilities and new expanded medical services not previously available.
- Infill development and development near existing City infrastructure may be the most cost effective.

Response: Infilling an underutilized area of the current St. Vincent hospital campus with the new hospital eliminates development of a new hospital elsewhere. Remaining on the original campus near established City infrastructure is both cost-effective and highly beneficial in supporting the new hospital. Adjacent public rights-of-way and utility infrastructure supports good vehicle access options and the essential utilities needed to support a medical facility of this scale.
- The history and heritage of Billings are cornerstones of our community.

Response: St. Vincent Regional Hospital has been a cornerstone of the community and a reliable source of medical care and employment in Billings for over a century. Deciding to remain in place and invest in their original, historic campus near the City’s urban core was a decision made after focused evaluation and deliberation. The St. Vincent leadership has chosen to invest in their legacy campus through the building of their new hospital – an efficient, high-quality medical facility that will continue their century long history of serving the Billings community.
- Neighborhoods that are safe and attractive and provide essential services are much desired.

Response: Healthcare and medical services are essential to the community, and this new hospital facility will expand and enhance the services provided to the residents. Facilities and campuses that are open and in use all hours of the day can also enhance safety through sustained human presence and activity.
- Enhancing public buildings and spaces to be more efficient in their uses of energy, money, and space is important to having a vibrant and livable City.

Response: There are many benefits and efficiencies in developing new facilities on property that is aged and sometimes underutilized. Reinvesting in property already under St. Vincent ownership on the campus is cost efficient and the urban nature of the site leads to land use efficiency through a vertical vs. sprawling development. Designing a state-of-the-art facility focused on sustainable materials and energy efficiency is an investment in long-term health and benefit of the building and the staff who work there.
- Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity.

Response: The landscaped spaces between buildings on a campus offer excellent opportunities for pedestrian connectivity, pausing, and gathering, and will be thoughtfully developed as part of the new hospital. Additionally, the

extensive frontage of the new hospital along N 27th St will showcase a high-quality medical facility surrounded by vibrant landscape.

- Planning and construction of interconnected sidewalks and trails are important to the livability of Billings.
Response: Good, safe access for pedestrians to and from the St. Vincent campus is paramount. Many employees live within walking and cycling distance of the hospital and maintaining connectivity with the surrounding neighborhoods that link to community and regional trails is important and will be thoughtfully considered in the development of the new hospital.

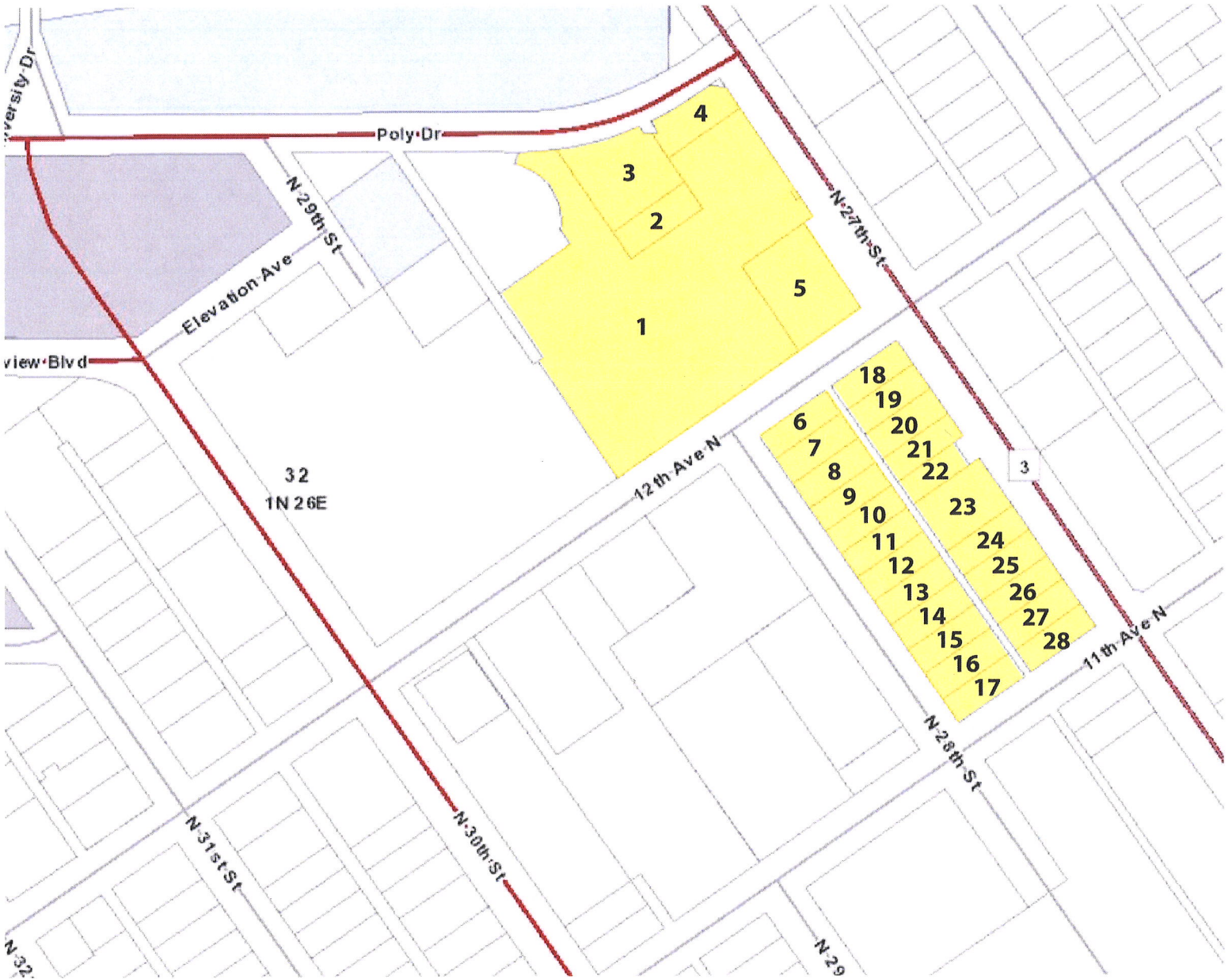
- Continued workforce training benefits the community and helps attract and retain businesses.
Response: There are many economic advantages to hospital/medical campuses. St. Vincent is one of the top sources of employment in the City of Billings and the region, and this new facility will present opportunities for continued employment diversity, growth, and ongoing staff training in a wide variety of fields. The density of staff and visitors on a full-service hospital campus also supports the local community by purchasing goods and services from nearby businesses.

- Retaining and supporting existing businesses helps sustain a healthy economy.
Response: St. Vincent's commitment to remaining on their current campus and investing in their new "Hospital of the Future" will continue to help to foster a vibrant, healthy, and sustainable economy for the City of Billings.

4. Supporting Materials

In support of this written information, please find attached the following supplemental documents in support of the St. Vincent Replacement Hospital Variance Request:

- City Variance Application Form
- Exhibit A – Property Legal Description
- Exhibit B – Parcel Description
- Exhibit C – Site Plan
- Exhibit D – Rendering Views, Sign Elevations and Signage Chart (6 pages)
- Certified Names and Mailing Address Labels for landowner notification (delivered directly to City Planning office)
- Application Fee Check (delivered directly to City Planning office)



- 3# Legal Description
- 1 NORMAL SUBD, S32, T01 N, R26 E, BLOCK 1, Lot 1 - 12, & BLK 2 LTS 1-9, 10A-11B. 12-15, NORMAL 2ND FIL, BLK 1 LOTS 25-33, NORMAL 3RD FIL, BLK 1 LT 2. (LES ROW) (19)
 - 2 NORMAL SUBD, S32, T01 N, R26 E, BLOCK 1, Lot 13 - 14, & N6' LT 12 & ADJ VAC ALLEY (08)
 - 3 NORMAL SUBD, S32, T01 N, R26 E, BLOCK 1, Lot 15 - 21, & TR 2 COS 934 & ADJ VAC ALLEY (01)(08)
 - 4 NORMAL SUBD 2ND FILING, S32, T01 N, R26 E, BLOCK 1, Lot 22 - 24, & TR 1 COS 934 & ADJ UNPLATTED LAND BETWEEN VAC ALLEY & LTS PORTION VAC ALLEY (LESS ROW) (19)
 - 5 NORMAL SUBD 2ND FILING, S32, T01 N, R26 E, BLOCK 1, Lot 34 - 40, (LESS 3500 SQ FT STREET) (96) (PLUS 1750 SQ FT VAC.ALLEY) (2001)
 - 6 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 25 - 26
 - 7 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 27 - 28
 - 8 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 29 - 30
 - 9 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 31 - 32
 - 0 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 33 - 34
 - 1 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 35 - 36
 - 2 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 37 - 38
 - 3 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 39 - 40
 - 4 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 41 - 42
 - 5 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 43 - 44
 - 6 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 45 - 46
 - 7 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 47 - 48
 - 8 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 23 - 24
 - 9 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 21 - 22
 - 0 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 19 - 20
 - 1 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 17 - 18
 - 2 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 15 - 16, (LESS 1000 SQ FT STREET) (96)
 - 3 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 11 - 14
 - 4 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 9 - 10
 - 5 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 7 - 8
 - 6 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 5 - 6
 - 7 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 3 - 4
 - 8 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 1 - 2, (LESS ROW) (19)

SAINT VINCENT HOSPITAL
ST. VINCENT HOSPITAL VARIANCE APPLICATION

LOCATED WEST OF NORTH 27TH BETWEEN POLY DRIVE AND 11TH AVE NORTH
 WITHIN

Site is currently under construction and parking and curbs shown has been demolished.

PREPARED FOR : CITY OF BILLINGS

JUNE, 2022

PREPARED BY : **SANDERSON STEWART**

BILLINGS, MONTANA

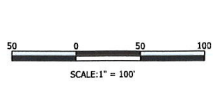
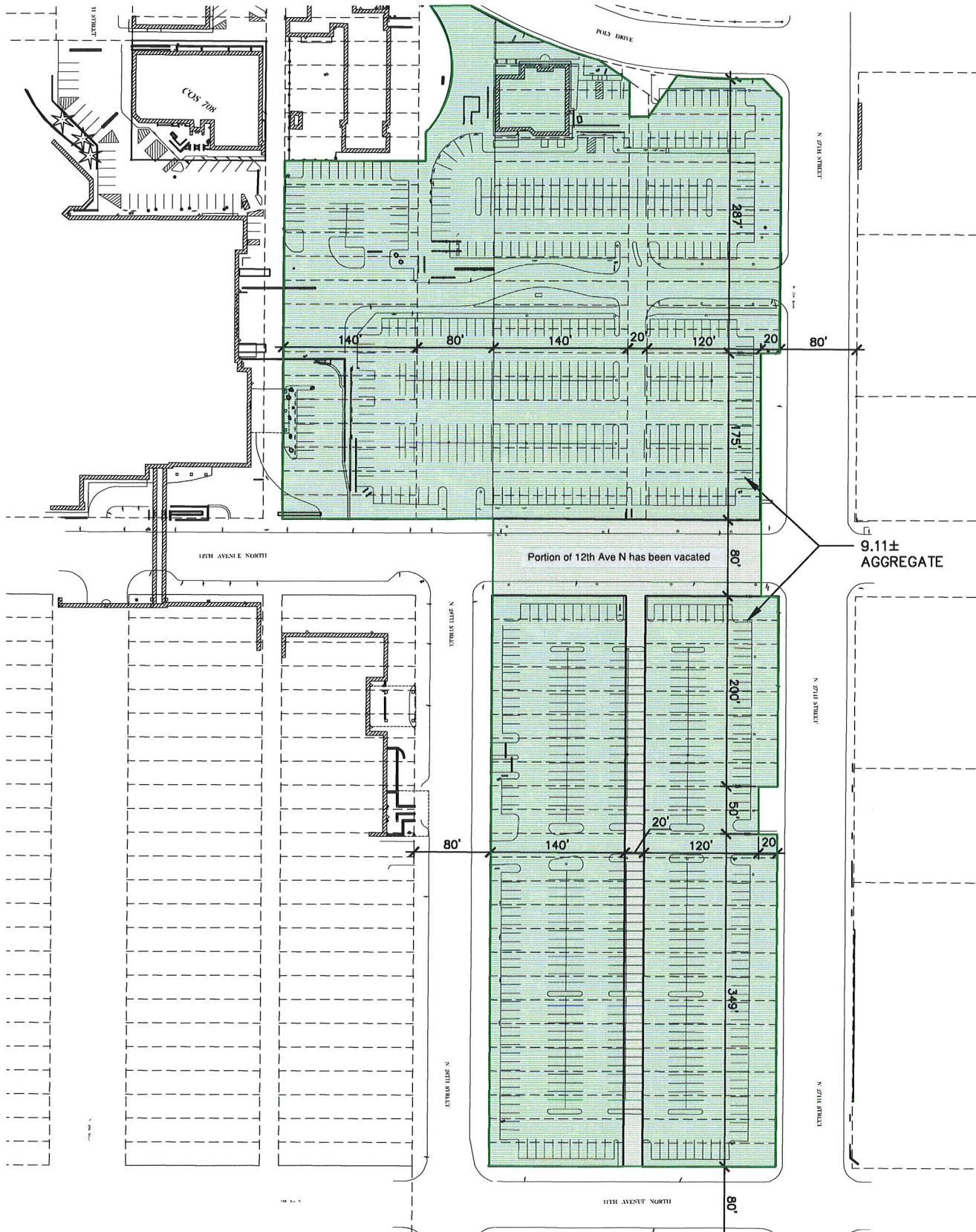


EXHIBIT B - PARCEL DESCRIPTION

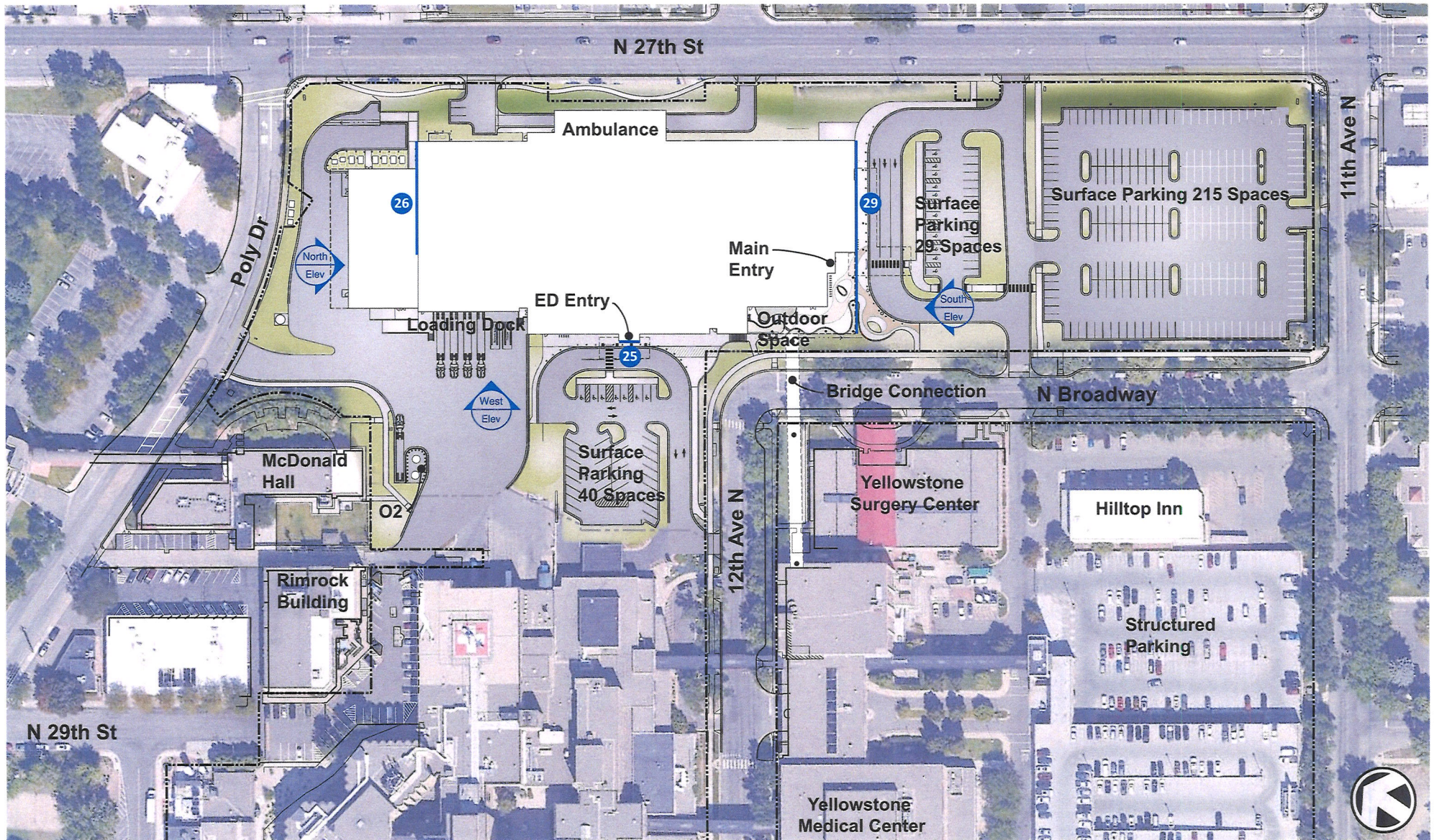


EXHIBIT C - SITE PLAN

LEGEND



- 
 Refer to Exhibit D - Code Chart for additional sign information
- 
 Refer to Exhibit D - Elevations for additional sign information



EXHIBIT D - NORTHEAST VIEW



EXHIBIT D - SOUTHEAST VIEW





EXHIBIT D - NORTH ELEVATION

scale: 1/32" = 1'0"

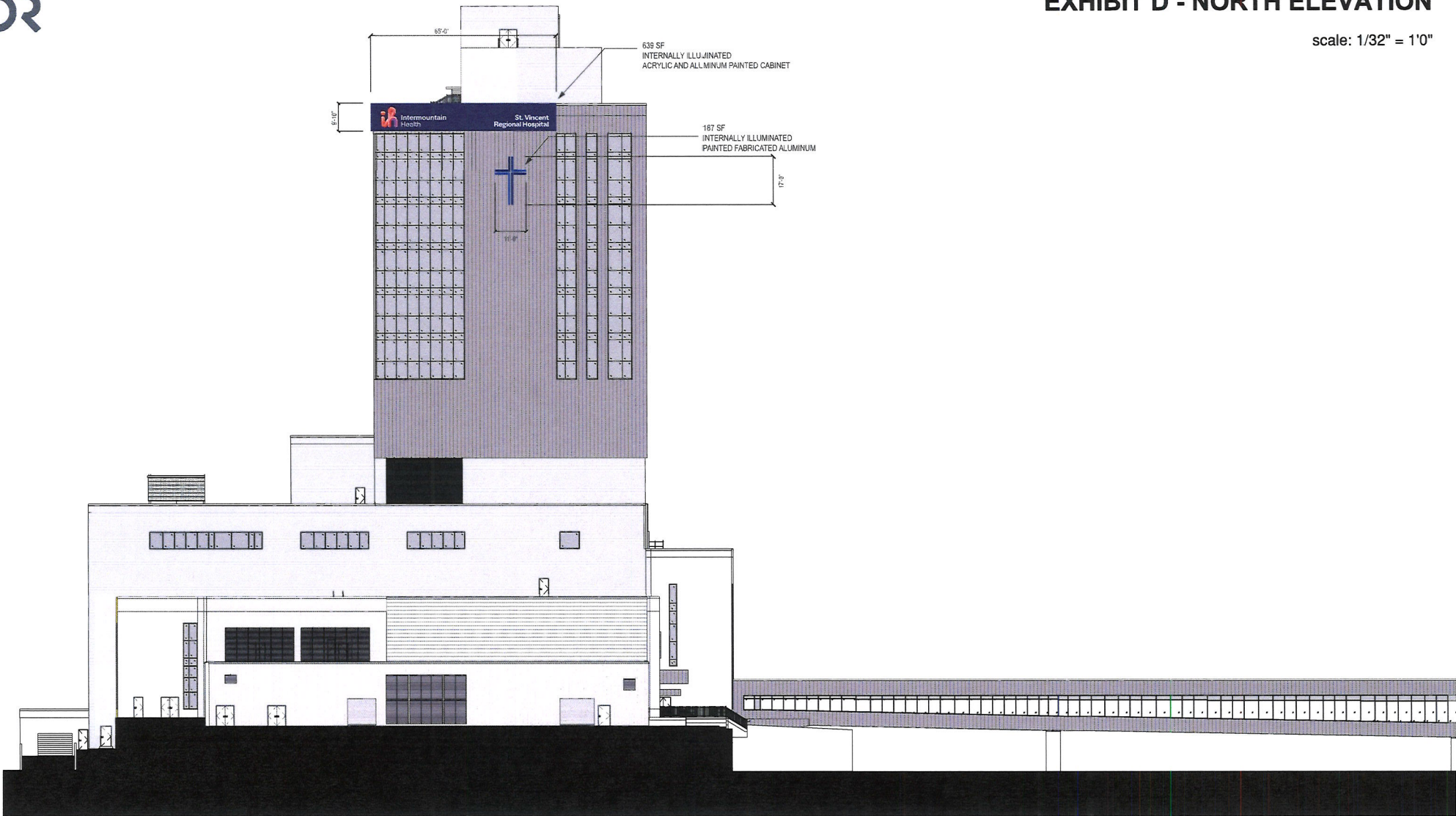




EXHIBIT D - SOUTH ELEVATION

scale: 1/32" = 1'0"

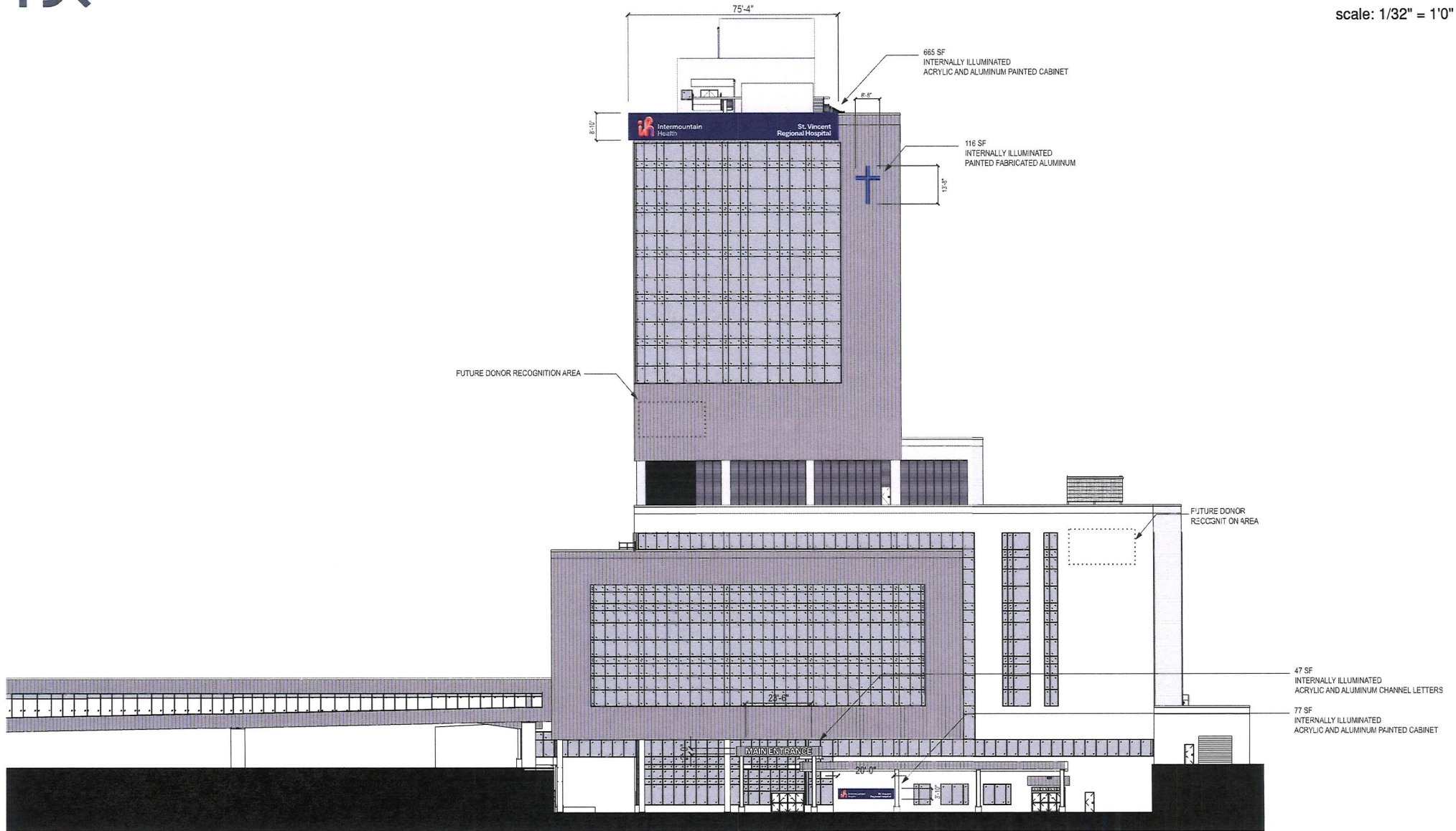




EXHIBIT D - WEST ELEVATION

scale: 1/32" = 1'0"

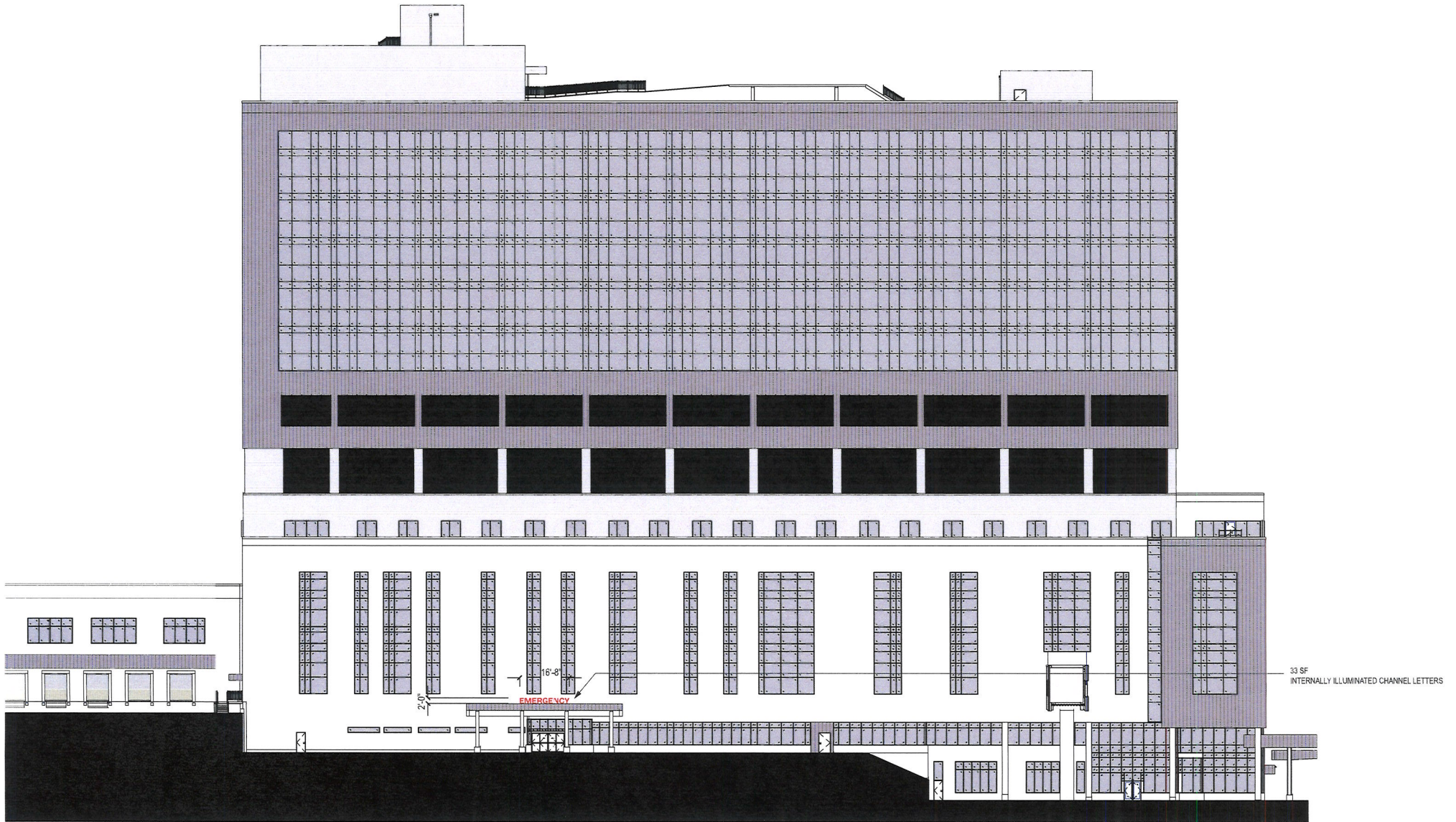




EXHIBIT D - CODE CHART

WALL SIGNS

SIGN LOCATION	BUILDING FAÇADE	SIGN TYPE	MESSAGE	STREET FRONTAGE	MAX AREA ALLOWANCE PER FAÇADE	PROPOSED SIGN SQUARE FOOTAGE	WIDTH X HEIGHT	PLACEMENT
25	WEST FAÇADE	SEE WEST ELEVATION	EMERGENCY	30TH STREET	24" HEIGHT	33	16'8" X 2'	CANOPY
26	NORTH FAÇADE	SEE NORTH ELEVATION	BRAND	POLY DRIVE	250 SF	639	65' X 9'10"	BUILDING
26	NORTH FAÇADE	SEE NORTH ELEVATION	CROSS	POLY DRIVE	N/A	N/A	11' X 17'	BUILDING
29	SOUTH FAÇADE	SEE SOUTH ELEVATION	BRAND	11TH AVENUE	250 SF	665	75'4" X 8'10"	BUILDING
29	SOUTH FAÇADE	SEE SOUTH ELEVATION	CROSS	11TH AVENUE	N/A	N/A	8'8" X 13'8"	BUILDING
29	SOUTH FAÇADE	SEE SOUTH ELEVATION	BRAND - PEDESTRIAN	11TH AVENUE	250 SF	77	20' X 3'10"	BUILDING
29	SOUTH FAÇADE	SEE SOUTH ELEVATION	MAIN ENTRANCE	11TH AVENUE	24" HEIGHT	47	23'6" X 2'0"	CANOPY

SUBJECT PROPERTY	VARIANCE #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
300S 24 th St. W	None				
SURROUNDING PROPERTY	VARIANCE #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
503 Wicks	731	3/5/1996	Sign Height/Size	Y	Double the height and area
2139 Broadwater	753	10/7/1992	Sign Height, setback, area, clearance	Y	More than double sign height and area
2201 St John's	762	4/7/1998	Sign height and area	Y	3 times sign height and area
2244 Central	777	9/1/1998	Number of signs and spacing	Y	3 signs granted
415 Broadwater	779	9/1/1998	Sign height	Y	Broadwater Elementary
2376 Main St	799	6/1/1999	Sign Height and area	Y	40 ft and 227 sf
1737 King Ave W	807	9/7/1999	Sign Height	Y	50 ft
1111 24 th St W	810	10/5/1999	Sign Height, number and area	Y	22.5 ft, 2 signs, 149 sf
310 N 27 th St	819	7/5/2000	Sign Height and separation	Y	10 ft and 65 ft separation
4432 S Frontage Rd	897	6/12/2003	Reduce sign setback	Y	2 ft setback
1145 N 19 th St	901	7/1/2003	Sign area	N	St Vs Hospital 173 sf
1824 King Ave W	907	8/5/2003	Sign height	N	Texas Roadhouse 45 ft height
106 N 28 th St	967	10/4/2005	Sign projection over public sidewalk	Y	The Soup Place now Stacked
517 Shiloh Rd	1097	6/1/2011	Sign height, illumination and area	N	Faith Chapel
1101 Shiloh Crossing Blvd	1112	12/7/2011	Sign Area	Y	Scheels 544 sf
2612 Belknap Ave	1124	7/11/2012	Sign Area and Height	Y	Vegas Hotel 170 sf and 50 ft height
1830 Harnish Blvd	1341	3/2/2022	Sign Area	Y	Coca-Cola
403 Main Street	1351	12/7/2022	No. of Wall Signs	Y	expired
1423 38 th St. W	1357	2/1/2023	Max sign size	N	IV Nutrition
300 S 24 th St. W	1382	6/2/2025	Max sign size	Y	Dunham's Sports

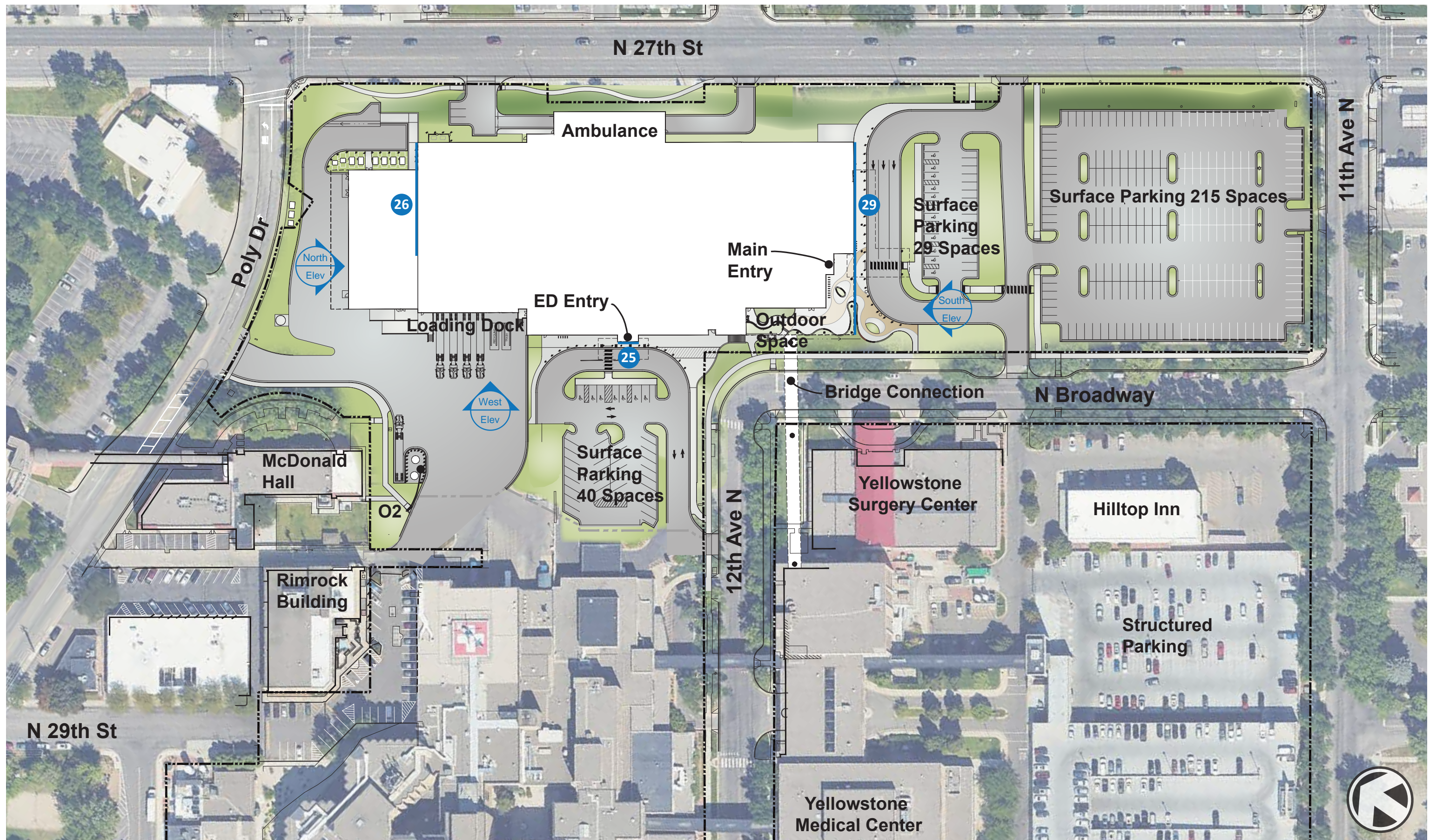




EXHIBIT C - SITE PLAN

LEGEND

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