

## CITY/COUNTY PLANNING BOARD

**TUESDAY, DECEMBER 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
<b>Jim Ronquillo</b>	Billings Ward I	1	A	1	1	A	1	1	1	A	1	A	A	A	-	1	1	1	1	A	-	-	-	1	1
<b>Roger Gravaard President</b>	Billings Ward II	1	1	1	1	1	1	1	1	1	1	1	1	V	-	1	1	1	1	1	-	-	-	1	1
<b>Dennie Stephenson</b>	Billings Ward III	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	-	-	-	1	1
<b>John Staley Vice President</b>	Billings Ward IV	V	1	1	1	1	1	1	1	1	1	A	1	1	-	1	1	1	A	1	-	-	-	V	1
<b>David Nordel</b>	Billings Ward V	A	V	V	A	V	A	1	V	1	1	1	1	A	-	1	1	A	1	A	-	-	-	V	V
<b>Troy Boucher</b>	YC District 1	A	A	A	A	A	A	A	A	A	A	A	A	A	-	A	A	A	A	A	-	-	-	A	A
<b>Dennis Cook</b>	YC District 2	A	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	A	-	-	-	1	1
<b>Vacant</b>	YC District 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Vacant</b>	YC District 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Woody Woods</b>	YC District 5	1	1	1	1	1	1	1	A	1	1	1	A	1	-	1	1	1	1	1	-	-	-	1	1
<b>Alexis Bonogofsky</b>	YC District 6	1	1	V	1	V	1	1	1	A	1	1	V	1	-	1	1	A	1	1	-	-	-	V	1
<b>Morgan Tuss</b>	YC District 7	A	A	A	A	A	A	A	A	A	A	A	A	A	-	A	A	A	A	A	-	-	-	A	A
<b>Scott Reiter or Megan Trevino</b>	Ex-Officio SD2	A	A	A	A	A	A	A	A	A	A	1	1	A	-	1	A	A	1	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; Brenda Berns, Planning Clerk

**1. Others in Attendance:** Taylor Kasperick, Performance Engineering; Greg Reid, WWC Engineering.

**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:** December 9, 2025

**Motion**

Motion made by Board member Stephenson, seconded by Board Member Ronquillo to approve the December 9, 2025 meeting minutes as written. Motion passes 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 Ex-Parte Communications.

**6. Disclosure of Conflicts of Interest** – There were no Conflicts of Interests.

**7. Old Business** – There was no Old Business.

**Public Hearing**

**8. New Business**

a. **Lone Eagle North Subdivision – Preliminary Plat – Public Hearing and Board Action.**

A brief overview of the project was provided. The project is a County major subdivision located south of Alkali Creek Road and east of Highway 3, currently undergoing a zone change from Agricultural to RR3 (3.0–9.99 acre parcels). Due to the size of the parcels, no parkland dedication is required. The development is proposed to occur in four phases.

The subdivision was evaluated in accordance with County traffic study guidelines and accepted traffic engineering standards.

The analysis concluded that the project would not adversely affect the County's Level of Service (LOS) C standard during peak hours, and therefore, no traffic mitigation measures are required. Additionally, based on design hour volumes and Montana Department of Transportation procedures, no auxiliary turn lanes are warranted, and no contributions toward future intersection improvements are required.

Two Variances requested:

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

One variance from Section 4.6.A.7. Streets and Roads, Road Network Performance Standards associated with a dead end road exceeding 1,000 feet in length.

The other from Section 4.6.A.3 associated with providing connection to existing roads.

Staff recommend Denial of the variances requested. County Public Works stated in reviewing the variance requests that, Public Works has reviewed the variances, and we will not support them.

Water service will require approval from the Montana Department of Environmental Quality (DEQ) for wells or cisterns, consistent with County requirements. The subdivision will be accessed from Alkali Creek Road and will include two points of ingress and egress connecting to that roadway. Stormwater management will be subject to DEQ review. Anticipated impacts to local schools are minimal. A Rural Special Improvement District (RSID) will be required for road maintenance. Due to the size of the subdivision, two (2) water storage tanks will be provided and located within public road rights-of-way.

Staff recommended approval of the subdivision, subject to nine (9) conditions of approval provided in the Staff Report.

The Board of County Commissions are scheduled to review and act on the preliminary plat on January 20, 2026 at 9am.

### **Board Questions**

A question was raised regarding whether the proposed underground water tanks would be relocated if the variances were not approved; it was stated that they would not. Clarification was also requested regarding the road connectivity variance, and it was explained that the request is due to grade constraints, with additional explanation to be provided by the applicant's agent.

### **Applicant's Agent**

Greg Reid, WWC Engineering; It was stated that an application has been submitted to the Montana Department of Environmental Quality (DEQ) and that a zone change is currently underway. Two variances were requested, one related to road connectivity and the other concerning a dead-end road. Efforts were made to achieve roadway connectivity; however, connectivity was not supported by adjacent property owners.

Alternatives were evaluated to meet the maximum 12 percent grade requirement, including potential roadway realignment; however, site constraints such as steep slopes, rock outcroppings, and the removal of a substantial number of trees limited feasible options.

Board President Gravgard opened the Public Hearing

## **Public Hearing**

Rick Cebull 4269 Lone Eagle Dr– Mr. Cebull expressed opposition to the construction of an additional road connection. Concerns included increased traffic volumes, potential changes to the character of the community, and safety impacts. It was stated that the existing roadway lacks a posted speed limit and that a new road connection would not improve safety and could instead create additional risks. Mr. Cebull indicated that the proposed road would not be suitable for public use and requested approval of the variance to avoid the additional road connection.

Brad Finn 4050 Night Hawk Rd – Mr. Finn stated that the area surrounding the subdivision was never intended for further development. He expressed concern that altering the existing roadway could create significant problems due to limited space and existing conditions and encouraged the board to drive on Lone Eagle Road to better understand the constraints. He also noted that the new subdivision should stand alone and questioned who would be responsible for ongoing road maintenance.

Jim Baker 4285 Lone Eagle Dr– Mr. Baker stated that the proposed development would result in increased traffic on the existing roadway, raising concerns about potential damage from heavy trucks. He also noted the likelihood of speeding and vehicles cutting across private property.

Paul Holley 4701 Lone Eagle Dr- Mr. Holley, a long-time resident of Lone Eagle, stated that he supports the concerns raised by previous speakers. He shared personal experiences of property damage from vehicles and expressed concern that making the road public would increase such issues. He noted that the neighborhood has been a desirable place to live and that residents purchased their properties prior to the construction of the existing road. While he acknowledged that connecting the north and south subdivisions may be logical, he expressed concern that residents would use it as a shortcut, potentially causing additional traffic and road damage.

Fred Morganthaler 4200 Night Hawk Rd – Mr. Morganthaler stated that he opposes the proposed road connection. He noted that residents purchased their properties for seclusion and rely on a private road that the community maintains. He expressed concern for public safety, citing the steep 20% grade, icy conditions in winter, and the potential for speeding. He emphasized that all residents share the cost of road maintenance and that it would be unfair to bear additional impacts from the proposed connection.

Marc Osborn 4150 Night Hawk Rd – Mr. Osborn, a retired Fire Chief, stated that he understands two new water tanks will be provided in the proposed subdivision. Mr. Osborn expressed that a road connection between the two subdivisions is unnecessary, as each subdivision will have adequate water supply and coordination with local fire departments. He encouraged the board to review the location of dry hydrants and noted that the new subdivision, situated on the downhill (north) side of the hill, could pose safety concerns.

## **Board Discussion**

The Board discussed public safety considerations related to the proposed subdivision, including fire protection, road access, and water availability. Concerns were raised regarding road conditions, grades, and access for emergency services.

Board members also discussed the potential impacts of connecting or not connecting the subdivision to existing roads, as well as the need to ensure compliance with applicable regulations. It was noted that

additional review may be necessary to address outstanding safety and access concerns before a final determination is made. County Public Works expressed opposition to the requested variances based on subdivision regulations.

**Motion**

Motion made by Board Member Staley, seconded by Board Member Woods, to accept the staff recommendation of Denial for the Variance from Section 4.6.A.7 to create a road more than 1,000 feet in length.

Motion to Accept Denial passed unanimously.

**Motion**

Motion made by Board Member Woods, seconded by Board Member Stephenson, to accept the staff recommendation of Denial for the Variance from Section 4.6.A.3 to Not allow a connection from the subdivision to the south.

Motion to Accept Denial passed unanimously.

**Motion**

Motion made by Board member Stephenson, seconded by Board member Woods to approve the Lone Eagle North subdivision with the findings of facts and nine (9) conditions of approval as voted with the variances.

Motion passed unanimously.

**b. Copper Farms Subdivision – Preliminary Plan. Public Hearing and Board Action.**

Dave Green provided an overview of the project, which consists of commercial development on just under nine acres. The site is generally located south of Rimrock Road and east of 62nd Street West. The existing zones includes CMU1 (Corridor Mixed Use 1) and CMU2 (Corridor Mixed Use 2), and the current land use is agricultural.

Parkland dedication is not required as the project is a commercial development. A Traffic Impact Study has been completed, and cost participation will be required based on a percentage. The development will connect to the City’s utilities and will be required to meet all City of Billings Public Works requirements. Engineering standards will be met, including appropriate street widths. Emergency services will be provided by the Billings City Police and Fire Departments.

Staff are recommending conditional approval subject to Five (5) conditions of approval.

City Council is scheduled to review and act on January 26, 2026

**Questions**

The board discussed site circulation and infrastructure improvements. Questions were raised regarding the provision of a turnaround south of Road B, sidewalks, and street lighting. The north end of the development will include four lots at the top, with a roadway providing access back to Road A. It was noted that the commercial development would be installing street lights, although this is not required under the Subdivision Regulations. Access easements were also discussed, including a 10-foot sidewalk easement located on Lot 5.

President Gravgaard opened the Public Hearing.

**Applicant’s Agent:**

Taylor Kasperick, Performance Engineering. Mr. Kasperick stated his subdivision will help this area of town and falls directly in line with the growth policy with the City, providing more services where people live.

**Questions**

The board asked whether there were any issues with the conditions recommended by staff. It was noted that there were no issues. Clarification was provided that Road A will be constructed in Phase I, along with Road C connecting to Road B, which will function as a turnaround until the remaining streets are completed in Phase II.

The Public Hearing was closed.

**Motion**

Motion made by Board member Staley, seconded by Board member Ronquillo to approve the Copper Farms subdivision with the findings of facts and staff recommended conditions.

Motion to Approve passed unanimously.

**New Business**

**a. Planning Board Nominations and Vote for President and Vice President**

The Nomination Committee, recognizing the forthcoming Board transition in May and the importance of balanced representation, recommended ensuring both County and City representation in leadership. Accordingly, the Board nominated Dennis Cook, as Vice President and John Staley, as President.

**Motion**

Motion made by Board member Ronquillo, seconded by Board member Stephenson to accept the nominations as presented.

Motion passed unanimously.

**Other Business**

Wyeth Friday stated Planning Staff and the Planning Board formally recognizes Board Member Woody Woods for his eight years of dedicated and exemplary service on the Board and expressed appreciation for his many meaningful contributions to the Board’s work and to the local community.

**ADJOURNMENT:** 6:17 PM

*Brenda J Berns, Planning Clerk*