



CITY/COUNTY PLANNING BOARD

Wednesday, May 27, 2026 at 4:30pm

Members	Position	01/13/2026	01/27/2026	02/10/2026	02/24/2026	03/10/2026	03/24/2026	04/14/2026	04/28/2026	05/12/2026	05/27/2026	06/09/2026	06/23/2026	07/14/2026	07/28/2026	08/11/2026	08/25/2026	09/08/2026	09/22/2026	10/13/2026	10/27/2026	11/10/2026	11/24/2026	12/08/2026	12/22/2026
Jim Ronquillo	Billings Ward I	1	C	C	C	1	1	A	A	A	1														
Roger Gravgaard	Billings Ward II	1	C	C	C	1	1	1	V	1	1														
Dennie Stephenson	Billings Ward III	1	C	C	C	1	1	1	1	1	1														
John Staley PRESIDENT	Billings Ward IV	1	C	C	C	1	1	1	1	1	1														
David Nordel	Billings Ward V	V	C	C	C	A	A	V	A	A	1														
Troy Boucher	YC District 1	1	C	C	C	A	V	1	A	V	A														
Dennis Cook, VICE PRESIDENT	YC District 2	1	C	C	C	1	1	1	1	1	1														
Vacant	YC District 3	-	-	-	-	-	-	-	-	-	-														
Vacant	YC District 4	-	-	-	-	-	-	-	-	-	-														
Vacant	YC District 5	-	-	-	-	-	-	-	-	-	-														
Alexis Bonogofsky	YC District 6	1	C	C	C	A	A	A	1	V	V														
Vacant	YC District 7	-	-	-	-	-	-	-	-	-	-														
Scott Reiter Megan Trevino	Ex-Officio SD2	1 A	C C	C C	C C	1 A	1 A	A A	A 1	V A	A 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 Staley called the meeting to order at 4:34 PM

Introduction of Planning Board Members and Planning Department Staff

Attending Staff: Dave Green, Planner II; Brenda Berns, Planning Clerk

Others in Attendance: Kolten Knatterud, IMEG

2. Approval of Agenda

Motion

Motion by Board member Cook to approve the agenda as submitted. Second by Board member Stephenson. Motion passed unanimously.

3. Approval of Minutes: May 12, 2026

Motion

Motion by Board member Stephenson to approve the May 12, 2026 meeting minutes as submitted. Second by Board Member Ronquillo. Motion passed unanimously.

4. Public Comment: No public comment was received.

5. Disclosure of Outside (Ex-Parte) Communication – None were disclosed.

6. Disclosure of Conflicts of Interest – None were disclosed.

7. Old Business – There was no old business.

8. New Business

a. Pronghorn County Major Subdivision – Preliminary Plat Review. Presentation and Discussion. Dave Green, Planner II

Dave Green gave an overview of the subdivision and the proposed phased development.

Staff reviewed the Montana Department of Transportation (MDT) report regarding the proposed Highway 312 bypass. It was noted that the bypass previously contemplated is no longer required. Based on the updated information, staff recommended removal of Condition No. 3 from the proposed conditions of approval.

Staff received written correspondence from Monica Plecker, Yellowstone County Public Works Director, which was entered into the record and identified as Exhibit A.

Research and survey information indicate that Leawood roadway is privately owned and is not maintained by the county. As a result, it cannot be relied upon as secondary access for development. An alternative access location will need to be identified.

The applicant and agent requested a 30-day continuance to address the loss of secondary access and evaluate potential alternatives.

Board Discussion

The applicant's representative requested a 30-day continuance to revise the preliminary plat and identify an alternative secondary access point following the determination that Leawood Drive cannot serve as an access route. The applicant will continue coordinating with county staff regarding access requirements.

Discussion occurred regarding potential impacts to previously discussed variances. Staff clarified that no variances are being requested at this time; however, the subdivision must comply with the requirement for secondary access.

The board discussed the possibility of a turn lane improvement. It was noted that a turn lane is not currently required, although the applicant may continue to evaluate the issue.

A question was raised regarding access to existing dry hydrants if the access configuration changes. Staff confirmed that the hydrants would remain accessible.

The public hearing process was reviewed. Staff explained that the hearing would be continued and that members of the public would retain the opportunity to provide comments. It was further noted that the staff report is available online and that notice is provided to property owners adjacent to the proposed subdivision.

Applicant:

Kolten Knatterud, IMEG

Mr. Knatterud stated that the development would utilize cisterns rather than wells and has no intention of connecting to the Hidden Lake water system. Regarding access, the applicant requested a 30-day continuance. Mr. Knatterud explained that the original proposal did not include a connection to Leawood Drive due to topographic constraints; however, requirements exist to provide connections to adjacent subdivisions. Two alternative access options are being evaluated, as the Leawood connection was determined to be less desirable. The applicant indicated they would continue working with Public Works and Planning staff to identify a resolution.

Regarding the proposed right-turn lane, the applicant stated that construction cost estimates are currently being obtained. Because Purple Sage improvements are anticipated, the applicant requested the 30-day continuance to allow additional time to evaluate associated expenses. He also indicated that the Subdivision Improvements Agreement (SIA) would be updated accordingly.

Questions

Commissioners asked questions regarding state review requirements, water service options, and the timeline for evaluating roadway improvements. The applicant explained that, because access is proposed from Highway 87, the project is already under state review and may require an access permit from the Montana Department of Transportation. The applicant further stated that the use of wells was not approved through the Department of Environmental Quality (DEQ) review process and that obtaining approval would likely be difficult due to the depth required and concerns regarding water quality. In response to questions about the proposed turn lane, the applicant indicated that additional information

should be available within 30 days and that the Subdivision Improvements Agreement (SIA) would be updated accordingly.

President Staley opened the Public Hearing

Several members of the public spoke in opposition to the proposal and raised concerns regarding roadway safety, traffic volumes, access, water service, school capacity, density, public notification, and future development impacts. Speakers expressed concerns about increased traffic on Highway 87, the need for a dedicated turn lane, the safety of school-aged drivers, water delivery and storage through individual cisterns, drain field locations on small lots, potential impacts on property taxes, and the cumulative effect of future residential growth in the area. Concerns were also raised regarding the adequacy of public notice and questions about the project's commercial components.

In response, the applicant and staff explained that each lot would be served by an individual cistern and drain field in accordance with Department of Environmental Quality (DEQ) requirements. It was noted that DEQ had reviewed and approved the proposed water and wastewater systems. Discussion also occurred regarding school capacity, with comments indicating that nearby schools have available capacity to accommodate future growth.

Board members acknowledged ongoing concerns regarding traffic safety and the need for a turn lane along Highway 87. Staff indicated that discussions with the applicant were continuing regarding the timing and potential construction of a turn lane and that additional information would be provided as part of an updated Subdivision Improvements Agreement (SIA). It was further noted that Highway 87 is under state jurisdiction and that transportation improvements may require review and approval by the Montana Department of Transportation (MDT).

Additional questions were asked regarding the transition to the newly established planning board structure. It was explained that state legislation requires the dissolution of the current board, with separate city and county boards to be established pursuant to the new law.

President Staley closed the Public Hearing

Motion

Motion by Board Member Gravgaard to recess the public hearing and continue consideration of the agenda item to June 23, 2026. Seconded by Board Member Nordel. Motion passed unanimously.

Adjournment 5:44 PM

Brenda J Berns, Planning Clerk

Yellowstone County



Public Works Department
Po Box 35024
Billings, MT 59107

Phone (256-2735)
Fax (254-7946)

TO: Dave Green, City/County Planning

FROM: Monica Plecker, Public Works Director *MP*

RE: Pronghorn Subdivision

DATE: 5/27/26

Mr. Green, Thank you for sending over information related to the Pronghorn Subdivision and the neighborhood letters. I have provided written responses to items that pertain to Public Works. Please find below Public Works information regarding inquiries related to Pronghorn Subdivision:

1. Is a turn lane required on Highway 87 and will it be constructed?

Public Works agrees with the information the applicant's agent shared at the plat review meeting. The TIS informs that warrants will be met with Phase 5. The County would encourage and agree with the approach to construct the turn lane with Phase 1, if MDT allows.

2. Leawood Drive – What is the legal status and maintenance of Leawood Drive? Who will be responsible for repairs because of construction traffic and added traffic from the new development?

Leawood Drive was created as part of Certificate of Survey 732 in 1956. The Certificate of Survey does not include dedication language even though the roadway is depicted like right of way. There is no acceptance language. County Records suggest the road is private and maintenance records affirm the neighbors claim that they county does not perform maintenance on Leawood Drive.

The Subdivision Regulations require multiple things and sometimes these items compete with one another. First, the regulation require connectivity to adjoining roads. This is a requirement to public and private roads. Connectivity to existing roads is not exclusive of providing a second access, and meeting one requirement does not mean you meet both requirements. Secondly, A second point of access is required for all major subdivisions with the caveat the second access cannot be provided by a dead end street.

Upon further review, Public Works agrees Leawood Drive, because of its private nature cannot be used as a secondary access and would not require the developer to construct the missing segment of Leawood Drive as proposed on the preliminary plat. The developer will need to work with Public Works and Planning to determine a new location for a second access that can be legally accessed by the public and meet the secondary access requirements.

**RECEIVED
CITY OF BILLINGS**

27 MAY 2026

**PLANNING & COMMUNITY
SERVICES DEPARTMENT**

Printed Name	Address/email
Josh Hedrick	4823 US Hwy 87 W Bldg, Mont 59105
Brandon Ranney	5015 Leawood Dr Billings MT 59105
Seth Edwards	5023 Middle Valley Dr. Billings MT 59105
Keryl + Perry Halford	4837 Leawood Dr. Billings, MT
Teresa + Jerry Tuller	4460 Leawood Dr
Jessica L. Mallee	5001 Leawood Dr Billings, MT.
Scarlett Tuller	4901 Leawood dr, Billings, MT 59105
Jerry Tuller	4960 Leawood Dr Billings MT 59105
Jerry Gustin	4919 Leawood Dr Hqs 59105
Paul + Colleen Berg	1032 Lost View Dr Bldg. 59105
Stuart + Tara Sinclair	5102 Middle Valley Dr. 59105
Sonnie + Irene Nelson	1108 Little Butte Pl Bldg 59105
Erik + Laura Moen	1016 Lost View Dr
Dennis Pehl	920 Sonoran St Bldg 59105
Martin Davis	5206 Deadwood 59105
Jodi + Jim Bohle	5037 Country View 59105
has Kruger	5047, Leawood 59105
Erik Moen	1016 Lost View Dr. 59105

Tom A. Fischer	4395 Hwy 87N
Diane Fischer	4395 Hwy 87 N
STUART SINCICAR	5102 middle VALLEY DR.
Ronni Tallerico	4CPW
Dawn Grayson	5110 Hidden View Pl.
	460
GARY SPLITTERBERGER	5112 HIDDEN VIEW PL.
JORDAN FERWUSON	4931 MIDDLE VALLEY DR.