



February 12, 2026

City Variance 1392
Project Number: PZX-26-00021

**City/County
Planning Division**

**Billings
Metropolitan
Planning
Organization**

P.O. Box 1178
Billings, MT
59103
[P 406.657.8247](mailto:P406.657.8247)

Dear Property Owner:

This is to inform you of the following request recently submitted to the City/County Planning Department.

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-S, 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. The purpose of the variance is 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. Tax ID: 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

The City Board of Adjustment will hold its public hearing in City Council Chambers, City Hall 316 N 26th St, 5th Floor, Billings MT on March 4th, 2026, at 4:30 pm. All interested people are invited to attend in person.

All interested people are invited to attend in person. Written comments may be sent via US Mail to the Planning Division, P.O. Box 1178, Billings, MT 59103 or via email before NOON on March 4, 2026, to bernsb@billingsmt.gov or to husmank@billingsmt.gov. All emails received prior to this time will become part of the record for the public hearing.

Additional information on this application is available on-line at <https://www.billingsmt.gov/2361/Current-Zoning-Applications> or in the Planning Offices at 316 N 26th St 5th Floor, Billings MT.

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 406.247.8610 or e-mail to bernsb@billingsmt.gov

billingsmt.gov

Sincerely,
The Staff of the City/County Planning Division

Before granting a variance, the City Board of Adjustment shall consider all of the following: (BMCC 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;
- 2) That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other tracts in the same district;
- 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;
- 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 policies;

Board of Adjustment Review and Decision Making (BMCC 27-1627.E)

- 1) Whenever the City Board of Adjustment grants an application for a variance, the minutes shall specifically state the criteria upon which the variance is granted.
- 2) In granting any variance, the BOA 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.
- 3) The BOA 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.
- 4) Under no circumstances shall the BOA grant a variance to allow a use not permissible under the terms of this chapter in the district involved. A variance shall not be a grant of special privilege inconsistent with limitations placed upon other property in the district.

variance

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 # _____ **CITY ELECTION WARD #** _____

Legal Description of Property: _____

Address or General Location (If unknown, contact City Engineering): _____

Zoning Classification: _____

Size of Parcel (Area & Dimensions): _____

Variance(s) Requested: _____

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): _____
(Recorded Owner)

(Address)

_____ (Phone Number) _____ (email)

Agent(s): _____
(Name)

(Address)

_____ (Phone Number) _____ (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.

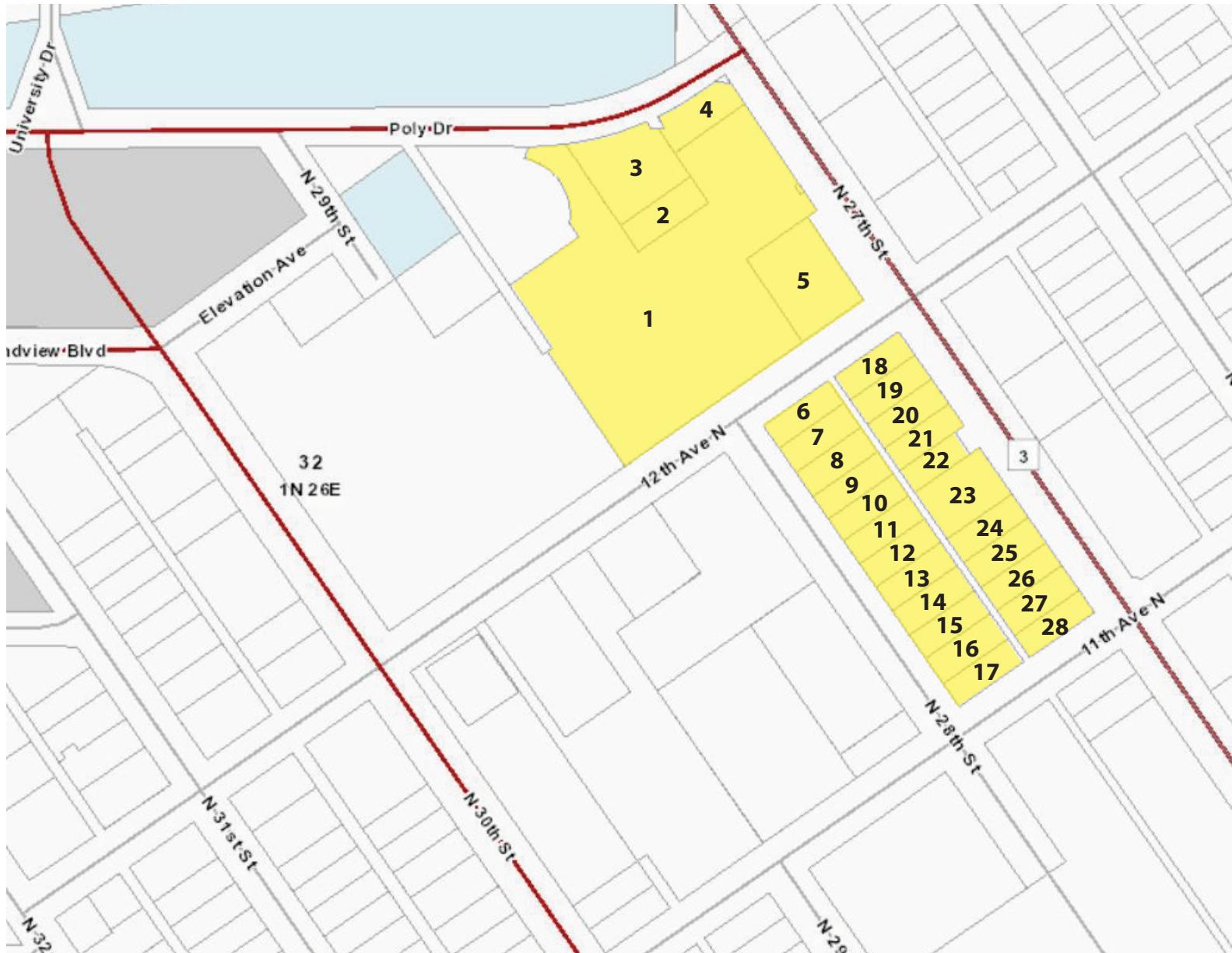
- Retaining and supporting existing businesses helps sustain a healthy economy.

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)



Map # 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
- 10 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 33 - 34
- 11 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 35 - 36
- 12 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 37 - 38
- 13 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 39 - 40
- 14 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 41 - 42
- 15 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 43 - 44
- 16 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 45 - 46
- 17 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 47 - 48
- 18 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 23 - 24
- 19 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 21 - 22
- 20 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 19 - 20
- 21 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 17 - 18
- 22 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 15 - 16, (LESS 1000 SQ FT STREET) (96)
- 23 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 11 - 14
- 24 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 9 - 10
- 25 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 7 - 8
- 26 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 5 - 6
- 27 NORTHSIDE ADD 3RD FILING, S32, T01 N, R26 E, BLOCK 9, Lot 3 - 4
- 28 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

WITHIN

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

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

PREPARED FOR : CITY OF BILLINGS

PREPARED BY : SANDERSON STEWART

JUNE, 2022

BILLINGS, MONTANA

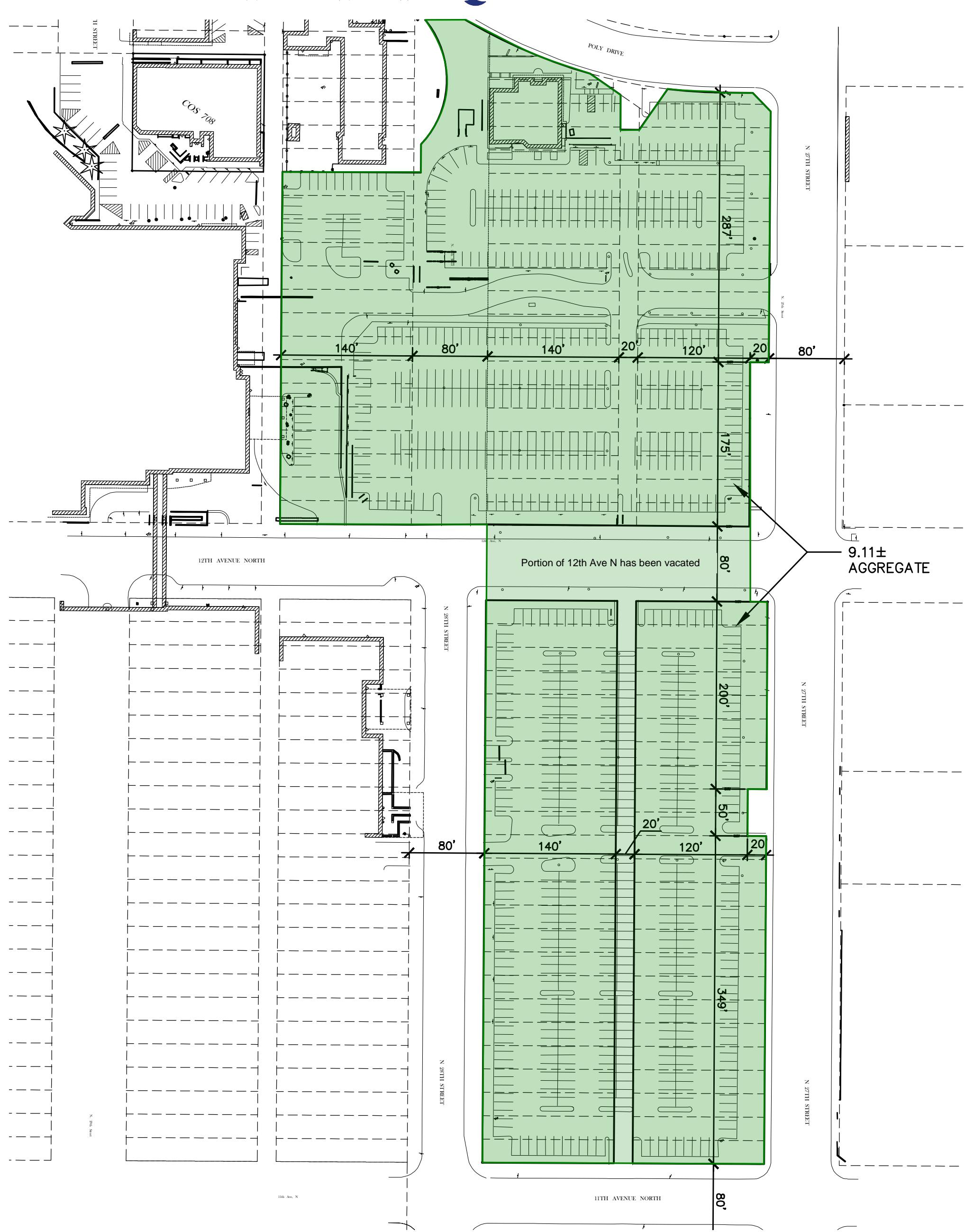




EXHIBIT C - SITE PLAN

LEGEND

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

Elev Refer to Exhibit D - Elevations for additional sign information

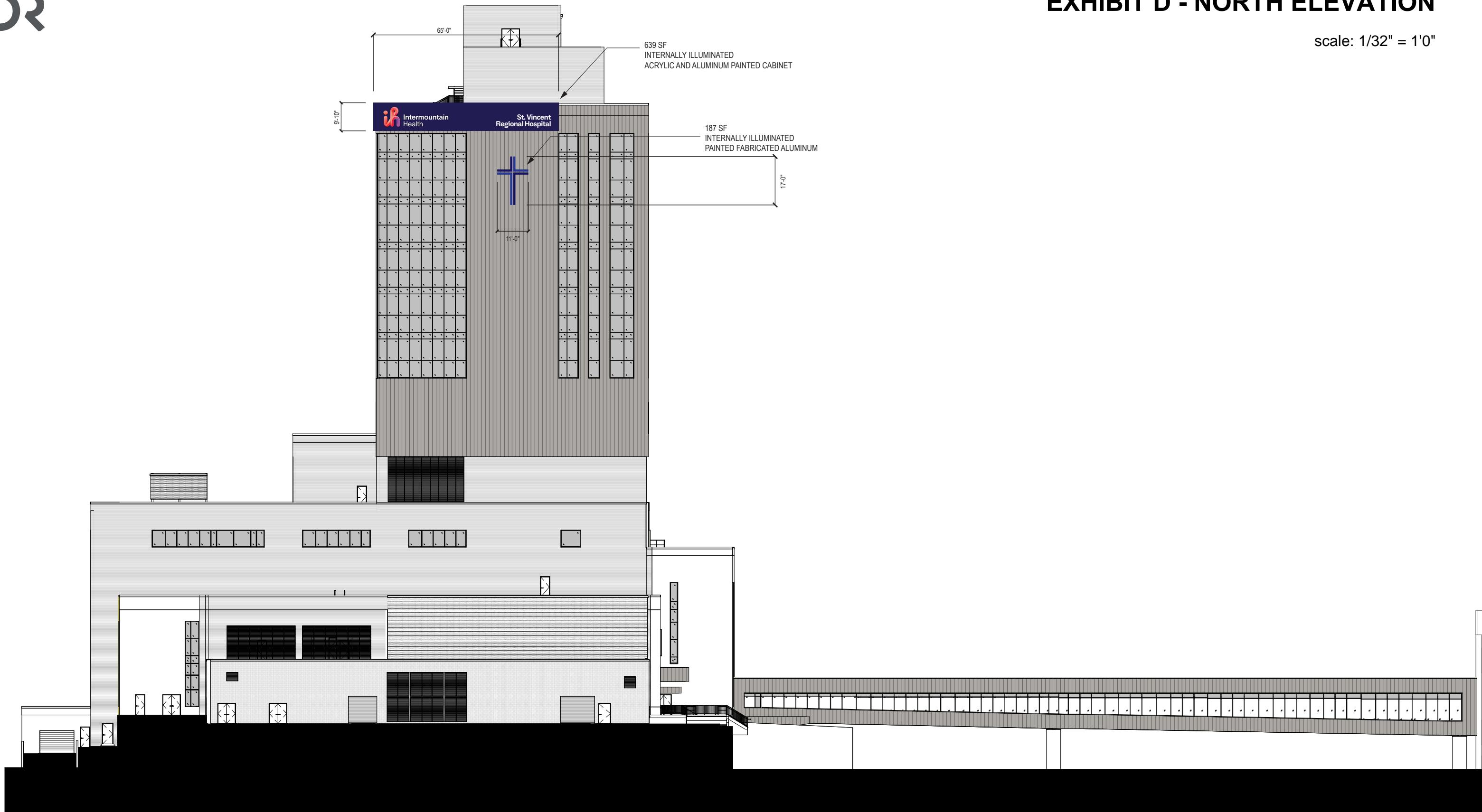
EXHIBIT D - NORTHEAST VIEW

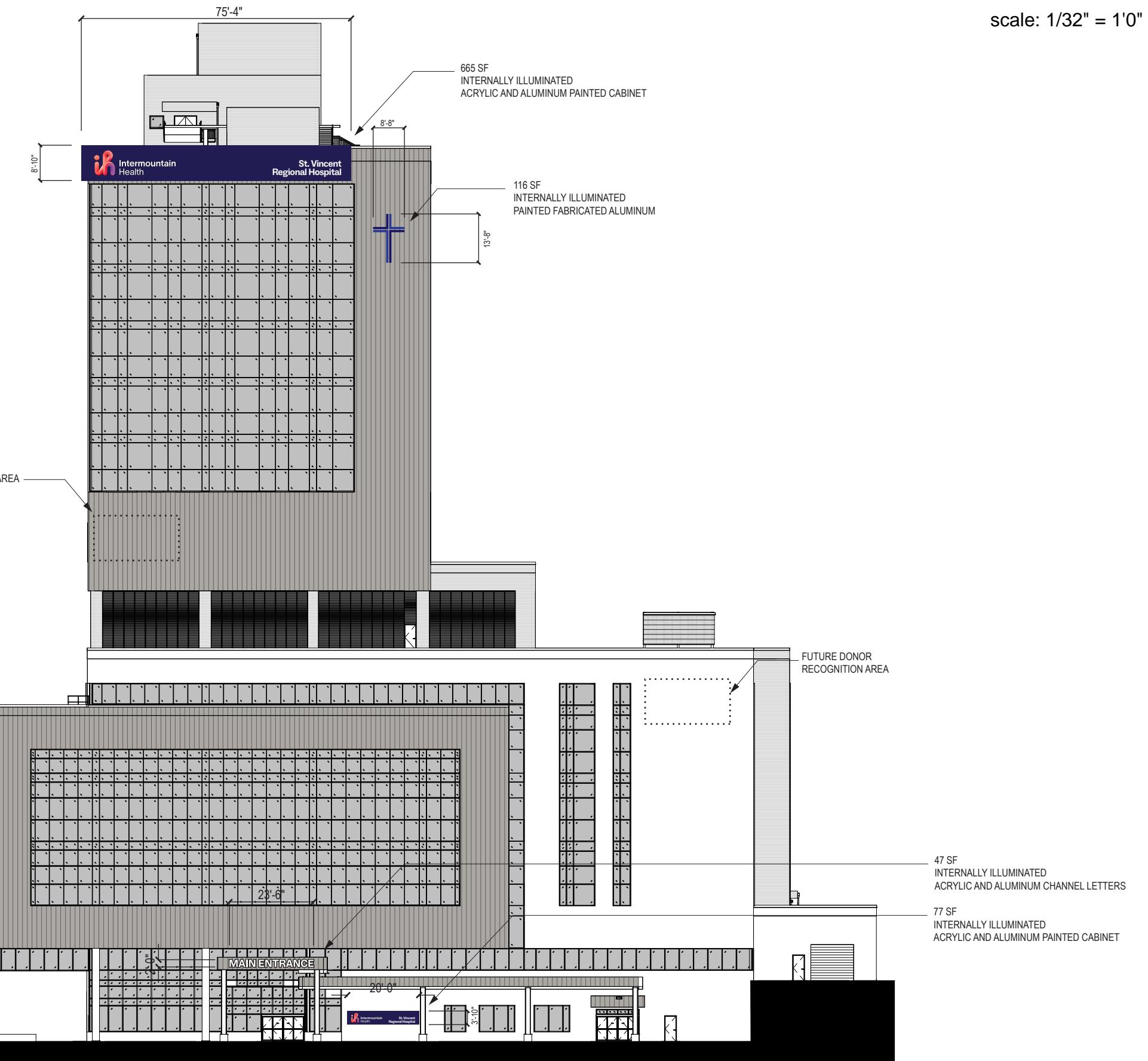


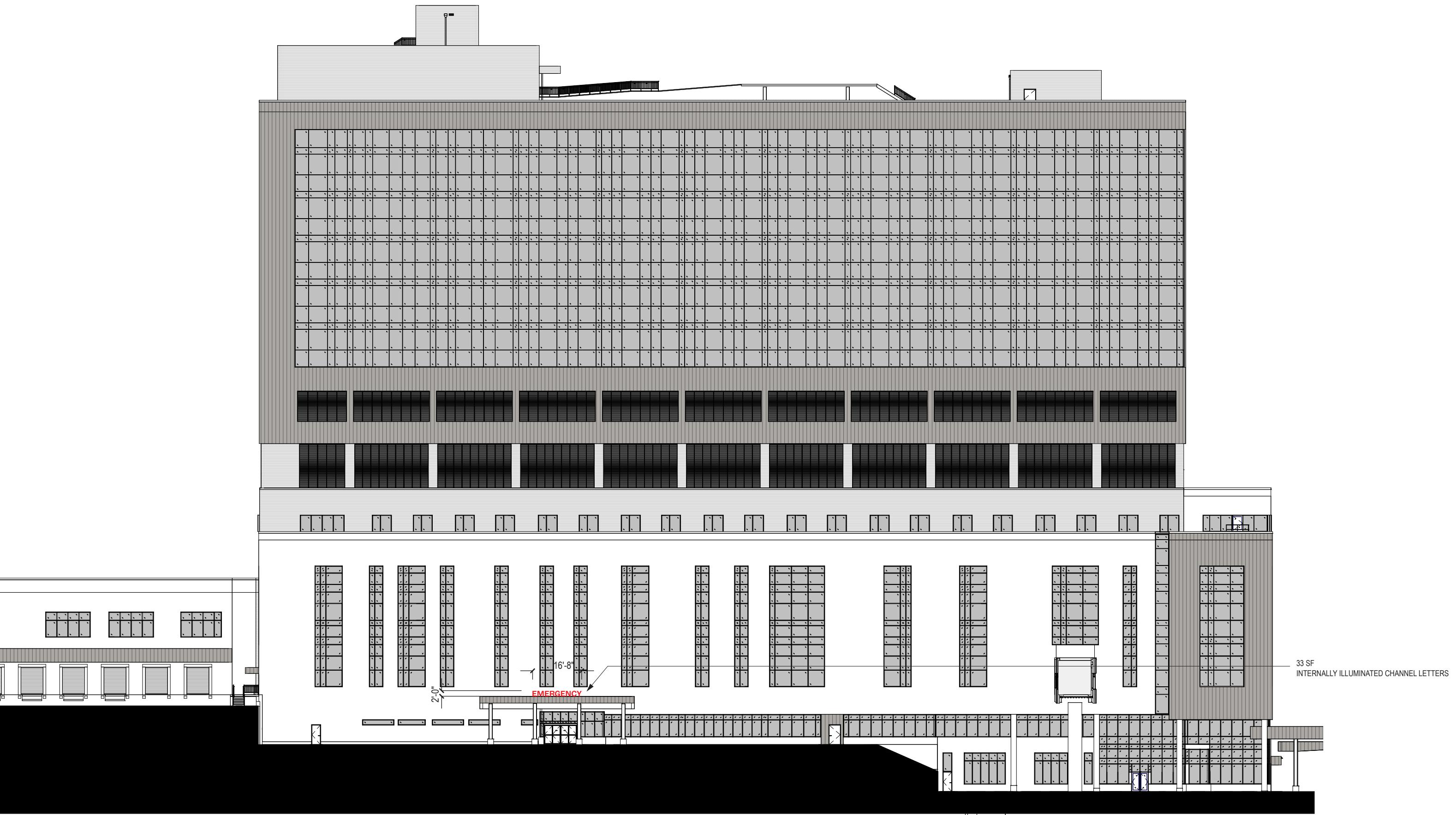
EXHIBIT D - SOUTHEAST VIEW



scale: 1/32" = 1'0"







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