



INTERIM PLANNING COMMISSION

Thursday, November 20, 2025 at 1:00pm

Commission Members	Position														
							05/29/2025	06/05/2025	07/03/2025	08/07/2025	09/04/2025	10/02/2025	09/04/2025	10/02/2025	11/20/2025
Dennie Stephenson	Chair					1	-	1	1	-	-	-	-	1	
Kimberly Welzenbach	Vice Chair					1	-	1	1	-	-	-	-	1	
Daniel Brooks	Commission Member					1	-	1	1	-	-	-	-	1	
Roger Gravgaard	Commission Member					1	-	1	1	-	-	-	-	A	
David Nordel	Commission Member					1	-		1	-	-	-	-	1	
Amber Parish	Commission Member					1	-	1	1	-	-	-	-	1	
Josh Sayer	Commission Member					1	-	1	1	-	-	-	-	1	
John Staley	Commission Member					1	-		1	-	-	-	-	1	
Jim Ronquillo	Commission Member					1	-	1	1	-	-	-	-	1	
Wyeth Friday	PCSD Director					1	-	1	1	-	-	-	-	1	
Anna Vickers	Planning Div Manager					1	-	1	1	-	-	-	-	1	

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

Call the Meeting to Order:

Chairman Stephenson called the meeting to order at 1:03 p.m.

Introduction of Planning Board Members and Planning Department Staff

Chairman Stephenson called for introductions of the members of the Interim Planning Commission and Planning staff.

Attending Staff: Wyeth Friday, Planning & Community Services Director; Anna Vickers, Planning Division Manager; Lora Mattox, Transportation Planning Coordinator; Tate Johnson, Neighborhood Planner; Brenda Berns, Planning Clerk

1.Others in Attendance: Allison Mouch, Orion Planning & Design Team

2. Approval of Agenda

Motion

Motion made by Commission member Welzenbach to approve the agenda as amended, seconded by commission member Ronquillo. Motion carries unanimously.

3. Approval of Minutes of August 7, 2025

Motion

Motion made by Commission member Staley, seconded by Commission member Ronquillo to approve the July 3, 2025 meeting minutes. Motion carries unanimously.

4. Public Comment. There was no Public Comment.

5. Disclosure of Outside (Ex-Parte) Communication. There were no Outside Communication.

6. Disclosure of Conflicts of Interest. There were no Conflicts of Interest.

7. Old Business - There was no Old Business.

8. New Business

- a. **Status Report on Billings 2045 Analysis and Document Drafting –**
Anna Vickers, Planning Division Manager

Ms. Vickers provided a brief overview of the 2023 Montana Land Use Planning Act, highlighting the requirements for public involvement and the changes it introduces to zoning and subdivision processes, including opportunities for public comment. She noted that the Infrastructure and Planning Committee (IPC) will make recommendations to the City Council for adoption.

b. Highlights of Attendance & Participation; Community Planning Week –
Presented by Allison Mouch, Orion Planning & Design

Ms. Mouch provided an overview of the workshop and its objectives, explaining that the goal is to engage the community in developing the overall vision, to understand residents’ issues and concerns, and to connect community priorities with the land use map components. She noted that the project team is conducting analysis and growth projections for the Billings area. Community outreach efforts are underway in November, with Plan drafting scheduled to begin in December 2025. The consultants are expected to complete their work by May 2026, in time for adoption and implementation.



The project was initiated in April, followed by a stakeholder engagement in August. Information gathered from those discussions and future will be used to develop a comprehensive market analysis and inform the growth projections.

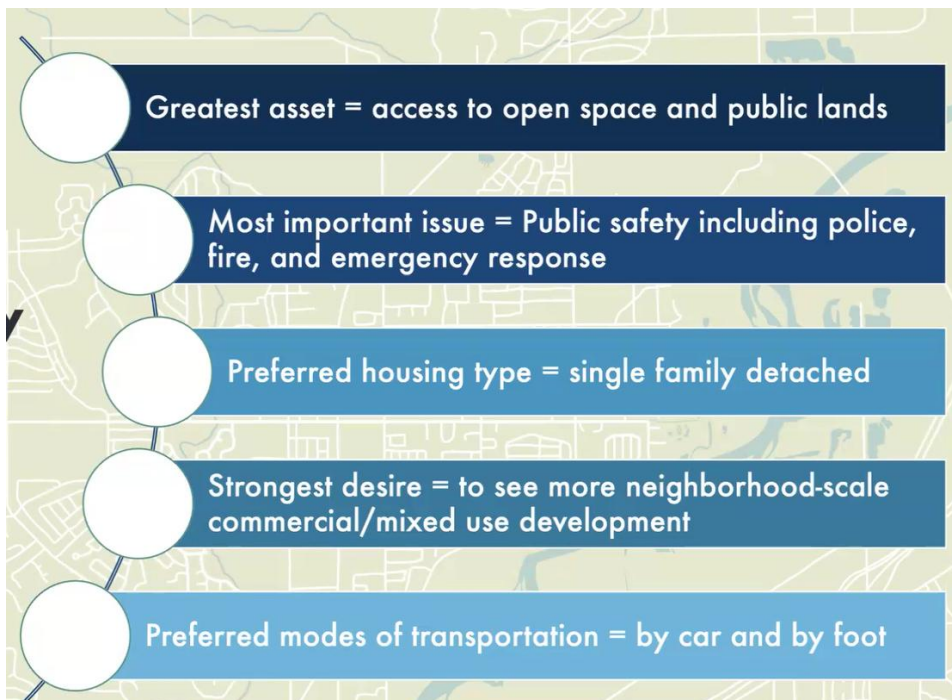
Where we’ve been and here we’re heading:



What we've heard from Stakeholders:



What we've heard from the Community Survey:



Let's Talk About Growth:

BILLINGS GROWTH PROJECTIONS, 2025-2045

	2025 (Estimated)	2045 (Projected)	2025-2045 CAGR	Totals
Population	123,500	153,800	1.11%	30,300
Housing Units	55,300	71,500	1.29%	16,200
Jobs	84,900	106,600	1.21%	21,700
Industrial SF	7,912,300	10,169,000	1.26%	2,256,700
Office SF	6,273,100	7,357,000	0.80%	1,083,900
Retail SF	10,608,100	12,397,500	0.78%	1,789,400

Source: CoStar, Lightcast, Montana Department of Commerce, SB Friedman

Some Considerations:

Median home sales price in Billings has increased by over \$163,000 since 2015
Nearly 1/3 of market-rate multi-family units have been constructed since 2015
Since 2013, Yellowstone County has permitted nearly as many residential units as the City of Billings
64% of Billings' housing units are detached single dwellings; 61% of these units are owner-occupied
Health Care and Social Assistance is the largest employment sector in Billings
Less than 2% of the 6.3 million SF of office space that exists in Billings was built in the last 10 years
Less than 5% of the 10.6 million SF of retail space that exists in Billings was built in the last 10 years
Industrial development remains Billings' strongest economic product

Workshop Format: Interactive workstations designed to gather feedback, share information, and capture community needs, priorities, and planning values for the 20-year plan.



What Comes Next?

We want to hear from you:

Are there areas within or around Billings that should not be developed, and why?

What parts of the City – and surrounding areas - are most appropriate for residential growth? What type of residential fits best, and where?

What types of commercial and mixed-use development would you like to see more of – and where? What’s currently missing in Billings?

Where do you experience the greatest challenges moving through your city – by car, on bike, or on foot? Where are opportunities to better connect people to places in your community?

Discussion & Questions from the Commission members.

Commissioner Staley questioned the low number of survey respondents and expressed concern that the Plan is moving forward too quickly without adequate representation from all Wards. Ms.

Mouch explained that the community survey is only one tool used to gauge public concerns and is not the sole method for collecting input.

Anna Vickers added that staff has conducted extensive outreach through Neighborhood Task Force meetings, stakeholder sessions, and widespread advertising—more than any previous city project. She invited suggestions for additional groups or outreach methods, noting that staff is available on weekends and evenings and that the process is driven by the State’s required deadline of May 2026. She also emphasized that the survey deadline has been extended to encourage broader participation.

Several commissioners expressed concern that the Community Planning Week events were overshadowed by City Council and Mayoral elections, which may have limited engagement. Ms. Mouch clarified that public input will continue to be collected until the Plan is adopted and encouraged commissioners, as Ward representatives, to help ensure the feedback received is accurate and reflective of their constituents. She noted that staff will continue outreach efforts up to the adoption deadline.

Ms. Vickers further explained that data from the Heights Plan and West End Plan will also inform the citywide Plan, so the current survey results are supplemented with information from those ongoing efforts. Staff plans to report back in December with a summary of feedback received to date and cumulative survey totals across all three plans.

Commissioner Welzenbach asked about current marketing methods, stating she had seen online content but limited broader outreach. Ms. Vickers responded that staff has used billboards, radio ads, press releases, Facebook ads, and distributed flyers to 60–70 retail and community locations, as well as attending large public events. Welzenbach suggested direct mail, but Ms. Vickers noted that direct mailers cost approximately \$25,000 and are beyond the project’s budget.

Commission members also suggested that newly elected councilmembers should assist with promoting the process. Ms. Vickers agreed and noted that training will be provided, with the intent to schedule a presentation for the City Council.

Commissioner Brooks inquired about population projections and their accuracy. Wyeth Friday clarified that projections reflect a mix of housing types, not only single-family units, and noted that the city typically sees 400–500 multifamily units constructed annually. He emphasized that the Plan must demonstrate whether the current land use map provides sufficient zoning capacity to accommodate future housing needs.

9. Other Business – There was no Other Business

Adjournment: 1:43 PM

Brenda J Berns, Planning Clerk