



City of Billings Zoning Commission
 Tuesday, April 7, 2026 at 4:30pm



Commission		01/06/2026	02/03/2026	03/03/2026	04/07/2026	05/05/2026	06/02/2026	07/07/2026	08/04/2026	09/01/2026	10/06/2026	11/03/2026	12/01/2026
Daniel J Brooks	Chairman	C	C	1	1								
Greg McCall	Vice Chairman	C	C	1	1								
David Goss	Commissioner	C	C	1	1								
Beau Mulvaney	Commissioner	C	C	1	1								
Andy Megorden	Commissioner	C	C	1	1								

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

Total Number of 2025 Applications	01/06/2026	02/03/2026	03/03/2026	04/07/2026	05/05/2026	06/02/2026	07/07/2026	08/04/2026	09/01/2026	10/06/2026	11/03/2026	12/01/2026	TOTAL
Zone Change	-	-	2	3									5
Special Review	-	-	2										2

Call the Meeting to Order: Chairman Brooks called the meeting to order at 4:30 PM

Attending Staff: Karen Husman, Zoning Coordinator; Dave Green, Planner II; Hunter Kelly, Planner I; Brenda Berns, Planning Clerk

Public Comment

Chairman Brooks called for public comments on items not on the agenda. No members of the public provided comments on non-agenda items.

Approval of Minutes: March 3, 2026

Motion by Commissioner Megorden to approve the meeting minutes of March 3, 2026 as submitted, second by Commissioner McCall. Motion passed unanimously.

Disclosure of Ex-Parte Communication

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks		X		
Greg McCall		X		
David Goss		X		
Beau Mulvaney		X		
Andy Megorden		X		

Disclosure of Conflict of Interest

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks		X		
Greg McCall			1078	
David Goss		X		
Beau Mulvaney		X		
Andy Megorden		X		

Site Visits:

- ZC 1078 - McCall, Goss
- ZC 1079 - McCall, Megorden, Goss
- ZC 1080 - McCall, Megorden, Goss

Chairman Brooks opened the Public Hearing

a. City Zone Change 1078 – Barber Farms Sub – PND-MU Ag to CMU1, NX1, N2, N3, with Annexation, and P1 – A Planned Neighborhood Development.

Presented by Karen Husman, Zoning Coordinator

Recommendation

Planning staff recommends approval of Zone Change 1078 and adoption of the findings of the ten review criteria.

Applicant's Agent

Taylor Kasperick, Performance Engineering

Mr. Kasperick presented the revised application, noting the previous submittal had been withdrawn and approximately 45% of the proposal has changed, including a shift from NX to N3 zoning at the request of adjacent neighbors.

He stated that parkland has nearly doubled and additional buffering has been incorporated.

Connectivity to the subdivision to the north is not proposed at this time but may be considered in the future.

The proposal includes approximately 43% N3 and 42% N2 zoning, reflecting lower-density districts and roughly half of the maximum allowable density. The plan anticipates approximately 160–300 units, with potential for further reduction, and includes an annexation request.

Mr. Kasperick stated the project is consistent with the Billings 2045 Growth Plan. He also referenced planned infrastructure improvements, including sewer, water, and traffic.

Neighborhood concerns regarding density, traffic, and property values were acknowledged. Traffic studies have been completed, and improvements are underway. Both rental and ownership housing types are proposed to meet community needs.

The development includes four neighborhood parks and three smaller park spaces.

Questions to Applicant's Agent

Commissioner Goss inquired whether the two existing homes on Central Avenue are included in the annexation. Mr. Kasperick stated the homes are not included and will be retained for the Barber family's personal use.

Public Hearing

Chairman Brooks asked for anyone present to speak on Zone Change 1078.

Twelve members of the public spoke in opposition. Dean Kile, Carmen Kile, Joel Long, Janelle Lende, Susan Sullivan, Steve Zabawa, Shane Coleman, Mike Nitschke, Gary Short, Mike Berve, Scott Morstad, and Malcolm Long.

Opposition testimony raised concerns regarding procedural issues, density, traffic impacts, infrastructure capacity, and neighborhood compatibility.

Several speakers cited confusion related to state law and the protest petition process, requesting additional time, clarification, and supporting materials. Concerns were expressed about due process and the ability to gather signatures.

Multiple residents, particularly from the Cloverleaf subdivision, stated that the proposed density is inconsistent with existing one-unit-per-acre development and may negatively impact property values. Some noted recent property listings and decisions attributed to uncertainty surrounding the project.

Traffic and infrastructure were recurring concerns. Speakers indicated existing congestion on Grand Avenue and surrounding streets, questioned the adequacy of planned improvements, and

noted that roadway expansions are not currently programmed. Impacts to nearby neighborhoods, including increased cut-through traffic and safety concerns for children, were also identified. Additional concerns included compatibility with surrounding development, adequacy of green space, and whether the proposal aligns with community preferences expressed in the Billings 2045 Growth Plan. Some speakers stated the project could create long-term negative impacts and requested denial or postponement of the zone change.

Applicant's Agent Rebuttal

Mr. Kasperick stated that the Capital Improvement Plan (CIP) guides the City's development projects over the next five years, noting that some projects move forward while others are delayed. He added that this development, along with others, contributes to advancing projects identified in the CIP.

He also noted that turn lanes are planned along Central Avenue to help prevent future traffic impacts to nearby subdivisions.

Mr. Kasperick emphasized the distinction between *comparability* and *compatibility*, stating that the proposal focuses on compatibility with the surrounding lower-density zoning.

He further stated that the developer will be contributing over \$350,000, and that studies indicate developments of this type do not depreciate property values but instead tend to increase property tax revenue for the City.

Board Questions

Commissioner Goss inquired about the possibility of delaying the process for 30 days, noting that any action must be forwarded to City Council within 20 days.

Mr. Kasperick stated a preference to proceed without delay and noted that the number of protest signatures would determine whether a two-thirds majority vote is required, which can be addressed as part of the process.

Ms. Husman stated that, based on consultation with legal counsel, the item will proceed to City Council unless the applicant requests a delay.

Motion

Motion by Commissioner Megorden to recommend approval of Zone Change 1078 and adopt the findings of the 10 Review Criteria as presented within the staff report. Second by Commissioner Goss. Motion carried unanimously.

Karen Husman advised the board, City Council will hear items on April 27, 2026

b. City Zone Change 1079 – Adjacent to the intersection of Shiloh Rd & Hesper R – PND-MU Ag to CMU2, NX3 & P1 – A Planned Neighborhood Development.

Presented by Hunter Kelly, Planner I

Recommendation

Planning staff recommends approval of the zone change and adoption of the proposed review criteria.

- Meets the Growth Policy-
 - Strong Neighborhoods
 - Essential Investments
 - Home Base
- Adjacent uses and zoning compatible with proposed zoning
 - Nearby property adjacent to the road is zoned CMU2, at Shiloh Crossing.

Board Questions

Commissioner Goss requested clarification on how often a zone change application may be submitted, whether approved or denied.

Mr. Kelly stated that the City does not limit how often a zone change may be approved. However, if a request is denied by City Council, the property is subject to a one-year waiting period before another zoning action may be submitted.

Applicant’s Agent:

Kolten Knatterud, IMEG

Mr. Knatterud stated that he has been working with the group that has a buy/sell agreement with Knife River, which is contingent upon the annexation and rezone process. He then described the project and its various phases.

Board Questions

Chairman Brooks asked what the content of the neighborhood meeting was.

Mr. Knatterud responded that one member of the public attended and had no comment.

Applicant:

Malcom Long , Knife River

Mr. Long stated that the developer is proposing a concept similar to a “barn-dominium,” a barn-style structure, and indicated that the intent is to pursue an approach beneficial to both the City and the community. He added that approximately half of the neighborhood is not opposed to the project.

Mr. Kelly clarified that the neighborhood located across the street is within County jurisdiction.

Public Hearing

Chairman Brooks asked for anyone present to speak on Zone Change 1079. There was no one present to speak in favor or opposition; the public hearing was closed.

Motion

Motion by Commissioner Goss to recommend approval of Zone Change 1079 and adopt the findings of the 10 Review Criteria as presented within the staff report. Second by Commissioner Megorden. Motion passed unanimously.

c. City Zone Change 1080– Zoo Drive & Shiloh – PND-MU-Ag, RR1 & MNU to CMU1, NX1, N1, P1 – A Planned Neighborhood Development.

Presented by Dave Green, Planner II

Staff recommends approval of the zone change and adoption of the proposed review criteria.

- Strong Neighborhoods
 - Walkable neighborhoods, open space, parks, public gathering spaces
 - Safe and attractive & provide essential services
- Essential Investments and Prosperity
- Home Base
 - A mix of housing types that meet the needs of the diverse population is important
 - Planning and construction of interconnected sidewalks and trails
 - Homes that are safe and sound support a healthy community

Applicant’s Agent:

John Halverson, Sanbell

Mr. Halverson provided an overview of the subject property, noting its location adjacent to a regional hub with significant commercial activity and agricultural land to the northwest. He stated that the area is experiencing increased development due to interstate access.

He explained that the intent of the Planned Neighborhood Development (PND) is to provide a transition to N1 and NX1 zoning districts toward the corridor. The proposal includes a small neighborhood park, similar in scale to parks in Annafeld subdivision.

He noted that the N1 district allows duplexes and single-family homes, as well as limited ground-floor commercial uses, and that the development is designed to meet CMU1 requirements.

Public Hearing

Chairman Brooks asked if anyone was present to speak in favor or opposition of Zone Change 1080.

Marty Ambuehl, Billings, MT stated that he resides near the Zoo and expressed concerns regarding the location of mailboxes along Shiloh Road. He requested consideration for access to the roundabout to allow movement in all directions. He also inquired about the anticipated 2–3 year timeframe and requested clarity and resolution regarding roadway improvements.

Chairman Brooks closed the public hearing.

Discussion

Commissioner Goss inquired whether the new access point would be included in the Traffic Impact Study (TIS).

Mr. McCall stated that it is not part of the current discussion from a land use perspective.

Motion

Motion by Commissioner McCall to recommend approval of Zone Change 1080 and adopt the findings of the 10 Review Criteria as presented within the staff report. Second by Commissioner Goss. Motion passes unanimously.

Other Business

a. Update by Dan Brooks on the Billings 2045 Plan Related to the Montana Land Use Planning Act

Staff was commended for their work in responding to the 2023 State legislation, particularly in evaluating housing needs over the next 20 years as part of the **Billings 2045 Growth Plan**. It was noted that these efforts include analysis of future housing demand and alignment with long-range planning objectives.

The Interim Planning Commission has reviewed elements of the plan and is expected to provide recommendations related to the future land use map. Board members acknowledged the importance of this work in guiding growth, land use decisions, and housing strategies moving forward.

Board Questions

Commissioner Goss inquired whether changes to the zoning code would occur concurrently with adoption of the plan.

Karen Husman clarified that adoption of the plan and future land use map will occur concurrently, and that updates to procedures will begin, following implementation.

Future Business

Ms. Husman advised the Commission that there will be two zoning applications for May.

Adjournment: The meeting adjourned at 6:37 PM

Brenda J Berns, Planning Division Clerk