











BILLINGS
2045

“It’s a great city that's changing in many ways, it just needs a couple more pushes…”

“Stop trying to be another city and focus on our strengths… create a city that’s not only a great place to live [and] work but a destination.”

“…this is a great community that deserves to have an even greater place to call home.”

Community Survey responses when asked: “What else would you like us to know about living and working in Billings?”

BILLINGS 2045

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BILLINGS 2045



1 THE PLANNING PROCESS

INTRODUCTION TO BILLINGS

WHY WE PLAN

Comprehensive plans have long served as essential tools to guide communities through growth, change, and long-term investment. Billings 2045 is designed to help shape the future of Billings' economy, land use, neighborhoods, transportation systems, and community amenities over the next twenty years. This plan provides a strategic foundation for the City to prepare for both near-term needs and long-range opportunities—grounding future policy decisions in reliable data, shared community values, and clearly defined priorities. Billings 2045 reflects extensive public participation and collaboration, informed by the voices of residents, local organizations, business leaders, and community stakeholders, as well as the dedicated work of City staff and Interim Planning Commission members. The outcome is a community-driven roadmap that pairs long-term vision with practical, action-oriented steps to help Billings thrive.

The Billings 2045 planning effort began in 2025 to create a unified vision and updated strategy for Montana's largest city as it continues to evolve. As Billings grows and changes, the City faces important questions about where and how development should occur, how to ensure growth can be supported over time, and how to coordinate land use decisions with the infrastructure, services, and facilities residents rely on every day. The plan explores how Billings can strengthen connections between neighborhoods, improve safety and access for all travel modes, and support a range of housing choices that meet the needs of residents across incomes, ages, and household types. It also considers how reinvestment and access to services can be strengthened citywide, while protecting the natural features and open spaces that contribute to Billings' livability. Ultimately, Billings 2045 is intended to guide thoughtful growth that supports long-term community wellbeing, reflects local priorities, and reinforces the distinct character and identity of Billings, from its established neighborhoods to its downtown core.

USERS' GUIDE

The Billings 2045 Land Use Plan is designed to be a comprehensive, compelling, and accessible resource for all community members. It establishes a long-range vision for the city's future, ensuring that as Billings grows, it does so in a manner that is both strategic, and reflective of the community values expressed through this process. The plan is organized into several chapters designed to build upon one another, starting with a broad vision and moving toward more specific implementation strategies.

The Billings 2045 Land Use Plan is organized into seven interconnected sections that build upon one another. The plan moves from understanding the context of the planning process to analyzing the community's existing conditions, and finally to presenting a vision and implementation strategy for the future. The table below outlines the content and purpose of each section.

SECTION	TITLE	PURPOSE
I	THE PLANNING PROCESS	Establishes the foundation for the plan, explaining why planning is critical for Billings' future, how the plan complies with state law, and how community engagement shaped its development.
II	BUILDING COMMUNITY	Provides a detailed analysis of the city's core components, including its natural environment, population and demographic trends, economic drivers, and housing conditions.
III	SERVING THE COMMUNITY	Examines the public services and utilities that support the community, including emergency services, public works, schools, and parks and recreation amenities.
IV	CONNECTING THE COMMUNITY	Focuses on the city's transportation network, summarizing past planning efforts and highlighting the importance of multimodal connections between neighborhoods, parks, and schools.
V	COMMUNITY CHARACTER	Explores the physical fabric of Billings, reviewing historic development patterns, identifying the unique characteristics of its distinct neighborhoods, and describing existing land use patterns.
VI	FROM PRESENT TO FUTURE	Translates the plan's analysis and vision into a tangible guide for growth. This section introduces the "placetype" framework and presents the Future Land Use Map (FLUM) that will guide development for the next 20 years.
VII	FROM PLAN TO REALITY	Outlines the strategy for turning the plan's vision into action. It details the importance of implementation, provides a framework for tracking progress, and discusses the next steps in the planning process.



PHILOSPHY OF PLANNING

Modern U.S. planning emerged in the early 20th century as cities grew rapidly and needed better systems for public health, housing, transportation, and infrastructure. Over time, local governments gained authority to guide land use through zoning and comprehensive planning, supported by model enabling acts in the 1920s and reinforced by court decisions like Euclid v. Ambler (1926). In the late 20th century, environmental policy added stronger expectations for impact analysis and long-range thinking, particularly for actions involving federal lands or funding.

Planning in the Intermountain West

In the Intermountain West, land is at the core of history and culture and often publicly managed. A defining reality of the region is the enormous presence of federal land. In many Intermountain states, the federal government owns or manages a major share of land, more than half in the region overall. This has profound implications. Local communities are not planning only for their own private parcels; they are planning at the edge of vast public landscapes.

This shapes the planning philosophy of the West in several important ways:

- **Planning is shaped by boundaries, not just growth.** In much of the U.S., land use planning often assumes that development will "fill in" over time, spreading outward from cities. In the Intermountain West, growth tends to concentrate in valleys and river corridors, near existing towns and transportation routes, and near scenic amenities and recreation access. At the same time, much of the surrounding land may be federal forest, BLM land, or other public holdings. That means planning often focuses on managing the edges: where private growth meets public lands, wildlife habitat, agricultural land, and sensitive landscapes.
- **Planning is a negotiation between competing values.** Western planning is strongly influenced by the tradition of "multiple use" public land management, meaning that land is expected to support many different purposes at once: grazing, timber, mining, wildlife habitat, recreation, water supply, scenic preservation. Multiple-use history makes planning in the West less like a single vision and more like a structured negotiation among competing interests. Conflict is normal, and planning often becomes a process for balancing legitimate but opposing values.
- **Planning is tied to water and aridity.** The interior West is an arid landscape. In many places, water availability is the single most important constraint on growth. That reality shaped settlement patterns historically and continues to shape planning today. Federal reclamation policy in the early 1900s, especially irrigation works, made large areas habitable and productive, and it also established a long-standing expectation that growth and development must be connected to infrastructure systems that store and deliver water. In the West, planning has always been about the question: "Can this place actually support the level of growth we are allowing?"
- **Planning is deeply influenced by private property rights and local control.** Another defining feature of the Intermountain West is a cultural emphasis on individual ownership and rural independence. Therefore, planning often has to be justified in practical terms, considering infrastructure efficiency, public safety, protecting working lands, preventing costly sprawl, reducing conflict between neighbors. In short, planning in the West tends to be more grounded in practicality and impacts than in purely idealized design.

Montana Planning

Montana reflects all of these Intermountain West dynamics, but in a distinctly Montana way. A significant portion of Montana's land base is federally managed, which means communities are constantly interacting with decisions made by federal agencies. Federal land management affects recreation and tourism, timber and grazing economies, wildfire risk, access and infrastructure needs and environmental quality.

That context means Montana planning often includes an unusually strong coordination component, whether formally or informally, because so many outcomes depend on what happens beyond municipal boundaries.

Montana also has a uniquely influential constitutional context. The 1972 Montana Constitution recognizes both strong protection of private property rights, and an inalienable right to a "clean and healthful environment," along with a duty to protect that environment for present and future generations.

This creates a philosophical tension that is very visible in Montana planning history: Montana planning is often about balancing two values that both carry moral and legal weight, individual rights and long-term stewardship.

Finally, modern Montana land use planning was strongly shaped by the state's experience with rapid subdivision, particularly recreational and speculative subdivision in rural areas. The Montana Subdivision and Platting Act (1973) was enacted because Montanans were concerned about unregulated subdivision patterns, especially in areas without adequate services, infrastructure, or environmental protections.

That history matters because it helps explain why, in many Montana communities, subdivision review has sometimes functioned as the most visible land use "control," even where zoning was limited or politically contested.

> **"Planning must become a forward-looking preventive means of providing people with the tools to preserve the natural and social integrity of their communities and surrounding areas."**
>
> **The Montana Subdivision Inventory Project, 1975**



MONTANA LAND USE PLANNING ACT

In 2023, Montana introduced a new structure: the Montana Land Use Planning Act (MLUPA), now codified in Title 76, Chapter 25, MCA. This law reflects a broader shift in planning philosophy: instead of treating planning as mainly aspirational guidance, MLUPA pushes planning toward being an up-front, evidence-based system that directly supports implementation through zoning and land use regulations.

MLUPA requires Montana cities with a population over 5,000 that are located within counties having a total population of more than 70,000 to adopt land use plans that comply with the Act. The requirements of the land use plan include:

- **Existing conditions and population projections.** The land use plan must include inventories of existing conditions and must analyze how the jurisdiction will accommodate projected population over 20 years and expected impacts.
- **Housing**. The plan must identify and analyze existing and projected housing needs, quantify needed housing types, inventory potential sites, analyze constraints, and describe actions to accommodate needed housing types.
- **Local services and facilities (public safety, utilities, transportation).** The plan must determine existing and anticipated service levels and capacities and include inventories/maps plus identification of capital/service improvements for public safety and emergency services, utilities and the transportation network.
- **Economic development.** The plan must assess existing and potential enterprises, labor force trends, local assets and constraints, available sites, adequacy of supporting services and housing, and financial feasibility of supporting anticipated growth.
- **Natural resources, environment, and hazards.** The plan must include inventories and maps of natural resources, describe resource characteristics and trends, inventory the natural environment, and describe natural hazards.
- **Land use + future land use map.** A land use plan must include a future land use map and written description of the general distribution, location, and extent of land uses.
- **Implementation.** The plan must include implementation measures and schedules, especially around zoning adoption/amendment to achieve substantial compliance, capital improvements programming, facility expansion (costs and revenue sources), and monitoring/evaluation procedures.
- **Continuous public participation.** Public participation is not optional: the Act requires continuous participation with the adoption of a public participation plan.



WHY PLAN NOW?

As we undertake this planning effort, the City of Billings stands at a crossroads. Serving as a state and regional economic hub with great accessibility and a high quality of life, Billings is now faced with the challenge of managing the current and future growth that has led to it's success. While growth can be a sign of a community that is thriving, it also brings to the forefront core issues that require a proactive, strategic, and thoughtful response. The Billings 2045 Land Use Plan provides a vital framework to address and manage the City's future growth potential in the face of these core issues and opportunities. This plan, and the future land use map that accompanies it, are happening at the right place and time to effect a vision for Billings' future that is fiscally responsible, environmentally sound, and equitable for all.

A primary challenge facing Billings is a growing housing crisis. Between 2018 and 2023, the median home sale price in the city rose by over 50%. This rapid appreciation has far outpaced income growth, creating a significant affordability gap. The number of attainable homes has also decreased in the same period, with a current cumulative shortage of nearly 10,000 units as estimated by the Billings Association of REALTORS®, and demand for an additional 26,200 housing units by 2045 to address the growing population. If we continue as usual, based on the existing housing deficit and rate of permit approvals anticipated annually, it will take the City until 2040 to address the unmet need and account for additional growth. This lack of attainable housing directly impacts the city's economic competitiveness, as local employers struggle to recruit and retain a workforce that can afford to live in the community they serve.

Concurrent with the housing shortage are the challenges of managing physical growth. Much of the city's recent expansion has occurred on the West End, leading to concerns about urban sprawl, the loss of productive agricultural land, and the mounting cost of extending and maintaining infrastructure. This pattern of development strains municipal budgets and can lead to inefficiencies in the delivery of public services. The need to continue to revitalize and support the downtown core is a recurring theme in community discussions and a key focus of this planning effort.

THE FISCAL BENEFITS OF PROACTIVE PLANNING

Adopting the Billings 2045 Land Use Plan and Future Land Use Map is not merely an exercise in good governance; it is a fiscally prudent strategy. The alternative, reactive, ad-hoc decision-making, often leads to costly and inefficient development patterns. Well-planned communities can realize significant financial benefits, saving on upfront infrastructure costs for new construction, reducing ongoing service delivery costs, and generating more tax revenue per acre than conventional suburban development patterns.

Billings' own past planning efforts confirm these findings. The 2016 Growth Policy included a detailed scenario planning analysis that compared the fiscal impacts of different growth patterns. The study found that more compact, infill development was significantly more cost-effective than low-density, spread-out development. By strategically guiding future growth, the Billings 2045 Land Use Plan and Future Land Use Map can ensure that new development contributes positively to the city's long-term fiscal health, minimizing the tax burden on existing and future residents and businesses.



BUILDING ON A LEGACY OF PLANNING

This Land Use Plan is not being created in a vacuum. It builds upon a long history of planning in Billings and Yellowstone County, incorporating lessons learned and priorities that remain important while adapting to new and evolving challenges and legal frameworks. In the preparation of the Billings 2045 Land Use Plan and Future Land Use Map, the following plans and policy documents were reviewed for integration and key recommendations to carry forward as part of this planning effort:

PLAN	YEAR	KEY CONTRIBUTION
City of Billings/Yellowstone County Growth Policy	2003	Early collaborative effort to manage regional growth
Yellowstone County/City of Billings Growth Policy	2008	Updated regional framework for coordinated development
City of Billings Growth Policy	2016	Introduced scenario planning to evaluate fiscal impacts of growth patterns
Long Range Transportation Plan	2023	Guides transportation infrastructure investments
Bike & Trail Master Plan	2016	Provides framework for non-motorized transportation and recreation
South Billings Master Plan	Various	Guides development in the South Billings area
West Billings Neighborhood Plan	Ongoing	Creates vision for continued development of West Billings
Billings Heights Neighborhood Plan	Ongoing	Guides development in the Heights neighborhood

Additional plans and policies were reviewed for background and area-wide context in preparing the Billings 2045 Land Use Plan. These included:

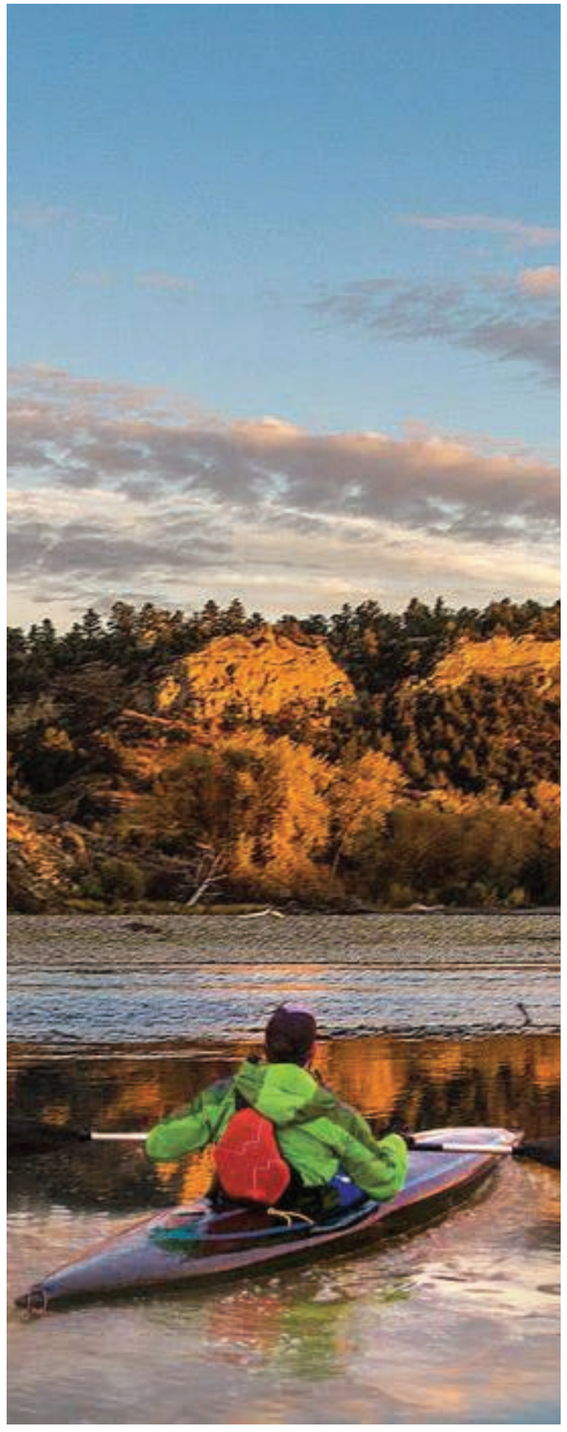
- Broadview Community Profile (2004)
- Shepherd Community Action Plan (2004)
- Lockwood Growth Policy (2016)
- Minnesota Avenue Master Plan (2001; 2003 addendum)
- Billings Exposition Gateway Concept Plan (2013)
- Downtown Billings Framework Plan (1997)
- East Billings Urban Renewal District (EBURD) Master Plan (2009)
- South Billings Master Plan (2012)
- Infill Development Policy (2011)
- Founders Park Area Urban Renewal Analysis Report (2020)
- City of Billings Planning & Community Services Department (PCSD) Annual Report 2024
- North Park Neighborhood Plan (2008)
- Central-Terry Park Neighborhood Plan (August 1999)
- Urban Renewal Plan for the South Billings Boulevard Urban Renewal Area (SBBURD) (2008)
- The Highland Neighborhood Plan (2007)
- The Billings Heights Neighborhood Plan (2006)
- North Elevation Neighborhood Plan (1994)
- Northwest Shiloh Area Plan (2005)
- The South Side Neighborhood Plan (2008)

A complete summary of these policies can be found in Appendix A of this plan.



The Billings 2045 Land Use Plan and Future Land Use Map is more than just a document; it is a foundational tool for public and private decision-making. As required by the Montana Land Use Planning Act, this plan will serve as the primary policy guide for all land use and development-related matters within the city.

- For the City Council, Planning Commission, and other decision-makers, the plan provides a consistent, publicly-vetted framework for evaluating land use proposals, prioritizing capital investments, and coordinating with regional and state partners. It ensures that individual decisions align with the community's long-term vision. When a new subdivision or zone change is proposed, its alignment with the Future Land Use Map and the plan's goals will be a central requirement in the review process.
- For City staff, the plan serves as a day-to-day reference for aligning departmental programs, reviewing development applications, and making recommendations that are consistent with the plan's goals and the Future Land Use Map.
- For residents, property owners, and business owners, the plan offers a degree of predictability. It provides a clear indication of how the areas around their homes and businesses are expected to evolve over time, allowing them to make informed decisions about their own investments. It also outlines numerous opportunities for public participation in the ongoing planning process.
- For developers and the real estate community, the plan clarifies the city's priorities and expectations. By identifying areas suitable for growth and the types of development desired in different parts of the city, the plan helps to streamline the development review process and direct investment to where it will be most beneficial for the community.



"Managing growth is not about stopping it, but shaping it responsibly."

The Montana Subdivision Inventory Project, 1975

KEEPING THE PLAN RELEVANT: A LIVING DOCUMENT

A plan for the future must be able to adapt to changing circumstances. The Billings 2045 Land Use Plan and Future Land Use Map is intended to be a living document. The world will inevitably change over the next 20 years, and the plan must be flexible enough to respond to new challenges, emerging trends, and evolving community priorities.

To ensure its continued relevance, the plan will be subject to regular monitoring and periodic updates. The implementation chapter will establish a process for tracking progress toward the plan's goals and measuring key performance indicators. This will allow the city to assess what is working and what is not, and to make course corrections as needed.

Planning best practices as well as state law recommends a comprehensive review and update of the plan **every five years**, with an initial review two years after adoption. This regular cycle of review will provide a formal opportunity for the community to revisit the plan's vision and policies, ensuring that it remains a true and accurate reflection of Billings' aspirations for the future. By embracing this process of continuous improvement, we can ensure that the Billings 2045 Land Use Plan remains a powerful and effective tool for shaping a prosperous and livable city for generations to come.

SETTING THE STAGE FOR BILLINGS' FUTURE

A BRIEF HISTORY OF BILLINGS

From its inception as a railroad town to its current status as Montana's largest city and a regional economic hub, Billings has a history defined by steady growth and strategic adaptation, fueled by its central location in the state. The city's story is not just one of population growth, but of key economic and social turning points that have shaped its identity and continue to influence growth and development patterns today. Understanding the City's history is crucial to contextualizing the challenges and opportunities that lie ahead as we plan for 2045.

NATIVE SETTLEMENTS

The Yellowstone Valley has been inhabited for millennia, with evidence of human presence dating back to at least 2600 BC. Long before the arrival of the railroad and the founding of Billings, the Yellowstone Valley was home to Indigenous peoples whose deep connections to the land shaped the region for thousands of years. Tribes including the Crow (Apsáalooke), whose ancestral territory encompasses much of south-central Montana, as well as the Northern Cheyenne and others, used the valley as a vital corridor for seasonal migration, hunting, trade, and cultural practices. The Yellowstone River provided water, fertile land, and abundant wildlife, making it a central feature of Indigenous life. Sites such as the Pictograph Cave State Park offer enduring evidence of this long-standing presence, preserving rock art that reflects spiritual beliefs and daily experiences. These Native communities maintained complex social, economic, and ecological systems long before Euro-American settlement, and their enduring cultural ties to the region remain an essential part of Billings' broader historical narrative.

THE MAGIC CITY: A RAILROAD BEGINNING

The modern city of Billings that we know today was born from the westward expansion of the Northern Pacific Railroad. In 1882, the railroad laid out the townsite, naming it after its then-president, Frederick H. Billings. The arrival of the railroad was a significant event for the region, transforming the landscape and the economy almost overnight. The town of Billings grew so quickly—from just a handful of buildings to over 2,000 in a matter of months—that it earned the nickname the "Magic City." This explosive start established a pattern of growth that would characterize Billings for the next century and a half.

FROM AGRICULTURE AND ENERGY TO A DIVERSIFIED ECONOMY

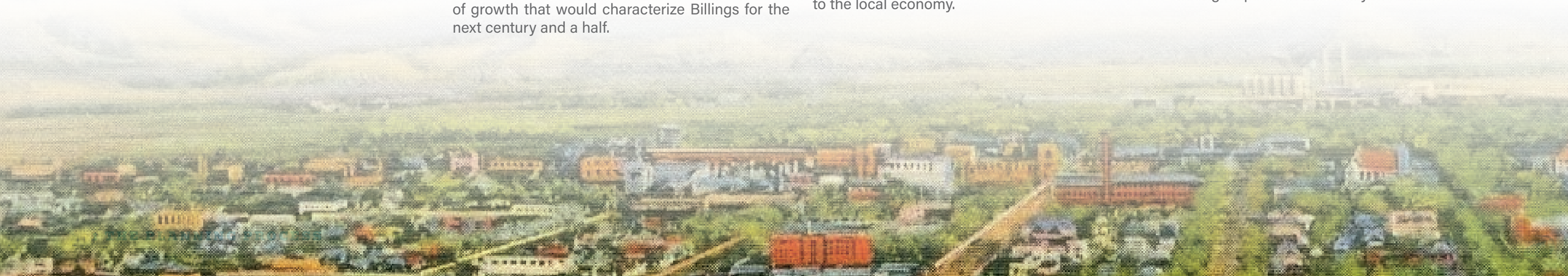
The railroad provided a critical link to national markets, allowing Billings to become a center for agricultural trade in the state. The fertile Yellowstone Valley supported a thriving agricultural economy, with sugar beets becoming an important commodity. Livestock auctions and supportive agricultural business further solidified the city's role as a commerce hub in the heart of a vast agricultural region.

A second major economic boom arrived with the discovery of oil in Montana and Wyoming in the early 20th century. Billings was perfectly situated to become the region's energy capital, and a hub for transporting these goods and services far beyond Montana state lines. Refineries including Yale Oil (1929) and the Carter Oil Company (1947) were established, and the city became a hub for energy production, a role that was amplified during the OPEC oil embargo of the 1970s and the Bakken oil boom of the 2010s. Today, three of Montana's oil refineries are located in Yellowstone County, cementing the energy sector's importance to the local economy.

THE REGIONAL HUB EMERGES

Following World War II, Billings entered a new phase of development, transforming into the primary financial, medical, and cultural center for a vast trade area that now stretches over 125,000 square miles and serves more than half a million people in the intermountain west. he construction of Interstate 90 in the 1960s further enhanced the city's connectivity and its role as a retail and wholesale trade destination in Montana and beyond. The city's healthcare sector, anchored by Billings Clinic and St. Vincent Healthcare (now Intermountain Health), has grown into a major economic driver and the top employing industry in Yellowstone County.

The latter half of the 20th century saw significant urban development, including the construction of Montana's first high-rises in the downtown core and the expansion of the city's footprint with new residential neighborhoods and commercial centers. Despite national economic downturns in early 2000s, and considerable market and housing fluctuations as a result of the COVID 19 pandemic beginning in 2019, Billings has consistently demonstrated remarkable economic resilience among its peers in the Rocky Mountain west.



TIMELINE OF KEY TURNING POINTS

The following timeline highlights key milestones in Billings' history that have significantly impacted its growth, economic prosperity, and community development.

THE ROLE OF PAST



1882

Founding of Billings by the Northern Pacific Railroad
Established the city as a transportation hub and catalyzed its initial, rapid growth.



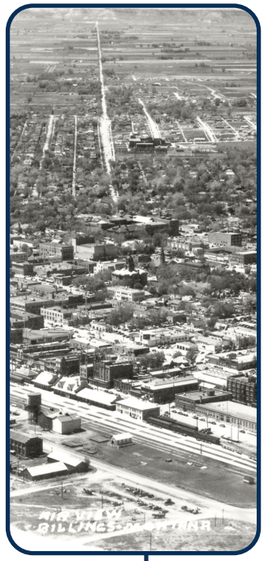
1904

Sugar Beet Processing Plant Opens
Solidified the importance of agriculture as a foundational economic sector.



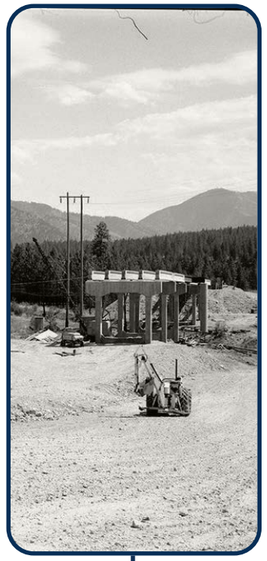
1920s

Discovery of Oil in Region
Initiated Billings' long-standing role as a major energy center.



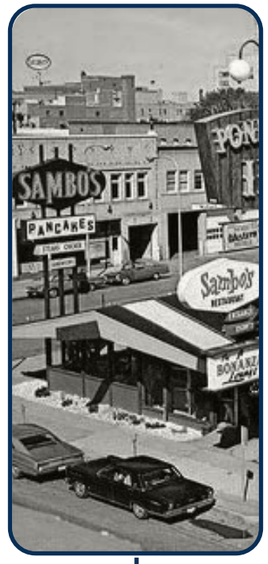
1940s

Post WWII Expansion
Marked the city's transformation into a regional hub for healthcare, finance, and culture.



1960s

Interstate 90 Construction
Improved transportation connectivity, reinforcing the city's status as a commercial center.



1970s

Energy Boom and Downtown Growth
Spurred by the OPEC oil embargo, this era saw major downtown development and the construction of the city's first high-rises.



1990s

Economic Diversification
Growth of the service sector, healthcare, and retail balanced the city's traditional reliance on agriculture and energy.



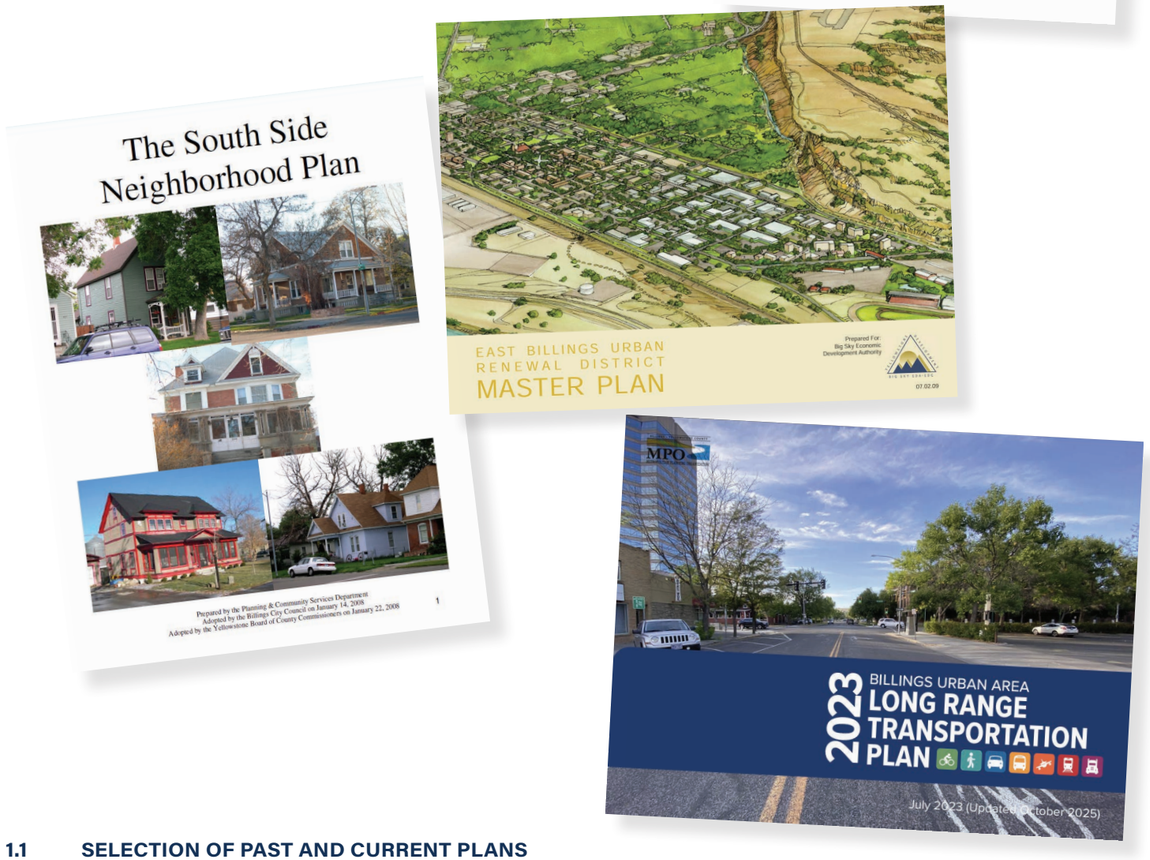
2010s

Bakken Oil Boom
A new energy boom brought further economic prosperity and population growth, alongside challenges related to housing and infrastructure, especially as the City grew to the west.

PLANS IN SHAPING BILLINGS' FUTURE

The Billings 2045 Land Use Plan is the latest step in a long and consistent history of community planning aimed at managing growth, enhancing quality of life, and ensuring economic prosperity. Over the years the City of Billings, often in partnership with Yellowstone County, has engaged in comprehensive planning to guide its development. These past efforts provide a rich foundation of community input, trends and data analysis, as well as policy direction that has been evaluated and, in some cases, carried forward in the creation of this plan and future land use map.

THE EVOLUTION OF



GROWTH POLICIES

In Montana, the Growth Policy has long been the planning tool used to establishes a long-range vision and policy for a community. Billings has a robust history of utilizing this tool, with major updates creating a clear narrative of the community's evolving priorities.

- The 2003 and 2008 Growth Policies: These foundational documents, developed jointly by the City and Yellowstone County, established a comprehensive framework for managing growth during a period of significant expansion. The 2008 update was a response to the rapid changes occurring in the early 2000s, adding over 30 new goals and 200 new implementation strategies based on extensive public input. Key issues identified in these early plans included the need to manage urban sprawl, preserve neighborhood character, address a lack of affordable housing, and protect natural resources like the Yellowstone River and the Rimrocks. A new "Community Health" element was added in 2008, demonstrating a growing awareness of the link between the built environment and public well-being.
- The 2016 "Billings Beyond" Growth Policy: Nearly a decade later, the 2016 Growth Policy marked a significant shift, as it was the first comprehensive plan developed solely by the City of Billings. This plan focused intently on the fiscal realities of growth. Its vision statement emphasized managing growth by "encouraging development within and adjacent to the existing City limits" but giving preference " to areas where City infrastructure exists or can be extended within a fiscally constrained budget." This focus on cost-effective, orderly growth was a direct response to the increasing demand on public services and infrastructure resulting from unchecked development. The 2016 Growth Policy was guided by seven core community goals derived from public input: Essential Investment, Mobility & Access, Prosperity, Home Base, Place Makers, Strong Neighborhoods, and Community Fabric.

1.1 SELECTION OF PAST AND CURRENT PLANS

In addition to the City and City-County generated growth policies, a vast array of site-specific, regional, corridor, and master plans were developed for the region, all working toward creating a cohesive and supportive environment for continued growth and economic prosperity. The multitude of plans reviewed as part of this effort were listed in Chapter 1.1, with a more detailed analysis of each document included in this plan's appendices [Appendix A]. Through this analysis, and across these different planning eras and efforts, a consistent set of themes and community values began to emerge. These recurring priorities underscore their deep importance to the residents of Billings and form the bedrock upon which the 2045 plan is built. These themes are further evolved in Chapter 1.3.

Beyond the previous growth policies, Billings has undertaken numerous other master plans and studies that address specific facets of the community. The 2023 Long Range Transportation Plan (LRTP) outlines a 20-year vision for transportation infrastructure. The 2017 Comprehensive Parks and Recreation Master Plan provides a roadmap for the city's park system, and various Urban Renewal District plans guide the revitalization of key commercial and industrial areas. These topic specific plans are being incorporated by reference into Billings 2045, using their content to inform elements of this land use document. This comprehensive approach, where land use, transportation, recreation, and economic development are planned for together, ensures that all elements of the community are working toward a shared vision.

The Billings 2045 plan is the direct inheritor of this legacy. It will build upon the extensive data, public input, and policy successes of these previous efforts while addressing the new challenges and opportunities facing the city today and in the decades to come.

CORE THEME	EMPHASIS IN PAST PLANS
Fiscal Sustainability	The 2016 Growth Policy established fiscal analysis as a cornerstone of planning, demonstrating through scenario modeling that infill development yields the highest return on investment (14.1%) compared to sprawling growth patterns. The 2011 Infill Development Policy (Resolution 11-19128) formalized this priority, citing that downtown property tax values per acre are seven to eight times higher than commercial development in West Billings, making compact development fiscally essential for long-term city sustainability.
Infrastructure Capacity	Past plans consistently identified infrastructure deficits as critical barriers to sustainable growth. The 2008 Growth Policy emphasized contiguous development focused where infrastructure exists or can be efficiently extended, while the South Billings Master Plan (2012) and EBURD Master Plan (2009) prioritized stormwater management, street upgrades, and utility extensions as prerequisites for redevelopment. The Northwest Shiloh Area Plan (2005) used a Plan Area Suitability Map to direct growth based on existing infrastructure capacity, preventing haphazard sprawl.
Transportation Connectivity	The 2008 Growth Policy introduced Community Health as a planning element, emphasizing roadways that accommodate pedestrians and cyclists alongside vehicles. The EBURD Master Plan (2009) advocated for "Complete Streets" policies ensuring all modes of travel are accommodated, while neighborhood plans like North Park (2008) and Highland (2007) focused on traffic calming, safe routes to schools, and reducing institutional traffic impacts on residential areas. The City adopted its first Complete Streets Policy in 2011, and it is still in effect today.
Housing Diversity	The 2016 Growth Policy guidelines called for zoning that supports a mix of housing types to create "Strong Neighborhoods," while the Lockwood Growth Policy (2016) specifically recommended increasing residential densities from large-lot standards to 4-10 dwelling units per acre. The South Billings Master Plan (2012) prioritized affordable housing and preventing displacement, emphasizing the community's directive to "build this neighborhood with us, not without us."
Equitable Reinvestment	Urban renewal plans for South Billings (2008), East Billings (2009), and the ongoing Downtown North 27th Street Urban Renewal District used Tax Increment Financing to address blight and stimulate reinvestment in underperforming areas. The South Billings Master Plan (2012) integrated physical improvements with social and economic strategies, focusing on health, safety, and community empowerment. The 2016 Growth Policy's scenario analysis demonstrated that prioritizing development within existing city limits provides superior fiscal returns while supporting established neighborhoods.
Natural Resource Protection	The 2008 Growth Policy established goals to protect the Yellowstone River ecosystem, ensure sustainable water supply, and minimize wildfire risk. The Lockwood Growth Policy (2016) proposed a "resource conservation overlay zone" to protect natural areas along the Yellowstone River. The EBURD Master Plan (2009) pioneered "Green Streets" approaches integrating bioswales and rain gardens into streetscapes for innovative stormwater management, positioning environmental considerations as integral to infrastructure design.
Community Identity	The Downtown Billings Framework Plan (1997) established the foundational vision for downtown as the "heart and soul of the community," creating distinct districts and a unified "Kit of Parts" for cohesive streetscape identity. Neighborhood plans like Central-Terry Park (1999) and North Elevation (1994) emphasized preserving historic character through design guidelines and proactive zoning. The Billings Heights Plan (2006) sought to create a "premier community" with a stronger sense of place through branch libraries, community centers, and Main Street revitalization.

FROM CONTEXT TO ACTION: WHY EXISTING CONDITIONS MATTER

A comprehensive plan is fundamentally about shaping the future. However, to chart a course forward we must start with a firm understanding of the present context and conditions. The history of past planning efforts provides the narrative of the Billings' community's intentions over the years, but it is the rigorous analysis of existing conditions, the demographic, economic, and physical realities of Billings today, that provides the essential context for future recommendations to guide policy and action. This data-driven foundation ensures that the Billings 2045 Land Use Plan is not an abstract vision, but a realistic, responsive, and actionable framework for the next two decades.

Data on population, housing, and the economy are more than just statistics; they tell the story of a dynamic, growing city. They reveal the pressures on infrastructure, the demands on housing, and the opportunities for strategic investment. By understanding these trends, we can move from being reactive to proactive when thinking about future growth, connecting context to concrete action.



THE STORY IN THE DATA: CONNECTING CONDITIONS TO PLANNING IMPLICATIONS

The Planning Implications table illustrates how specific data points about the current state of Billings directly translate into critical considerations for the future. These connections are the building blocks of the goals, policies, and implementation strategies that will be detailed in the subsequent sections and chapters of this plan.

By grounding our vision for the future in these present-day realities, the Billings 2045 Land Use Plan and Future Land Use Map can create a framework for decision-making that is both aspirational and achievable. The history and data presented in this chapter do not dictate the future, but they illuminate the path forward, ensuring that as Billings continues to grow, it does so in a way that is strategic, sustainable, and true to the values of the community.

TABLE 1.1 PLANNING IMPLICATIONS

EXISTING CONDITION (THE "WHAT")	PLANNING IMPLICATION (THE "SO WHAT?")
Population Growth: The city's population grew by 3.7% between 2020 and 2024, reaching an estimated 121,483 residents.	This steady growth necessitates planning for expanded infrastructure, public services, and a sufficient supply of diverse housing types to accommodate new residents while maintaining quality of life.
Housing Affordability Gap: The median household income in Billings is $74,400, while the estimated annual income required to qualify for a traditional mortgage on a median-priced home ($385,000) is approximately $100,000.	This significant gap highlights the critical need for strategies that promote housing affordability, including diversifying the housing stock, exploring innovative housing models, and addressing barriers to development.
Economic Engine: Healthcare is the largest employment sector, providing over 15,000 jobs. However, the highest-paying industries are Mining/Extraction and Utilities.	Planning must support the continued strength of the healthcare sector while also fostering diversification and growth in other high-wage industries to create a resilient and prosperous economy with opportunities for all residents.
Aging Population: Nearly 19% of the Billings population is 65 years or older, a figure that has been steadily increasing.	This demographic trend requires a focus on accessible housing, transportation options for non-drivers, healthcare services, and community amenities that support aging in place and enhance the quality of life for seniors.
Infrastructure Demands: The 2023 Long Range Transportation Plan identifies $934 million in transportation needs over the next 20 years, including major roadway, interchange, and trail projects.	Land use decisions must be closely coordinated with infrastructure capacity and planned investments. Promoting infill and development in areas with existing services, as prioritized in the 2016 Growth Policy, becomes a key strategy for managing fiscal resources effectively.



COMMUNITY ENGAGEMENT

Public engagement has been a foundational element of the Billings Land Use Plan process, ensuring the plan reflects local values, priorities, and lived experience while meeting the requirements of Montana's planning framework.

Engagement to date has included targeted stakeholder conversations, a citywide community survey, and Community Planning Week in November of 2025, which included workshops, open houses, mapping exercises, visual preference activities, and written input tools.

In addition to these consultant-led efforts, City staff also conducted engagement with a variety of community groups and participated in outreach at festivals and other public events to broaden participation and reach residents where they already gather. Collectively, this multi-layered engagement approach has provided both broad, citywide feedback and detailed, location-specific insight that directly informs plan recommendations.

Meaningful public engagement is essential to the planning process because it builds trust, improves decision-making, and strengthens implementation by ensuring policies are grounded in community needs rather than assumptions. This is especially important under the Montana Land Use Planning Act (MLUPA), which emphasizes transparency, accountability, and public participation as key components of effective local land use planning.

REACHING THE COMMUNITY

STAKEHOLDER CONVERSATIONS

Stakeholder conversations conducted on August 4 and 5, 2025 provided broad input on Billings' long-term growth, development patterns, and community priorities. Across all topic areas, stakeholders emphasized that future growth must be more intentional, coordinated, and aligned with long-term fiscal, environmental, and community capacity. Participants consistently highlighted that uncoordinated outward growth places increasing pressure on infrastructure, public services, housing affordability, and quality of life, while weakening the city's identity and fiscal sustainability.

A central theme across meetings was the interconnected nature of land use decisions. Infrastructure capacity, housing availability, transportation access, public safety, schools, parks, public health, and economic development were repeatedly described as inseparable. Stakeholders stressed that the growth policy should better align where and how development occurs with the City's ability to provide utilities, services, and facilities over time. Many participants emphasized the need for stronger coordination between the City, County, school districts, utilities, and regional partners to avoid fragmented growth patterns and inefficient investment.

The following summaries reflect the primary themes raised in each stakeholder meeting and illustrate how topic-specific concerns collectively inform Billings' long-term growth policy direction.

STAKEHOLDER SUMMARY THEMES

HOUSING & COMMUNITY DEVELOPMENT

Stakeholders highlighted an ongoing housing shortage affecting affordability, equity, and workforce stability. Participants emphasized the need for a broader range of housing options, incentives for infill and redevelopment, and stronger coordination between housing, transportation, and community services. Growth policy was viewed as a critical tool for reducing regulatory barriers and aligning public and private investment to expand housing opportunities.

COMMUNITY CHARACTER

Community character stakeholders emphasized that Billings' identity, historic resources, and cultural assets are essential to long-term livability and economic vitality. Participants expressed concern that suburban development patterns and sprawl erode neighborhood character and sense of place. Stakeholders emphasized the importance of downtown revitalization, arts and culture, historic preservation, and context-sensitive design, and stressed that growth policy should balance new development with protection of established neighborhoods and community identity.

ECONOMIC DEVELOPMENT

Economic development stakeholders focused on balancing growth with fiscal sustainability and long-term competitiveness. Participants emphasized the importance of downtown vitality, placemaking, and infill development, while expressing concern that continued outward expansion undermines infrastructure efficiency and economic returns. Workforce attraction, housing affordability, and stronger coordination between economic development and land use planning were recurring themes.

ENVIRONMENT

Environmental stakeholders stressed that growth must reflect environmental capacity and long-term sustainability. Key concerns included groundwater depletion, agricultural land loss, and the cumulative impacts of sprawl. Participants emphasized the need for growth policy to incorporate life-cycle cost considerations, protect natural resources, and better coordinate City and County planning efforts to avoid environmentally and fiscally unsustainable development patterns.

NEIGHBORHOOD TASK FORCE

Neighborhood representatives emphasized equity, neighborhood identity, and quality of life. Stakeholders raised concerns about infrastructure disparities, inconsistent code enforcement, and uneven access to services across the city. Participants stressed the importance of neighborhood-level engagement and the need for growth policy to support reinvestment in existing neighborhoods while strengthening coordination across city departments.

PUBLIC HEALTH & SERVICES

Public health stakeholders emphasized the connection between land use, housing, transportation, and health outcomes. Participants highlighted gaps in behavioral health services, supportive housing, and access to care, particularly for vulnerable populations. Growth policy was viewed as an opportunity to support neighborhood-based services, improve access, and strengthen coordination between health providers, nonprofits, and local governments

SCHOOLS

Education stakeholders emphasized that school facilities, funding, and enrollment pressures are closely tied to growth patterns. Participants highlighted overcrowding, aging facilities, and challenges with long-term planning and land acquisition. Growth policy was viewed as an important framework for improving coordination between school districts and local governments to ensure that educational infrastructure keeps pace with growth.

TRANSPORTATION & MOBILITY

Transportation stakeholders emphasized congestion, funding limitations, and gaps in transit, pedestrian, and bicycle infrastructure. Participants stressed the need to integrate land use and transportation planning, support multimodal options, and improve safety and accessibility across neighborhoods. Growth policy was seen as a key tool for promoting complete neighborhoods and reducing long-term transportation costs.

PARKS, TRAILS, & OPEN SPACE

Stakeholders emphasized the importance of designing parks, trails, and open space systems that are fiscally sustainable and function as essential infrastructure. Participants highlighted challenges related to maintenance burdens, fragmented open spaces, and jurisdictional responsibilities, while emphasizing opportunities to strengthen trail connectivity, river access, and conservation. Growth policy was seen as a tool to better align development with long-term parks and open space needs.

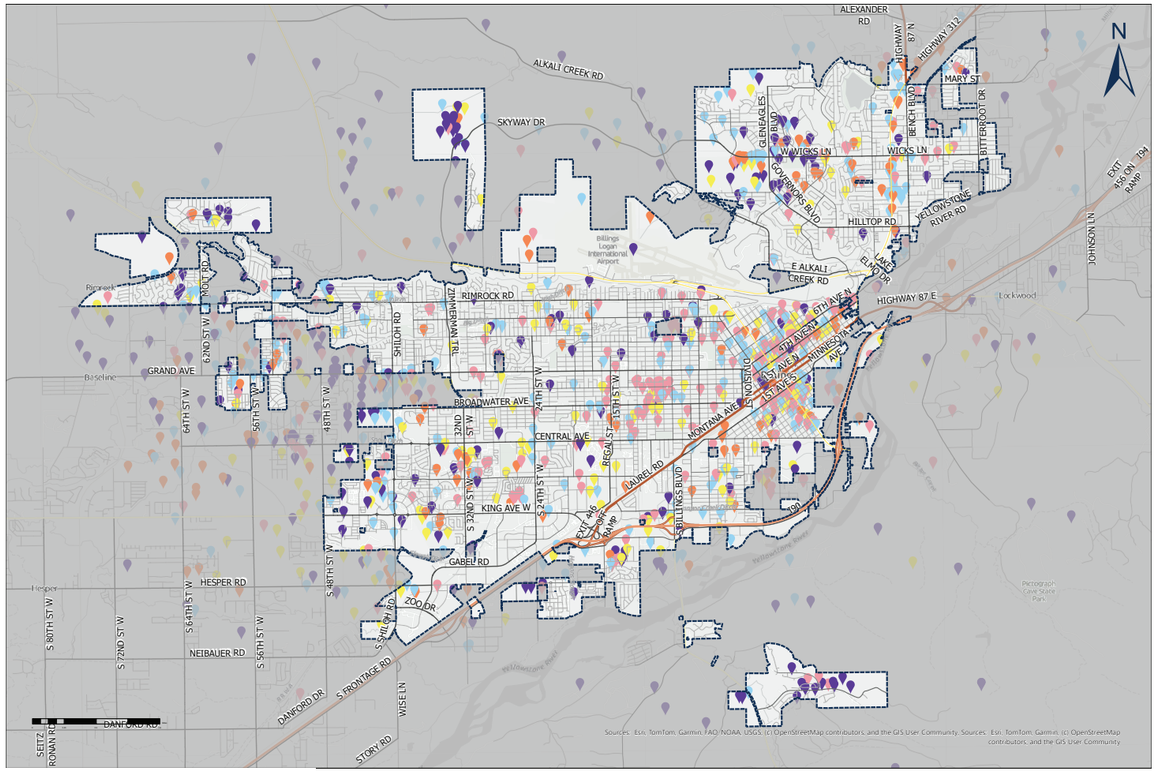
PUBLIC SAFETY

Public safety stakeholders emphasized that growth and annexation are outpacing police, fire, and emergency medical service capacity. Participants highlighted staffing challenges, rising service demands, and funding limitations. Stakeholders stressed that growth policy should better align development patterns with public safety capacity and support prevention-oriented approaches that address housing stability, behavioral health, and community trust.

UTILITIES & INFRASTRUCTURE

Stakeholders emphasized that existing water, sewer, stormwater, power, and roadway systems are under increasing strain from growth. Participants stressed that inconsistent standards, fragmented service areas, and funding limitations complicate long-term planning and directly affect housing affordability. There was strong consensus that growth policy should promote regional coordination, clearer infrastructure sequencing, and alignment between land use decisions and long-term infrastructure capacity.

1.2 SURVEY MAP



COMMUNITY SURVEY

The community survey was a key component of the Land Use Plan process, designed to gather broad public input on growth priorities, community values, and long-term planning considerations for Billings. The survey was open from September 4 through December 31, 2025, was advertised citywide and through the project website, and received a total of **1,169 responses.** The strong participation reflects a high level of community interest in how Billings grows and changes over time.

Across responses, residents consistently emphasized the importance of managing growth in a way that balances affordability, infrastructure capacity, and quality of life. Housing cost and housing choice emerged as central concerns, with respondents expressing a desire for a wider range of housing options that meet the needs of different households, income levels, and life stages. Many responses highlighted the need for thoughtful development patterns that support livability while avoiding unplanned or inefficient growth.

Transportation and connectivity were also recurring themes. Respondents prioritized safe and efficient movement throughout the city, including improved traffic circulation, walkability, biking infrastructure, and expanded public transit options. These themes reflect a desire for a more connected city where residents can access daily needs, employment, and recreation through multiple transportation choices.

Environmental quality, open space, and recreation were widely valued as defining assets of Billings. Access to trails, parks, and nearby natural areas was frequently cited as both a strength and a priority for future investment. At the same time, respondents expressed concern about protecting these resources as growth continues, emphasizing the need to align land use decisions with long-term environmental stewardship.

Finally, survey responses reflected strong interest in the overall quality of development, including city appearance, community character, public safety, and economic opportunity. Many respondents expressed support for reinvestment in existing areas, downtown vitality, and coordination with regional partners to ensure growth benefits the broader community. Together, these themes provide clear guidance for shaping land use policies that are inclusive, balanced, and responsive to community values.

Full survey results are provided in the appendix. Additional survey findings are referenced throughout the plan where they relate directly to specific plan topics.

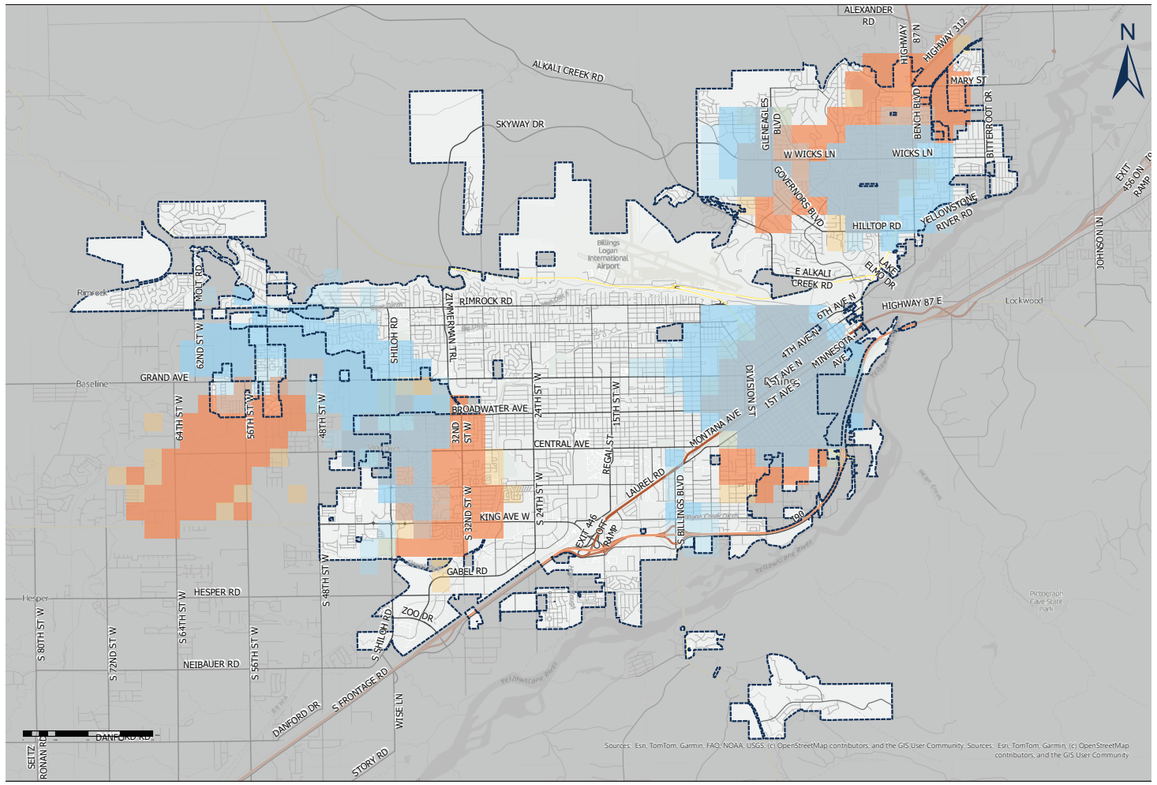
Survey Map

Accompanying the survey was a web-based mapping exercise for participants to contribute to. The exercise asked the community to consider where growth would best be located in the city, focusing on five distinct types of development:

- Infill housing
- Single-family housing
- Multi-family housing
- Employment opportunities
- Neighborhood-scale commercial or retail development

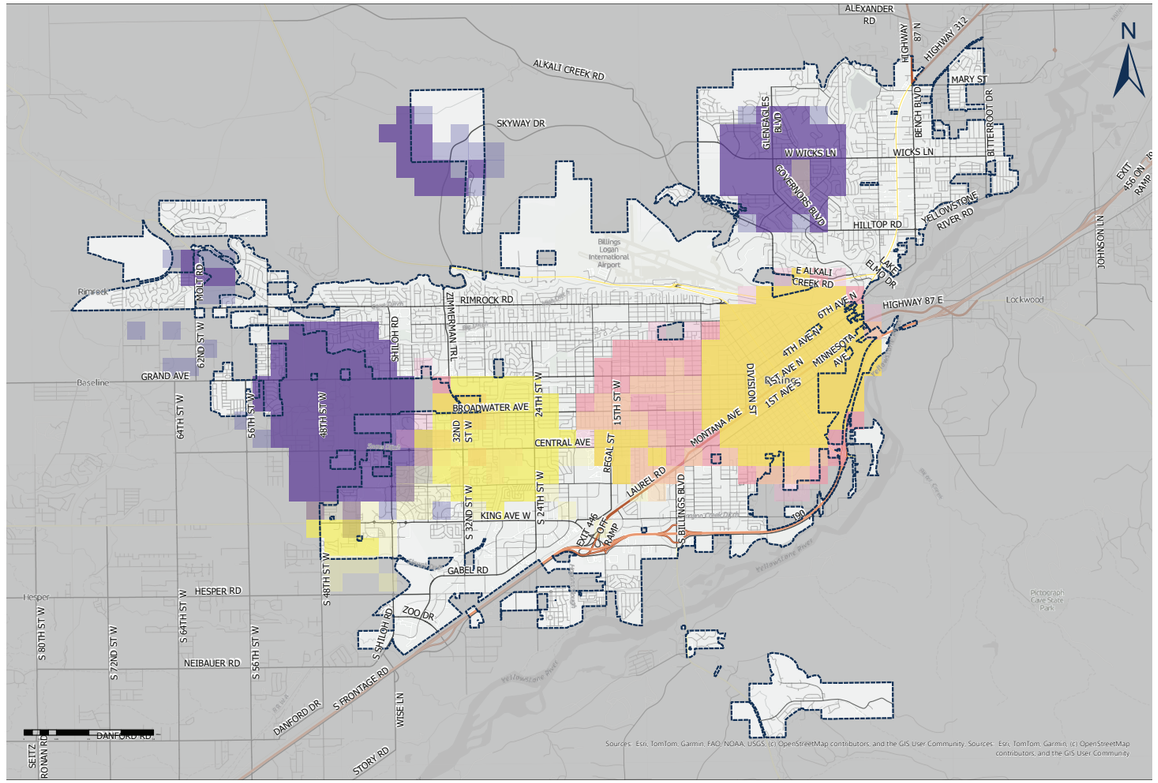
Through hot spot analysis, key locations for targeting growth emerged. The raw data is shown on the left, and composite hot spot analysis maps are located on the following page. Closer analysis of the mapping exercise is included throughout the plan.

1.3 COMMERCIAL HOTSPOT MAP



- Employment opportunities
- Neighborhood-scale commercial or retail

1.4 RESIDENTIAL HOTSPOT MAP



- Infill housing
- Single-family housing
- Multi-family housing

COMMUNITY PLANNING WEEK

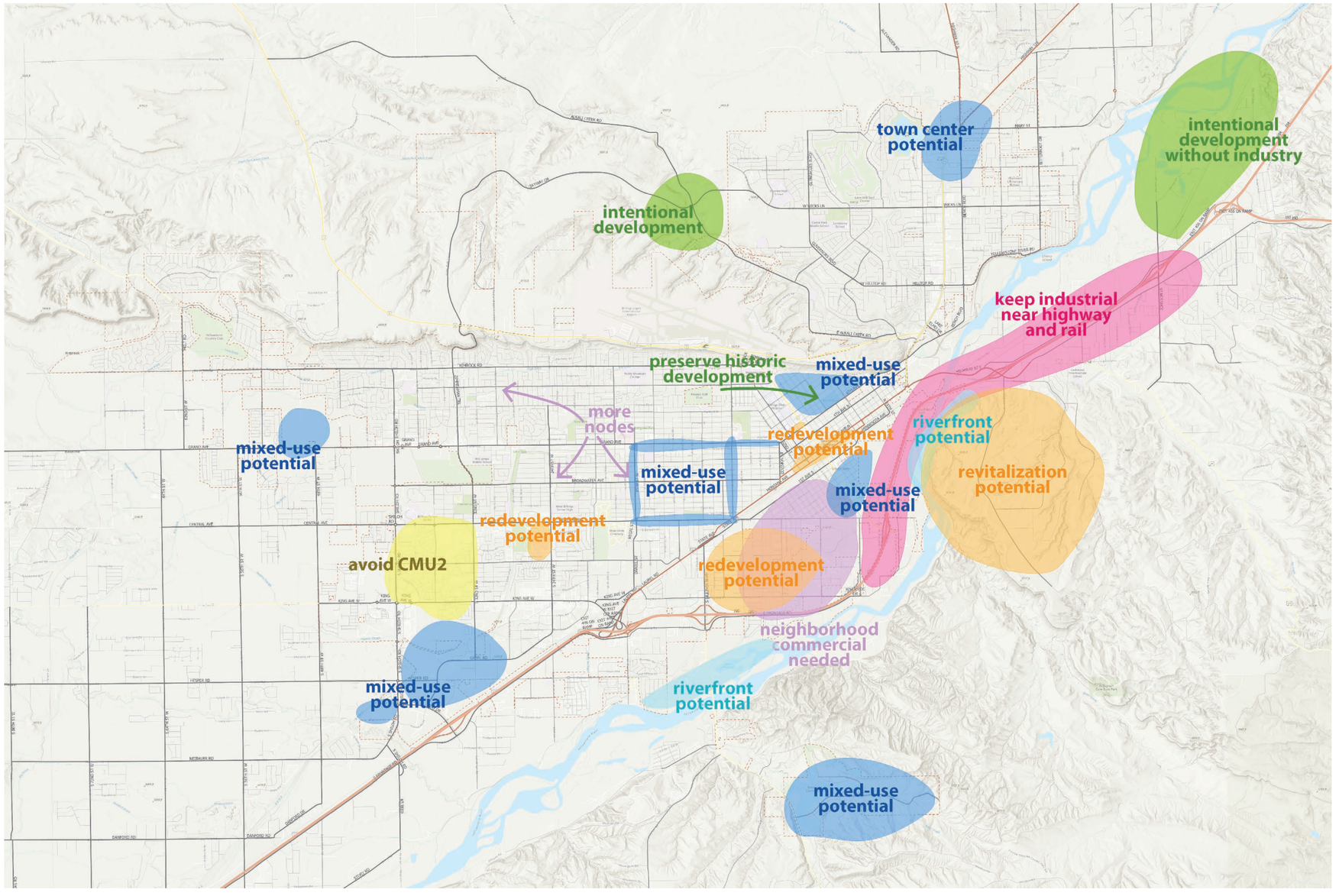
Community Planning Week was held from November 17 through November 21, 2025, providing multiple opportunities for residents and stakeholders to engage directly in the Land Use Plan process. During the week, five community workshops and open house meetings were held at locations throughout the city, along with meetings with the Interim Planning Commission and the Southside Task Force. These events were designed to gather diverse input on Billings' future growth and development.

The community workshops and open houses allowed members of the public to interact with the consultant team and City staff on a wide range of topics, including residential development, connectivity and transportation, parks and recreation, environmental considerations, commercial and industrial development, existing land use patterns, and related planning issues. Each workshop began with a brief presentation that explained the meeting format, shared key input themes gathered to date, and outlined the overall timeline for the Land Use Plan process.

Interactive engagement tools were a central component of the workshops. Five large maps were displayed at each meeting, allowing participants to provide location-specific feedback directly on different geographic areas of the city. Two visual preference boards gave attendees the opportunity to vote on preferred development types and building styles. A large community canvas poster provided space for open-ended comments across multiple topics, and comment cards allowed participants to respond to prompts about Billings and its future.

Educational materials were also provided to support informed input, including information on missing middle housing and land use placetypes, which are discussed further in Chapter 6 of this plan. Input gathered during Community Planning Week has been organized by engagement method, with common themes identified across meetings. Map-based feedback has been synthesized into a series of summary maps that illustrate what was heard during the week and help inform future land use recommendations.





1.5 COMMERCIAL AND INDUSTRIAL SUMMARY MAP

Mapping

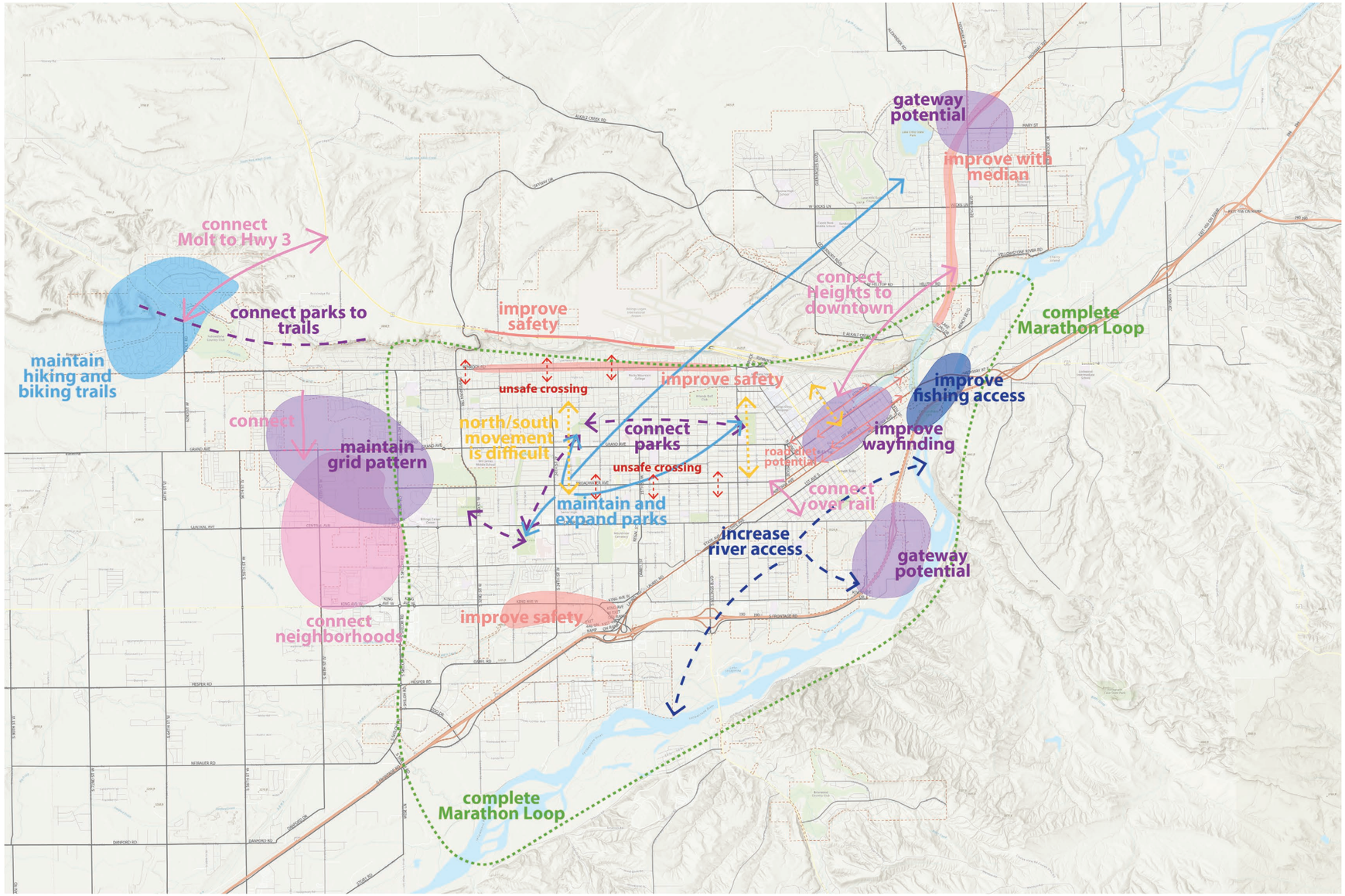
During Community Planning Week, participants provided location-specific feedback using interactive mapping exercises focused on four major topic areas. The maps summarize recurring patterns, opportunities, and concerns raised across multiple meetings and are intended to complement, not replace, the broader engagement takeaways. Together, they help illustrate how community priorities vary by location and inform future land use recommendations.

Commercial and Industrial

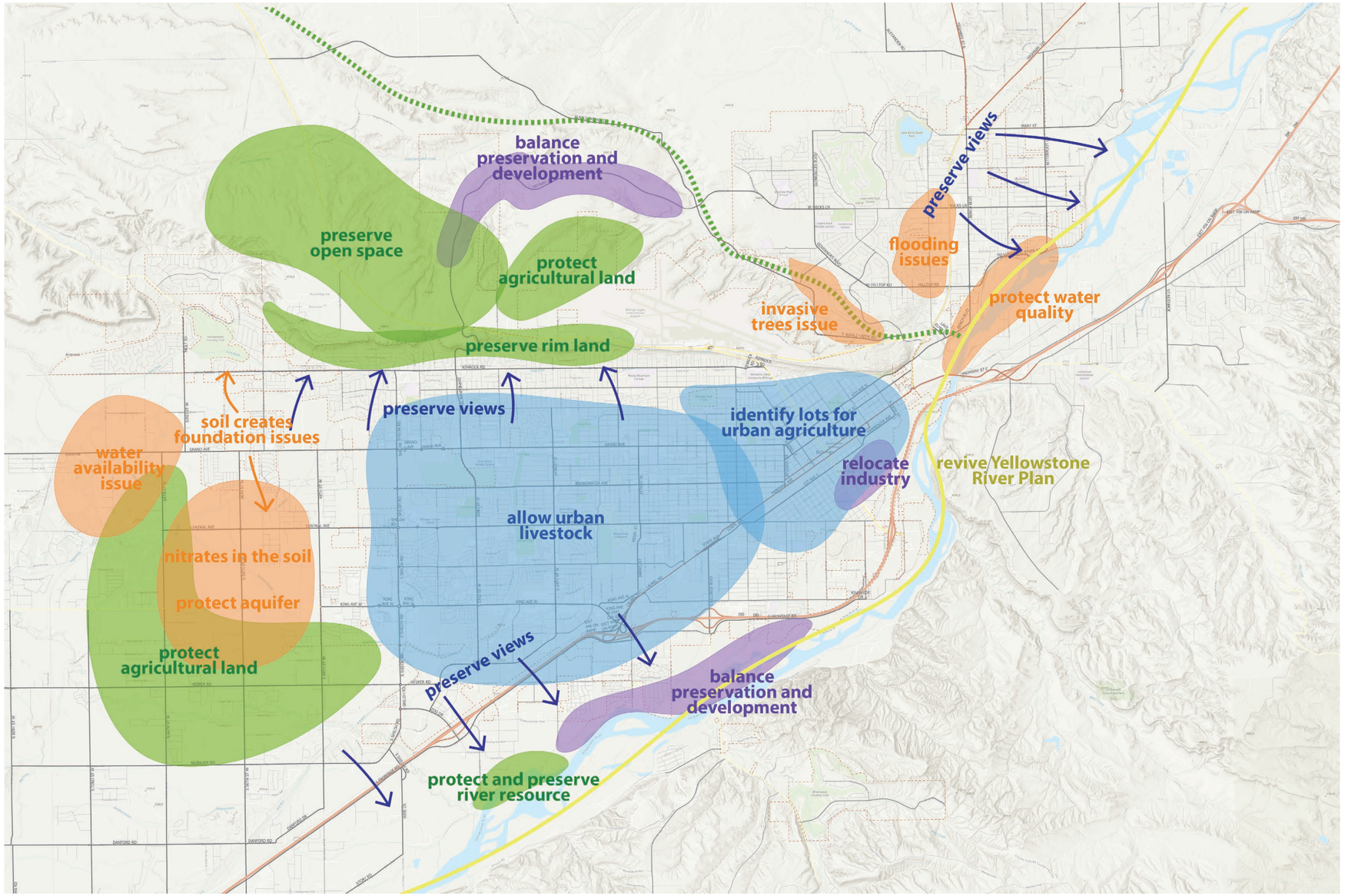
Input related to commercial and industrial areas emphasized the importance of intentional redevelopment, mixed-use potential, and strategic industrial location. Participants identified opportunities for reinvestment along key corridors and near existing infrastructure, while expressing concern about locating industrial uses near residential areas. There was strong support for focusing industrial development near highways and rail, encouraging mixed-use redevelopment in appropriate areas, and strengthening activity centers that support nearby neighborhoods.

Connectivity and Recreation

The connectivity and recreation map highlights community priorities related to mobility, safety, and access to parks and open space. Participants emphasized the need to improve walking and biking connections, address unsafe crossings, strengthen north-south connectivity, and better link neighborhoods to parks, trails, and the river. Completing regional trail loops, improving wayfinding, and expanding access to recreation areas were recurring themes, along with the need to integrate transportation improvements with land use decisions.



1.6 CONNECTIVITY AND RECREATION SUMMARY MAP



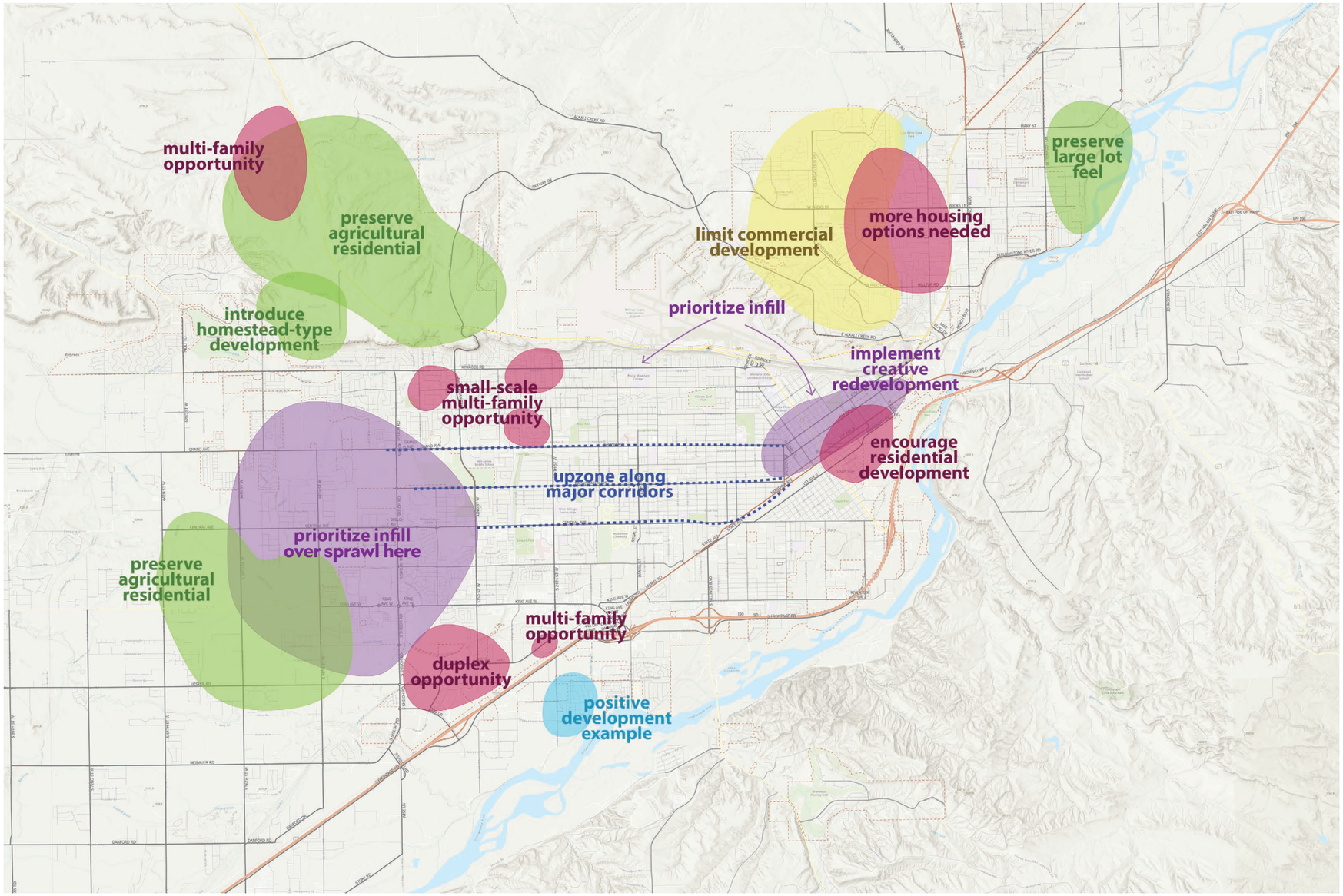
1.7 ENVIRONMENTAL SUMMARY MAP

Environmental

Environmental mapping input focused on protecting natural resources while balancing growth and development. Participants identified areas where agricultural land, open space, rim views, water quality, and river resources should be preserved. Concerns related to flooding, soil conditions, invasive species, and water availability were also noted. Overall, the input emphasized aligning future development with environmental capacity and long-term resource protection.

Residential

Residential mapping feedback highlighted a strong desire for housing choice and thoughtful neighborhood evolution. Participants identified areas where infill and redevelopment could support additional housing, including opportunities for small-scale multi-family and missing middle housing. At the same time, many emphasized preserving neighborhood character, large-lot patterns, and agricultural residential areas where appropriate. The input reflects a desire to balance new housing opportunities with context-sensitive design and neighborhood stability.



1.8 RESIDENTIAL SUMMARY MAP

Community Canvas

Input gathered from large Community Canvas posters at workshops and open houses captured community-wide perspectives on Billings' future growth and development. Participants consistently raised the need for a more coordinated and intentional approach to growth that aligns land use decisions with infrastructure capacity, public services, and long-term community priorities. The comments reflect a desire for clearer direction on how and where growth should occur to support livability, fiscal responsibility, and a strong sense of place.

Land use and transportation comments highlighted the importance of coordinating growth with infrastructure and mobility investments. Participants expressed interest in focusing higher-intensity development near transportation corridors, expanding transit service, and creating more walkable environments. There was strong support for diversified transportation options, including expanded bus service and long-term consideration of rail-based transit. At the same time, residents expressed concern about congestion on major corridors and emphasized the need for roadway design standards that can support growing subdivisions.

Community character, culture, and economic development themes focused on preserving and strengthening Billings' identity. Downtown and the Rims were consistently identified as defining features of the city, and participants expressed interest in reducing repetitive or siloed development patterns. Comments emphasized expanding arts, culture, and entertainment options, particularly activities for adults that are not centered on bars. There was also support for updating infill policies, encouraging reinvestment in existing areas, and limiting certain types of large-scale development that may not align with community values.

Housing comments reflected both urgency and diversity of opinion. Participants emphasized the need for housing abundance and affordability, while also calling for a wider range of housing types, including missing middle and mixed-use residential development. Some comments supported more compact and consolidated housing patterns to preserve natural areas, while others expressed preferences for specific housing forms. Overall, the input highlights a desire for intentional housing design that supports community interaction, shared spaces, and access to services.

Public services, parks, and schools were viewed as foundational to Billings' long-term success. Participants emphasized that growth should not outpace the City's ability to staff and maintain public services, infrastructure, and parks. There was strong support for equitable investment in recreation facilities, improved river access, and careful consideration of long-term maintenance costs. Education-related comments emphasized safe routes to school, stronger community support for schools, and the need to align school planning with broader housing and land use decisions. Collectively, the input underscores the importance of funding infrastructure and services proactively and planning growth at a pace the community can sustain.



1.9 EXAMPLE COMMUNITY CANVAS

Comment Cards

Comment cards left out during community open house and workshop meetings provided insight into residents' priorities for Billings' future. Overall, the comments reflect a desire for a more beautiful, equitable, and connected city that better reflects its natural setting and supports quality of life for all residents. While participants value Billings' small-town feel and access to nature, many noted that some corridors and neighborhoods lack greenery, thoughtful design, and attractive public spaces.

Several comments focused on concerns about uneven investment across the city, particularly in the Heights. Residents expressed frustration that the Heights contributes significantly to the local economy but has fewer services, amenities, and attractive development compared to other areas. There was a clear desire for more local shopping, entertainment, and community gathering spaces so residents can meet daily needs closer to home.

Mobility and access were recurring themes. Participants noted challenges navigating major streets on foot or by bike, limited transit access, and the difficulty of traveling across town efficiently. Improved public transportation, safer walking and biking infrastructure, and long-term planning for future transit options were viewed as essential to supporting growth and improving daily life.

Participants also emphasized the importance of downtown vitality, mixed-use development, and community character. Reducing vacant commercial spaces, investing in downtown and riverfront areas, expanding recreation opportunities, and supporting local businesses were seen as key to building community pride and retaining young people. Looking ahead, residents stressed that Billings will thrive if growth planning is inclusive, open to change, and focused on meeting the needs of those who live and work in the community.



1.10 COMMENT CARDS RECEIVED

VISUAL PREFERENCE BOARDS

Visual preference boards allowed participants to support or oppose development types in both commercial and residential categories. Visual preference board input was consolidated across meetings and is presented as follows:

COMMERCIAL DEVELOPMENT TYPE	YES!	NO!
Neighborhood shops	19	1
General business	5	11
Corridor commerce	4	10
Downtown core	15	0
Mixed-use areas	18	1
Light industrial	10	0
Heavy industrial	7	2

RESIDENTIAL DEVELOPMENT TYPE	YES!	NO!
Single-family detached housing	12	6
Accessory dwellings	7	3
Apartment or condominium communities	6	1
Cluster or conservation communities	6	5
Upper-floor housing	13	1
Townhomes or rowhouses	9	2
Manufactured home communities	5	6
Patio homes	5	2
Cottage court communities	8	1
Barndominiums	6	10
Senior housing or retirement communities	8	0
Small lot/home communities	7	1
Long-term stay RV communities	5	8
Missing middle housing infill development or communities	15	1



1.11 VISUAL PREFERENCE BOARD IN ACTION

CONVERSATIONS THROUGH THE PROCESS

Beyond the structured workshops and formal meetings led by the consultant team, Billings city staff orchestrated a comprehensive and grassroots engagement strategy to ensure a wide and diverse range of community members had the opportunity to contribute to the Billings 2045 Land Use Plan. This proactive, multi-pronged approach was designed to meet residents where they are, utilizing a blend of in-person events, broad media outreach, and digital platforms to gather feedback and raise awareness about the planning process.

A Multi-Faceted Outreach Strategy

City staff's efforts were characterized by a commitment to accessibility and broad visibility. The strategy encompassed a variety of methods to connect with a diverse cross-section of the Billings community, from families at local festivals to established community leaders and the public at large through a robust advertising campaign.

One of the core components of this strategy was a strong presence at popular community gatherings. Staff set up interactive "bean survey" booths at the Strawberry Festival in July 2025 and the Harvest Festival in October 2025, engaging over 400 residents in conversations about the city's future. This boots-on-the-ground approach extended to the distribution of flyers with QR codes linking to the community survey to nearly 200 businesses across the city, ensuring that information about the plan was visible in the places residents frequent daily.

To complement these in-person efforts, the city launched an extensive media and advertising campaign. This included:

- Broadcast Media: Numerous interviews and public service announcements were aired on local radio stations, including Yellowstone Public Radio and six stations under the Desert Broadcasting umbrella. Television interviews were conducted with Community 7 and KULR 8.
- Digital and Print Media: The city utilized press releases to 58 media contacts, secured coverage in the Billings Gazette, and maintained a significant online presence through boosted and organic posts on Facebook, Nextdoor, Instagram, and even Reddit. This digital push resulted in over 33,000 social media impressions.
- Public Advertising: A highly visible advertising campaign ran from late October through November 2025, featuring 13 billboards in strategic locations, static ads on three MET Transit buses, and informational displays on screens within City Hall.

Furthermore, staff actively engaged with established community groups and leaders. Presentations were made to six different neighborhood task forces,covering the Heights, West End, Pioneer Park, Rimrock, Midtown, and the Southside, as well as professional organizations such as the Billings Association of Realtors. These meetings provided a forum for deeper, more focused discussions with representatives who have a long-standing connection to their respective communities.

What We Heard

The feedback gathered through these diverse, staff-led initiatives provided a valuable snapshot of the community's priorities and concerns. The informal "bean surveys" at the Strawberry and Harvest Festivals, which collected responses from over 400 participants, revealed key insights into the public's vision for Billings.

At the Strawberry Festival, Public Safety and Affordable Housing emerged as the top two priorities for the city's future. When asked where new growth should be focused, the Heights was the most frequently cited area, followed by Downtown and Surrounding Neighborhoods.

These themes were echoed at the Harvest Festival, where Housing Cost was identified as the single biggest challenge facing Billings over the next 20 years. Other significant concerns included a lack of places to eat, shop, or find entertainment and the quality of schools. The table summarizes the top priorities (Strawberry Fest) and challenges (Harvest Fest) identified at the two festivals.

TOP PRIORITIES	%	BIGGEST CHALLENGES	%
Public Safety	38%	Housing Cost	26%
Affordable Housing	23%	Lack of Entertainment/ Shopping	12%
Environment	12%	School Quality	12%
Parks & Recreation	11%	Uncontrolled Growth	8%
Jobs & Economy	10%	Lack of Recreation Opportunities	8%

This continuous and varied dialogue, orchestrated by city staff, created a broad and inclusive platform for public participation. The insights gathered through these efforts have been instrumental in shaping the goals and strategies outlined in this plan, ensuring that it reflects the diverse voices and aspirations of the Billings community.

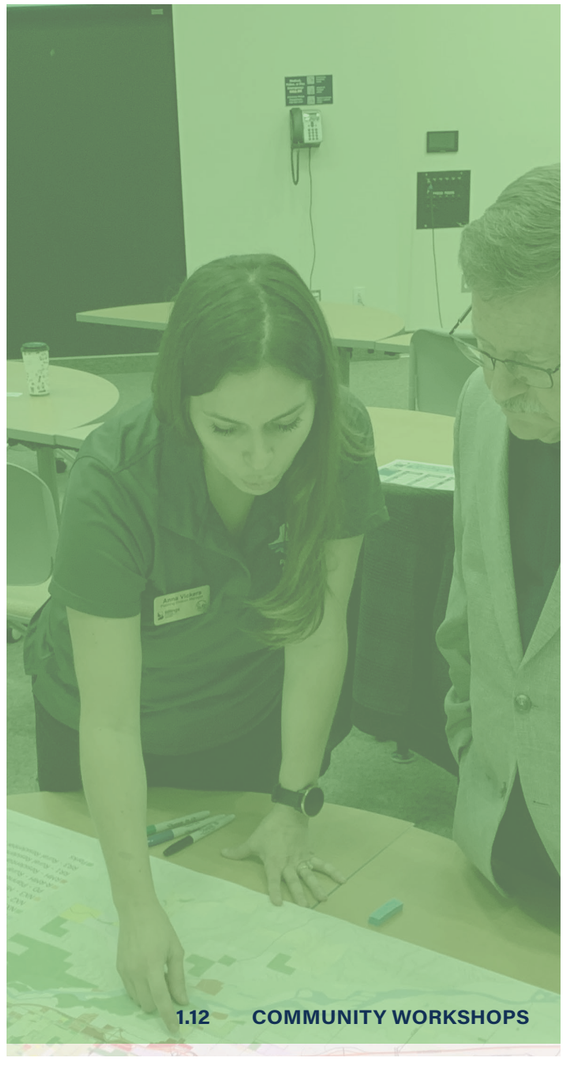
THE IMPACT OF INPUT

Public engagement shaped the foundation of this Land Use Plan. Through conversations, surveys, workshops, and mapping activities, residents and stakeholders shared how growth is affecting their daily lives and what they want Billings to become in the years ahead. While perspectives varied, a clear message emerged. The community is calling for growth that is thoughtful, coordinated, and aligned with the City's ability to support development with infrastructure, services, and housing, while also protecting the character, landscapes, and neighborhoods that define Billings.

Listening to the community is central to effective land use planning because growth decisions leave a lasting imprint on neighborhoods, public spaces, and public investment. Choices about the location and process of development shape transportation options, housing affordability, access to services, and long-term fiscal health. By grounding this plan in community input, the Land Use Plan reflects local values and lived experience alongside technical analysis. This approach helps ensure that future growth responds to community priorities while remaining realistic, equitable, and sustainable over time.







1.12 COMMUNITY WORKSHOPS

VISION STATEMENT AND PLAN THEMES

The Vision Statement and Plan Themes translate the engagement takeaways into a shared direction for the city's future. Across engagement activities, consistent priorities emerged, including aligning growth with infrastructure capacity, expanding housing choice, improving transportation and connectivity, protecting environmental resources, advancing equity, and strengthening community character. Together, the vision and themes articulate how Billings can grow in a way that supports quality of life, economic vitality, and long-term resilience.

Community input also included a strong place-based dimension that informs how these priorities apply across the city. Through mapping exercises and location-specific feedback, participants identified areas where growth is appropriate, where reinvestment should be encouraged, and where environmental features, infrastructure constraints, or neighborhood context warrant greater care. This input reinforces the importance of tailoring land use decisions to local conditions while remaining aligned with citywide goals.

This geographic input, combined with analysis of existing conditions and adopted policies, informs the Future Land Use Map presented later in this plan. Together, the Vision Statement, Plan Themes, and Future Land Use Map form an integrated framework that links community values with on-the-ground guidance, providing a clear and coherent path for managing growth that is intentional, fiscally responsible, and reflective of Billings' shared aspirations.

The vision statement and plan themes are as follows:

VISION STATEMENT & PLAN THEMES

MANAGE GROWTH BY SUPPORTING FISCAL SUSTAINABILITY, ALIGNING DEVELOPMENT WITH INFRASTRUCTURE, IMPROVING CONNECTIVITY, PROVIDING HOUSING OPPORTUNITY, ADVANCING EQUITY, PROTECTING THE ENVIRONMENT AND REINFORCING COMMUNITY CHARACTER.

- Plan and manage growth to align fiscal sustainability with long-term community goals.
- Align land use decisions with the capacity and long-term sustainability of infrastructure, public services, and facilities.
- Support a transportation system that improves connectivity, safety, and access through multiple travel options.
- Expand housing options and affordability to support residents across incomes, ages, and household types.
- Promote equitable access to services and reinvestment in existing neighborhoods to support quality of life citywide.
- Protect natural resources and integrate parks, open space, and environmental considerations into growth decisions.
- Reinforce Billings' identity through context-sensitive development, downtown vitality, and distinctive neighborhoods.



BILLINGS 2045



BUILDING COMMUNITY

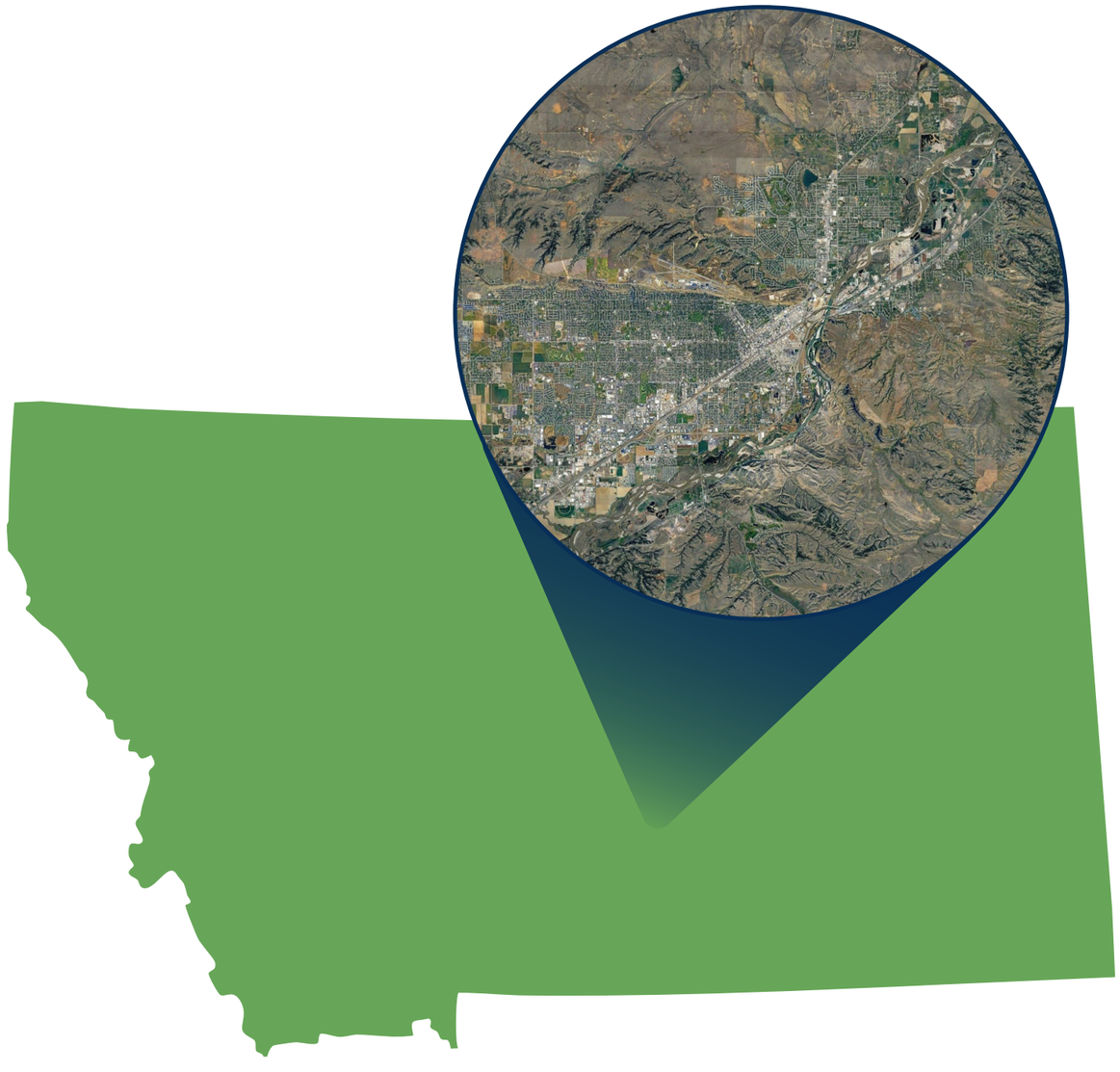
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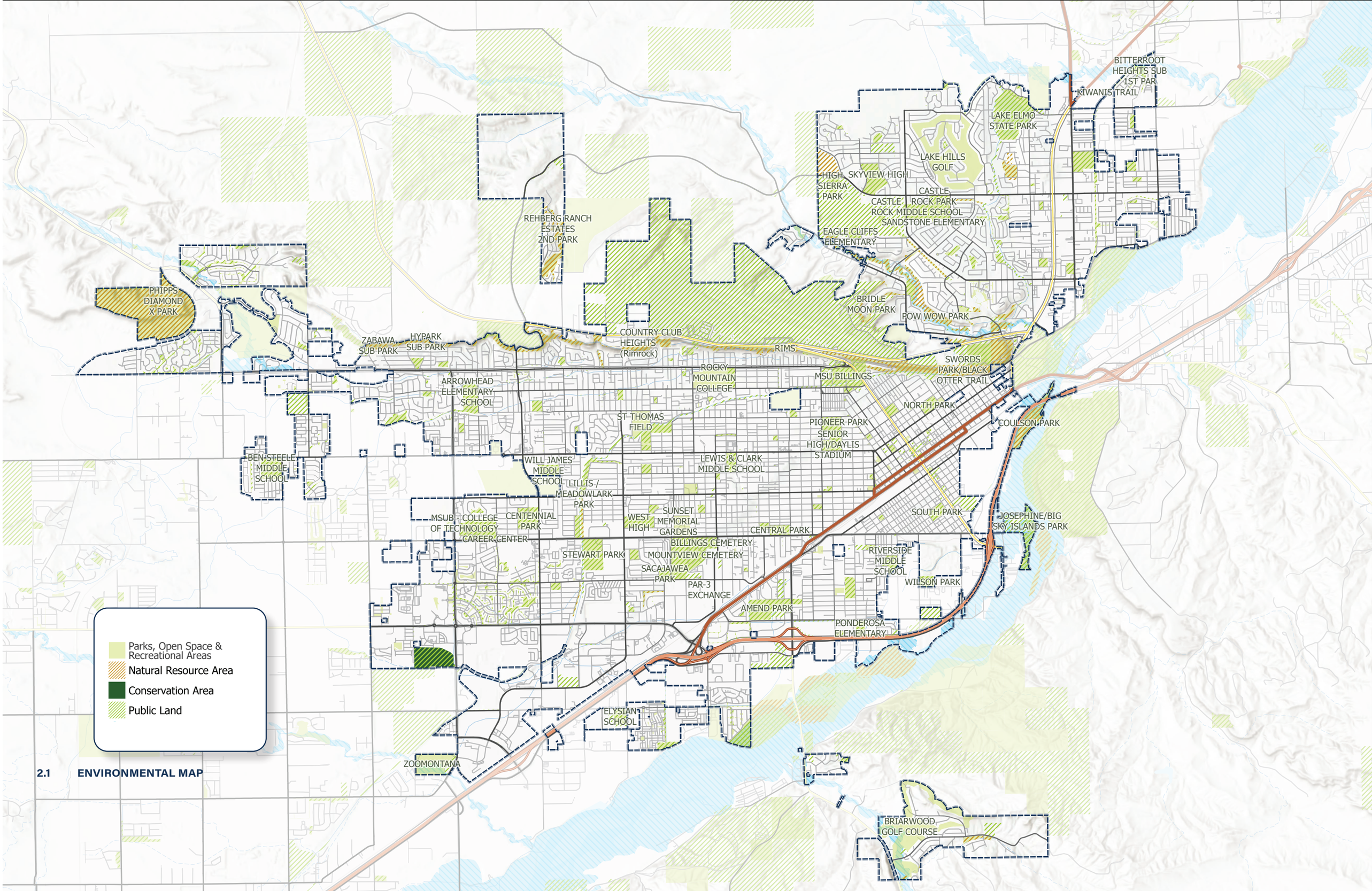
ENVIRONMENT

The natural environment of Billings, Montana, is a defining characteristic that has profoundly shaped its history, culture, and development. The city's unique location at the confluence of diverse geographic features creates a landscape of remarkable beauty and significant environmental considerations. This section provides a comprehensive overview of the natural environment of Billings, exploring its geography, water resources, climate, tree canopy, topography, and unique features, and how these elements influence the city's growth and development.

GEOGRAPHY

Billings is situated in the south-central portion of Montana, nestled within the Yellowstone River Valley. The city's geographic coordinates are approximately 45°48'N latitude and 108°33'W longitude, with an average elevation of about 3,126 feet above sea level. The city is framed by several scenic mountain ranges, creating a picturesque backdrop and a sense of enclosure. This setting, a blend of plains and mountain geographies, provides a diverse and rugged landscape that extends just beyond the city limits. The city itself encompasses a land area of approximately 45.4 square miles, within the larger 2,646 square miles of Yellowstone County.





2.1 ENVIRONMENTAL MAP



45.4

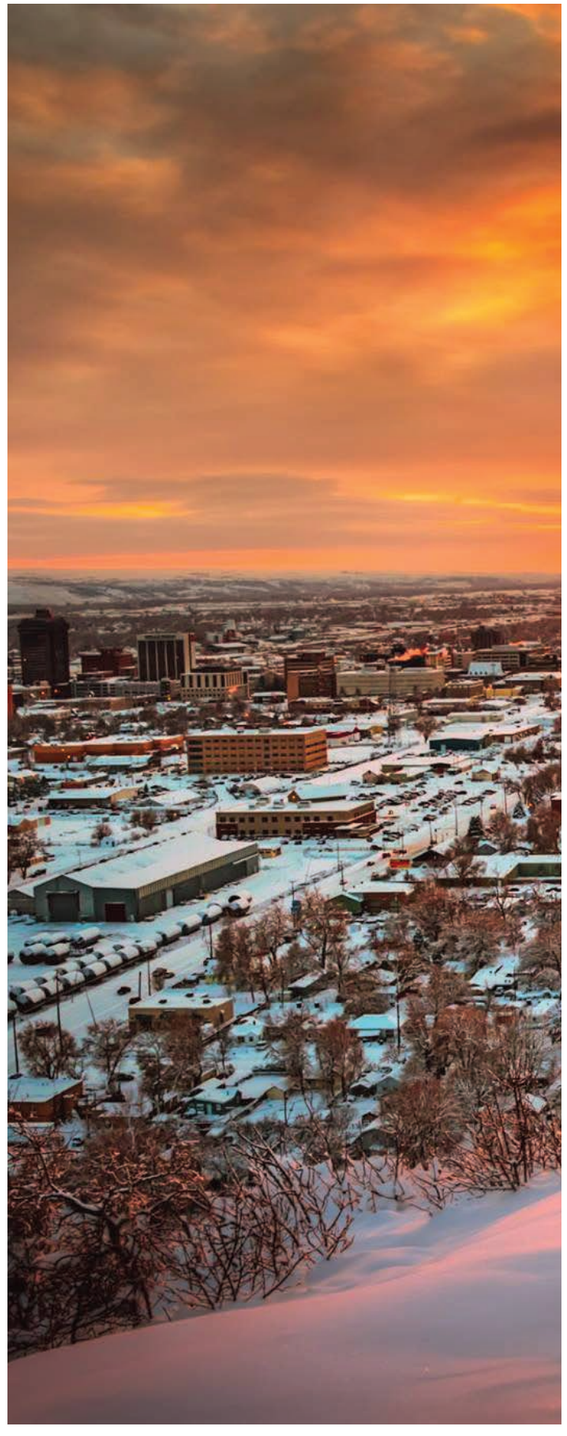
TOTAL SQUARE MILES IN BILLINGS

$28M

ESTIMATED WORTH OF BILLINGS' TREES

67.6%

RATED "PRESERVING THE NATURAL ENVIRONMENT" AS "VERY IMPORTANT"



WATER RESOURCES

The Yellowstone River is the lifeblood of Billings, a dominant feature of the landscape and a critical resource for the community. As the longest free-flowing river in the contiguous United States, the Yellowstone River and its numerous tributaries have carved the valley and created the fertile lands that have supported settlement and agriculture for centuries. The river flows in a northeasterly direction through the valley, which varies in width from twelve miles to less than a quarter mile.

The river serves as the primary source of drinking water for Billings and other downstream communities. The city's water intake systems are located on the Yellowstone River, highlighting the importance of maintaining its quality and flow. The river also provides essential water for irrigation, supporting the agricultural sector that has long been a cornerstone of the regional economy.

The city's water resources also include a significant groundwater system. The area is characterized by unconsolidated, semi-confined alluvial aquifers, which are replenished by the Yellowstone River and other surface water sources. These aquifers are a vital source of water for various uses, but their shallow nature also makes them susceptible to contamination.

As shown in the provided map, a portion of the city lies within the 100-year floodplain of the Yellowstone River. This designation indicates a 1% chance of a major flood event in any given year. The historic flood of 2022, which registered between a 100-year and 500-year event, serves as a stark reminder of the potential for significant flooding and the importance of effective floodplain management.

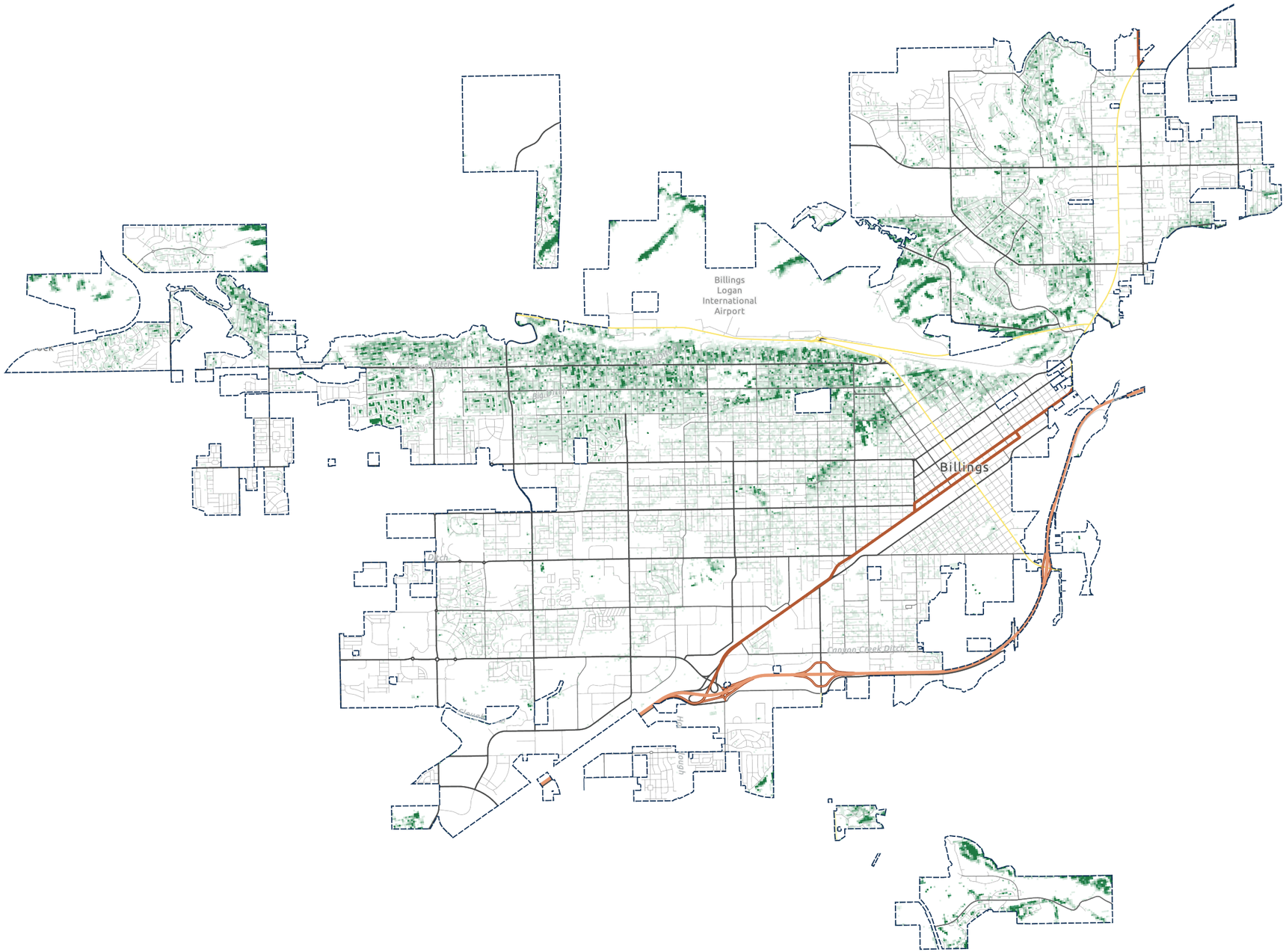
Stormwater management is another critical aspect of water resources in Billings. The city's storm sewer system is separate from its wastewater treatment system, meaning that stormwater runoff flows directly into the Yellowstone River without treatment. As the city develops and impervious surfaces like roads and parking lots increase, the volume and velocity of stormwater runoff also increase. This runoff can carry pollutants such as pesticides, fertilizers, oils, and sediment into the river, impacting water quality and aquatic habitats. The city's use of natural drainage features like ditches and drains helps to manage stormwater, but the direct discharge to the river remains a significant environmental concern.

GENERAL CLIMATIC CONDITIONS

Billings has a semi-arid climate, characterized by cold, dry winters and hot, sunny summers. Despite its northern latitude, the climate is surprisingly mild, a phenomenon largely attributed to the sheltering effect of the river valley and the frequent occurrence of Chinook winds. These warm, dry winds, which are common in the region, can rapidly melt snow cover and raise temperatures significantly in a short period.

The average annual temperature in Billings is 48°F, with a January average of 27°F and a July average of 73°F. Temperatures can fluctuate significantly, with summer highs often reaching into the 90s and winter lows dropping well below freezing. The highest recorded temperature in Billings was 112°F in 1901. The growing season is relatively short, with the last spring frost typically occurring around May 15th and the first fall frost at the end of September.

Average annual precipitation is approximately 13.66 inches, with the majority of moisture arriving in the spring and early summer. Snowfall averages around 54 inches per year, but the snow rarely accumulates to great depths due to the frequent thawing periods caused by Chinook winds.



TREE CANOPY

The urban forest and tree canopy of Billings are valuable assets that contribute significantly to the city's environmental quality and aesthetic appeal. The city has been recognized as a Tree City USA for over 30 years, a testament to its commitment to urban forestry.

As depicted in the provided Tree Canopy map, the distribution of trees is not uniform across the city. Denser canopy coverage is found in older, more established neighborhoods and parks, while newer developments on the urban fringe tend to have less tree cover. The City's Parks, Recreation and Public Lands contains a little under 13,000 trees with over 40 different species.. The most common tree species in the park's tree canopy are Ash (17%), Blue Spruce (16%), and Cottonwood (7%).

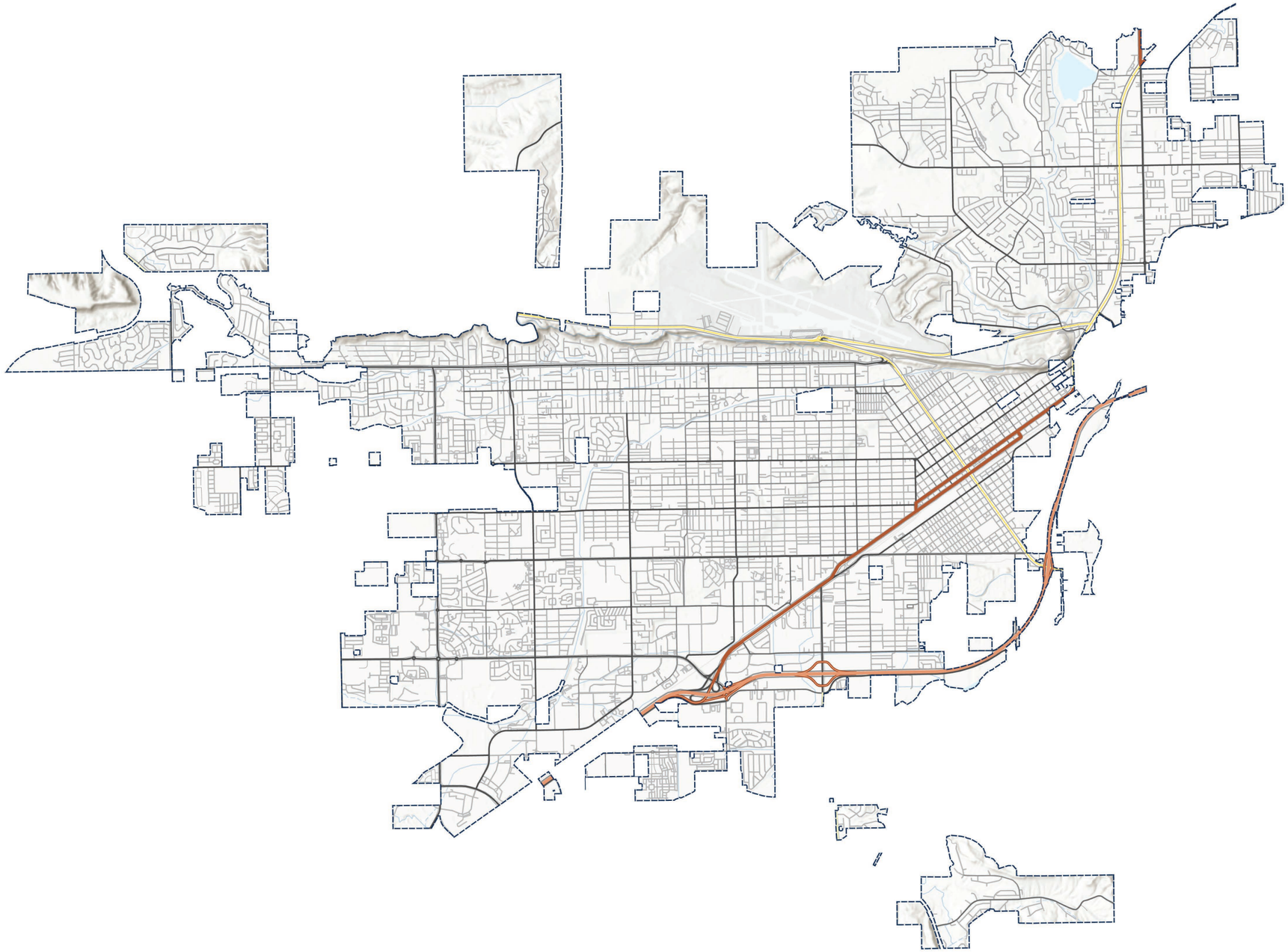
The urban forest provides numerous environmental benefits, including reducing stormwater runoff, improving air quality, and mitigating the urban heat island effect. The trees in Billings' parks are estimated to be worth nearly $28 million and provide over a million dollars in environmental benefits to residents each year.

Beyond the developed urban forest, the riparian corridor along the Yellowstone River supports a significant population of native cottonwood trees. These riparian forests are vital for bank stabilization, wildlife habitat, and water quality protection. However, they are also threatened by factors such as altered river flows and the spread of invasive species.

TOPOGRAPHY AND RELIEF

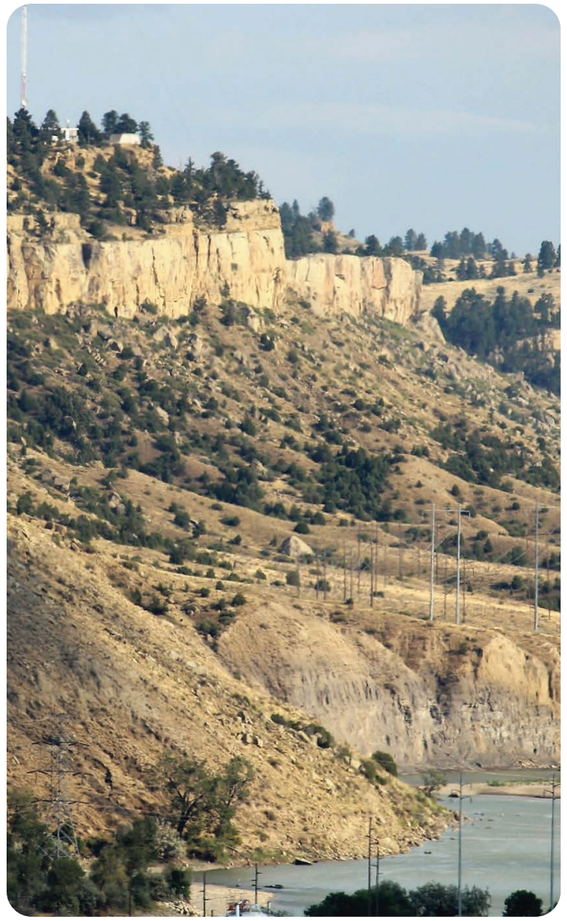
The topography of Billings is dominated by the Yellowstone River Valley and the dramatic sandstone cliffs known as the Rimrocks. The valley floor is relatively flat, with deep, well-drained loamy and silty clay soils that are ideal for agriculture.
Rising abruptly from the valley floor to the north and east of the city are the Rimrocks, a series of sandstone cliffs that reach heights of 300 to 500 feet. These cliffs are a defining landmark of Billings, offering panoramic views of the city and the surrounding landscape. The land above the Rimrocks consists of rolling hills with shallow to moderately deep sandy and clay loam soils. To the south of Billings, the terrain is characterized by rolling to moderately steep hills and high, flat tablelands.

The geology of the area is as distinctive as its topography. The Rimrocks are part of the Eagle Sandstone formation, a sedimentary rock layer that is 70-80 million years old. This sandstone was deposited in a shallow sea that once covered the region during the Late Cretaceous period. The cliffs were subsequently carved and shaped by the erosive power of the Yellowstone River. The sandstone from the Rimrocks was historically used as a building material for many of the city's oldest structures. The map to the right shows topography, with darker shades representing steeper slopes.

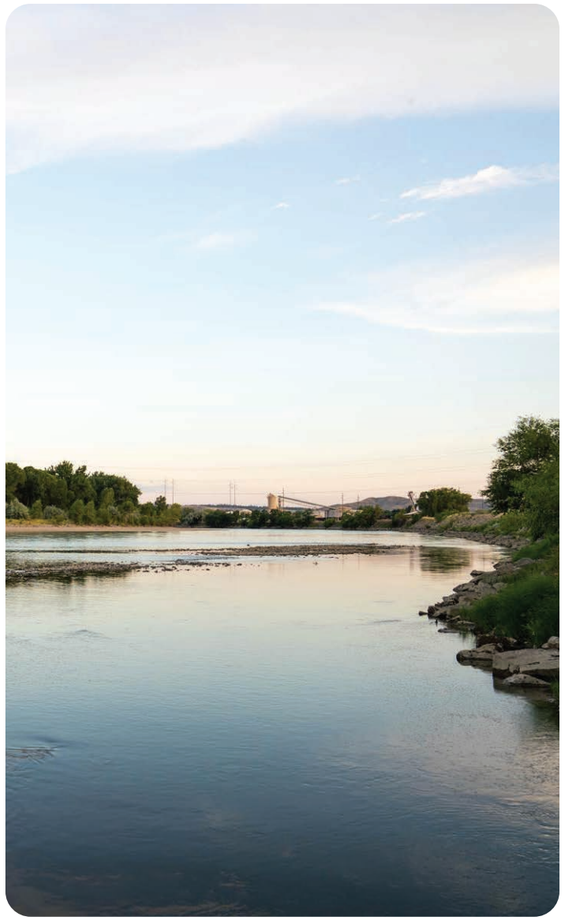


DISTINCTIVE ENVIRONMENTAL FEATURES

Billings is home to several unique natural and cultural features that contribute to its distinct character.







THE RIMROCKS:

As previously mentioned, the Rimrocks are the city's most prominent natural landmark. They provide a stunning backdrop to the city and offer a wide range of recreational opportunities, including hiking, rock climbing, and biking. The publicly owned parks along the Rimrocks, such as Zimmerman Park and Swords Park, are popular destinations for residents and visitors alike.

PICTOGRAPH CAVE STATE PARK:

Located just east of Billings, this park is a significant archaeological and cultural site. The caves contain hundreds of pictographs, or rock paintings, created by prehistoric hunters over a period of thousands of years. The site provides a glimpse into the lives of the earliest inhabitants of the region and holds deep spiritual significance for many Native American tribes.

YELLOWSTONE RIVER:

The Yellowstone River itself is a unique feature, not only for its ecological and economic importance but also for its recreational and scenic value. The river provides opportunities for fishing, boating, and wildlife viewing, and its corridor is a vital habitat for a diverse array of plant and animal species.



LOOKING FORWARD

The natural environment of Billings is a complex and dynamic system that has played a central role in the city's development. The interplay of geography, water, climate, and topography has created a landscape of both opportunity and challenge. As Billings continues to grow, it is essential that the community's deep appreciation for its natural assets, as expressed in community surveys, is translated into policies and practices that ensure the long-term health and resilience of the natural environment. The protection of the Yellowstone River, the preservation of the Rimrocks, and the enhancement of the urban tree canopy are all critical to maintaining the quality of life that makes Billings a unique and desirable place to live.

CORE ISSUES AND OPPORTUNITIES

Public input gathered through the comprehensive planning process reveals a community that deeply values the natural environment of Billings and sees a strong connection between its protection and the city's future development. Residents consistently highlighted the importance of the Yellowstone River, the iconic Rimrocks, agricultural lands, and open spaces as defining assets. Feedback from community surveys, engagement workshops, and mapping exercises indicates a desire for growth that respects these natural features while addressing the pressing need for diverse and affordable housing. This section synthesizes that public input, connecting it to the existing environmental conditions in Billings and the overarching themes of the Plan to offer a forward looking vision for the environment over the next 20 years.



The Yellowstone River

The Yellowstone River is consistently identified as one of Billings' most significant natural assets. Public input from the community input map emphasizes the need to protect and preserve the river as a resource, protect water quality, and revive the Yellowstone River Plan. The map also highlights concerns about flooding issues in areas adjacent to the river. These sentiments are echoed in additional engagement where one mural board commenter called for "More river use."

The Rimrocks

The Rimrocks are another iconic natural feature that the community holds in high regard. The community input map is clear in its call to preserve rim land and to preserve the viewsheds from and of the Rims. Plan engagement also identified the Rims as iconic to Billings. Future development near the Rims should be carefully managed to protect their scenic and natural character.

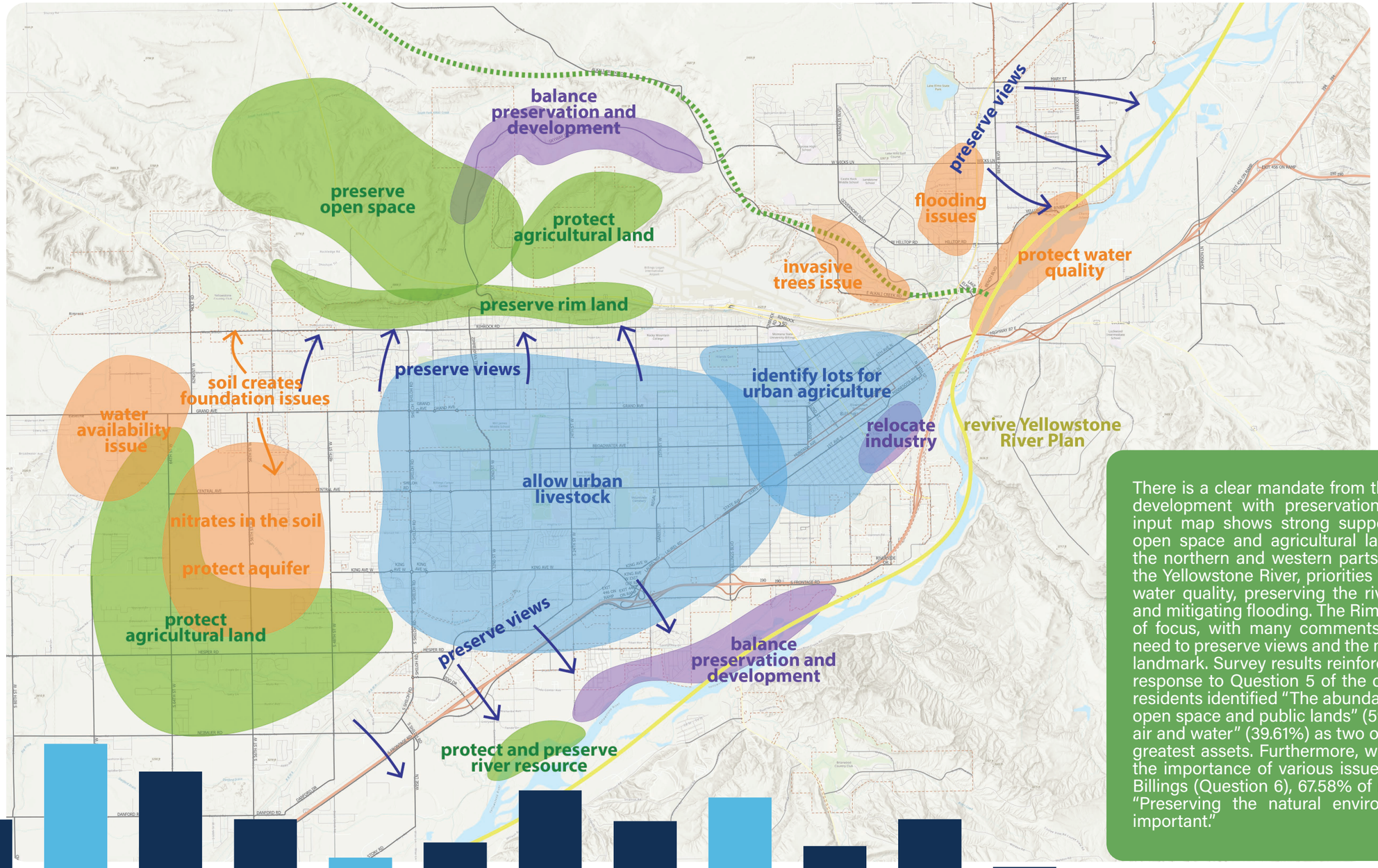
Agricultural Land and Open Space

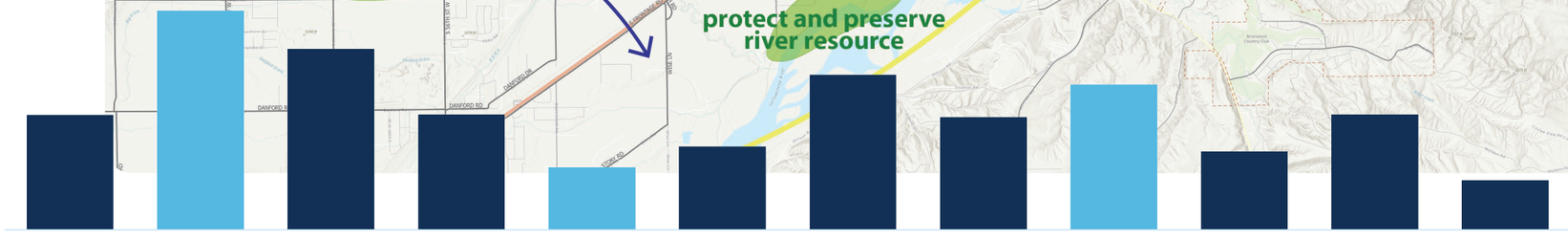
The preservation of agricultural land and open space is a major priority for the residents of Billings. The community input map shows large areas that the community hopes to preserve as open space and agricultural land, particularly to the north and west of the city. The map also shows a desire to balance preservation and development in these areas. Engagement also revealed a desire for "Conservation in zoning (open space/green space in master site plans)."

Survey results further emphasize this point. In response to Question 11, one respondent expressed concern about "Continued sprawl, eating up farmland." Another noted, "Stop turning the valley's farmland into houses." The existing conditions narrative highlights the value of the valley's fertile soils for agriculture and notes that newer developments on the urban fringe have less tree canopy.

Urban Agriculture and Infill

In addition to preserving existing agricultural lands, there is also a notable interest in promoting agriculture within the city. The community input map identifies a desire to identify lots for urban agriculture and livestock in the central part of the city. This interest in urban agriculture is closely tied to the strong support for infill development. As noted in the residential preference board from the engagement workshops, "Missing middle housing infill development or communities" received the most support of any housing type. This suggests that the community sees an opportunity to create more compact, complete neighborhoods that incorporate local food production.





2.2 SURVEY Q5: WHAT DO YOU CONSIDER TO BE THE TOP FIVE GREATEST ASSETS OF BILLINGS?

There is a clear mandate from the public: balance development with preservation. The community input map shows strong support for preserving open space and agricultural land, particularly in the northern and western parts of the city. Along the Yellowstone River, priorities include protecting water quality, preserving the river as a resource, and mitigating flooding. The Rims are another area of focus, with many comments emphasizing the need to preserve views and the natural state of this landmark. Survey results reinforce these values. In response to Question 5 of the community survey, residents identified "The abundance and access to open space and public lands" (59.79%) and "Clean air and water" (39.61%) as two of the city's top five greatest assets. Furthermore, when asked to rank the importance of various issues for the future of Billings (Question 6), 67.58% of respondents rated "Preserving the natural environment" as "Very important."



ACHIEVING PLAN THEMES

Public input on the environment articulates a clear and consistent vision for Billings' future, one that directly shapes and reinforces the Plan Themes. Residents' strong desire to protect the Yellowstone River, the Rims, agricultural lands, and open space reflects a shared commitment to safeguarding natural resources and thoughtfully integrating parks, open space, and environmental considerations into decisions about growth. At the same time, the community's preference for infill development and urban agriculture over outward expansion underscores the importance of managing growth in a way that supports fiscal sustainability and long-term community goals by making more efficient use of existing infrastructure.

Encouraging a broader range of housing options within the city's core aligns with this approach, helping to expand housing choice and affordability while promoting equitable access to services and reinvestment in established neighborhoods. Preserving iconic features such as the Rims and embracing context-sensitive infill further strengthen Billings' identity, supporting downtown vitality and the continued evolution of distinctive neighborhoods.

Looking ahead over the next 20 years, this vision suggests a coordinated and integrated path forward. A comprehensive green infrastructure framework can help identify and prioritize the protection of key environmental assets, including the Yellowstone River corridor, the Rims, agricultural lands, and open spaces, while aligning land use decisions with long-term conservation goals. Development standards can continue to evolve to ensure that new projects minimize environmental impacts through thoughtful stormwater management, tree preservation, and careful consideration of sensitive areas such as steep slopes.

At the same time, sustained emphasis on infill and redevelopment can help accommodate growth within the city's existing footprint. Zoning updates that allow for a wider diversity of housing types, paired with incentives to reuse underutilized land, can support vibrant, complete neighborhoods. Supporting urban agriculture, through clear and streamlined processes for community gardens and compatible small-scale food production, can further enhance local food security and contribute to a more resilient urban environment.

By advancing these interconnected strategies, Billings can welcome new growth while preserving the natural landscapes and community character that residents value. In doing so, the city can strengthen its sustainability and resilience, ensuring that future generations continue to experience the distinctive setting and high quality of life that define Billings today.



153,800

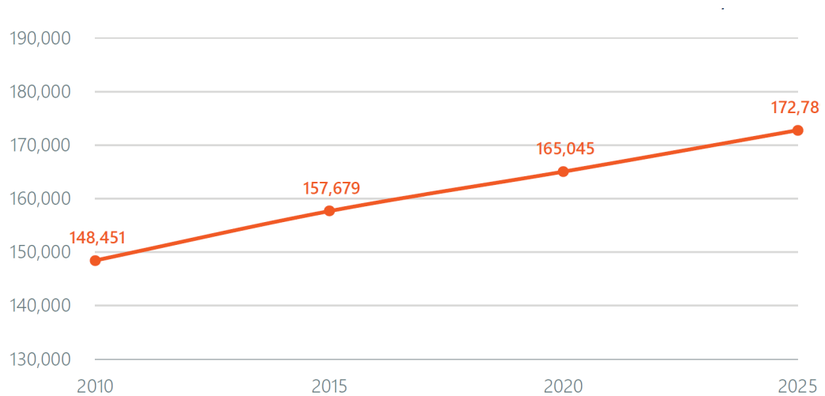
PROJECTED 2045 BILLINGS POPULATION

39.6%

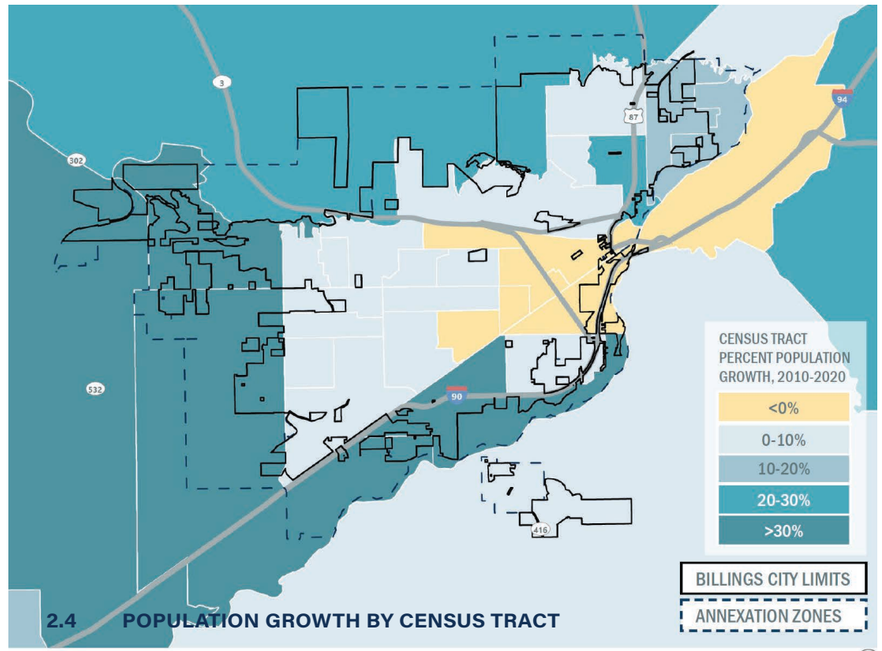
RESIDENTS AGED 25+ HOLD A BACHELORS DEGREE

85K+

VETERANS IN BILLINGS



2.3 YELLOWSTONE COUNTY POPULATION AND PROJECTED POPULATION



2.4 POPULATION GROWTH BY CENSUS TRACT

COMPOSITION

The composition of a community—its population, demographics, and shifting household characteristics—is the foundational driver of its physical and economic evolution. As Billings continues to serve as the economic and cultural hub of south-central Montana, its population growth directly impacts housing demand, service delivery, infrastructure needs, and land development patterns. Understanding the historical trends, current demographic realities, and future projections is essential for charting a course that accommodates new residents while maintaining the quality of life that defines the city.

HISTORICAL POPULATION TRENDS AND MIGRATION PATTERNS

Over the past decade, Billings and the broader Yellowstone County region have experienced steady and significant population growth. According to the U.S. Census, the population of Yellowstone County increased from 147,972 in 2010 to 164,731 in 2020, representing a compound annual growth rate (CAGR) of 1.1%. As of July 2024, the Census Bureau estimates the Yellowstone County population has reached 171,583, while the City of Billings population has grown to 121,483.

However, this growth has not been distributed evenly across the city. The historic core of Billings, including areas overlapping the downtown, experienced slight population declines between 2010 and 2020. Conversely, areas on the edges of Billings, particularly Billings Heights and the West End, saw rapid expansion, with population increases exceeding 20%. Census tracts overlapping the annexation areas to the west of the city limits experienced dramatic growth of up to 95%, underscoring a prevailing pattern of outward expansion rather than centralized infill.

Migration has been a primary driver of this recent growth. Stakeholder interviews and demographic data indicate that population increases are largely attributable to individuals relocating from outside Montana in search of a different lifestyle, as well as residents moving to Billings from other parts of the state where the cost of living has become prohibitive. Between 2020 and 2022 alone, IRS tax return data shows that Yellowstone County gained approximately 4,200 individuals due to net migration.

A DETAILED DEMOGRAPHIC PORTRAIT

A closer look at the demographic makeup of Billings reveals a community that is evolving in several key ways. The city's population is relatively evenly split by sex, with females comprising 50.2% of the population. Racially and ethnically, Billings is predominantly White (84.8%), but it maintains a growing diversity. The American Indian and Alaska Native population accounts for 4.4% of city residents, while 7.4% identify as Hispanic or Latino, and 7.5% identify as Two or More Races. Additionally, 2.1% of the population is foreign-born, and 3.8% speak a language other than English at home.

Household composition is also shifting. As of 2024, Billings contains 50,994 households with an average of 2.28 persons per household. Educational attainment in the city is high, with 95.5% of residents aged 25 and older holding a high school diploma or higher, and 36.9% holding a bachelor's degree or higher. Furthermore, the city is home to a significant veteran population, with over 8,500 veterans residing in Billings.

THE AGING POPULATION AND HOUSING SHIFTS

One of the most defining demographic shifts in Billings is the aging of its population. In 2010, the share of the Yellowstone County population under the age of 19 was 26%; this was projected to decrease slightly to 25% by 2025. Meanwhile, the share of the population aged 65 and older has increased significantly, rising from 14% in 2010 to a projected 19% in 2025. As of 2024, 18.8% of the Billings city population is 65 years and over, closely mirroring the county-wide trend. Additionally, 10.3% of the population under age 65 lives with a disability, a factor that must be considered in housing and infrastructure planning.

This aging trend has profound implications for the city's housing and service needs. An older population often drives demand for smaller, more accessible housing units, senior living facilities, and increased healthcare services. Currently, 64.8% of housing units in Billings are owner-occupied, and 71% of the overall housing stock consists of single-family homes. However, the housing market has tightened considerably. The SB Friedman market analysis reveals that the median residential sales price in Billings surged by 75% between 2015 and 2024, climbing from $216,500 to $379,900. During this same period, the median days on market plummeted, reflecting intense competition.

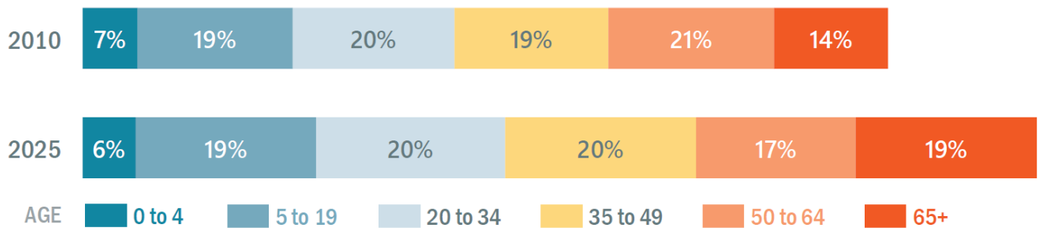
Compounding this issue is the slow production of affordable multifamily housing; since 2015, only one legally-restricted affordable multifamily development (136 units) has been built in Billings. This rapid price appreciation, coupled with an estimated shortage of nearly 10,000 housing units, presents a significant barrier to entry for new residents and younger families, reinforcing the need for diversified housing options.

POPULATION PROJECTIONS AND GROWTH SCENARIOS

Looking forward, the population of Billings is projected to continue its upward trajectory. Based on historic growth rates and anticipated future needs, the population of Billings is projected to grow from an estimated 123,500 in 2025 to 153,800 by 2045. This represents an addition of over 30,000 new residents over the next two decades.

To accommodate this projected population, the SB Friedman growth model projects that the city will need to add approximately 16,200 new housing units by 2045 just to meet future demand, in addition to addressing the existing estimated shortage. The challenge for Billings is not merely accommodating this growth, but managing it in a way that is fiscally responsible and environmentally sustainable.

2.5 YELLOWSTONE COUNTY POPULATION BY AGE



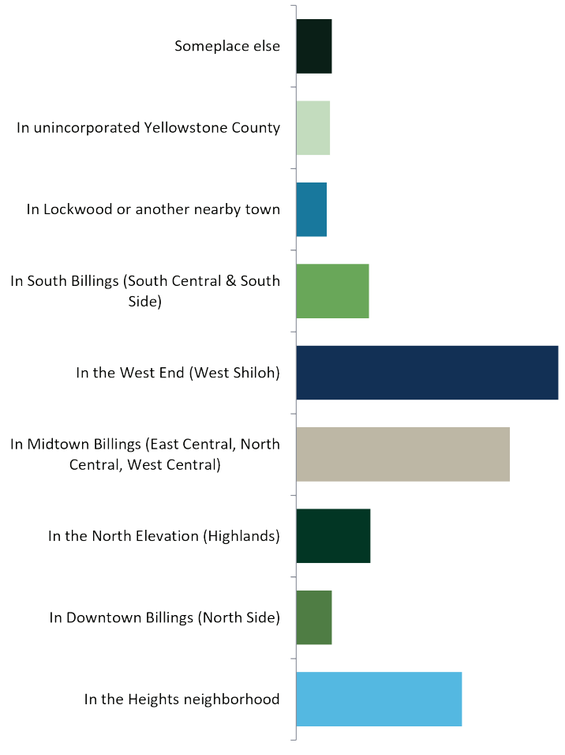
2.6 BILLINGS GROWTH PROJECTIONS

	2025 (Estimated)	2045 (Projected)	2025-2045 Proj. Change	2025-2045 CAGR
Population	123,500	153,800	+30,300	1.11%
Housing Units	55,300	71,500	+16,200	1.29%
Jobs	84,900	106,600	+22,700	1.21%
Industrial SF	7,912,300	10,169,000	+2,256,700	1.26%
Office SF	6,273,100	7,357,000	+1,083,900	0.80%
Retail SF	10,608,100	12,397,500	+1,789,400	0.78%

Source: CoStar (May 2025), Lightcast (2025), Montana Department of Commerce, SB Friedman

INTERPRETING FEEDBACK

Understanding who participated in the Billings 2045 comprehensive planning process is essential for interpreting the feedback received and ensuring the plan reflects the needs of the entire community. By comparing the demographic characteristics of survey respondents with the actual population composition of Billings, we can identify areas where engagement was highly successful and recognize groups whose voices may be underrepresented.



2.7 SURVEY Q1: PLEASE TELL US WHERE YOU LIVE

ENGAGEMENT SUCCESSES AND BROAD PARTICIPATION

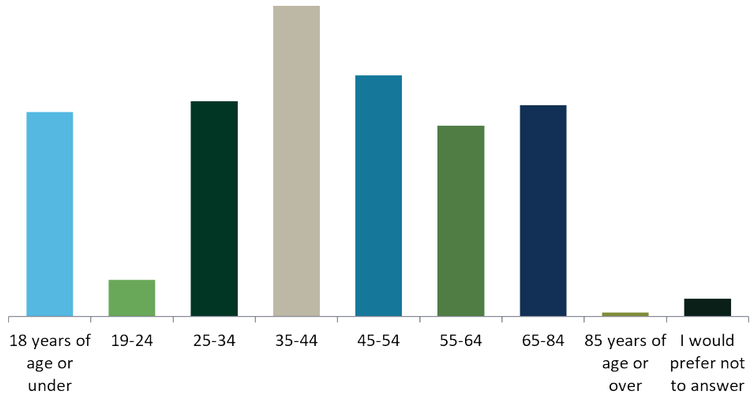
The community survey successfully captured feedback from a wide geographic cross-section of Billings, with strong participation from established residents and homeowners. Nearly half of all respondents (47.8%) reported living in Billings or the surrounding area for more than 20 years, providing deep institutional knowledge and historical perspective on the city's evolution. Another 23.1% have lived in the area for 11 to 20 years, meaning over 70% of respondents have long-term ties to the community.

Geographically, the survey saw robust participation from the West End, which accounted for 28.3% of respondents, and Midtown Billings (East Central, North Central, and West Central), representing 23.0% of the total. The Heights neighborhood also showed strong engagement, making up 17.9% of responses. This distribution roughly aligns with the areas of the city that have experienced the most significant population growth over the past decade, particularly the West End and the Heights.

In terms of age, the survey captured a relatively balanced spread across middle-aged and older adult cohorts. Respondents aged 35 to 44 made up the largest group at 21.6%, followed by those aged 45 to 54 (16.8%), 25 to 34 (15.0%), 65 to 84 (14.7%), and 55 to 64 (13.3%). This indicates that the planning process successfully reached residents in their prime working years, as well as those approaching or in retirement. Notably, 15.5% of respondents identified as retired, which aligns with the city's aging demographic trend, where 18.8% of the Billings population is 65 years and over.

The survey also saw a significant contribution from the local workforce, with 60.4% of respondents currently working within the City of Billings. Furthermore, 35.7% of respondents reported having children under the age of 18 in their household, ensuring that the perspectives of families and parents were well represented in discussions about schools, parks, and housing.

2.8 SURVEY Q19: WHAT IS YOUR AGE?



IDENTIFYING GAPS IN REPRESENTATION

While the survey achieved broad participation in many areas, a comparison with the city's actual demographic data reveals several key gaps in representation.

The most significant disparity is in housing tenure. The survey respondents were overwhelmingly homeowners, with 75.9% owning their dwelling and only 14.9% renting (Q23). In contrast, the actual housing composition in Billings consists of 64.8% owner-occupied units and roughly 35% renter-occupied units. This underrepresentation of renters means that the acute challenges faced by tenants, such as rapidly rising rents and the slow production of affordable multifamily housing, may not be fully reflected in the quantitative survey data, even though these issues were frequently raised in open-ended comments.

Younger adults were also underrepresented. While 14.2% of respondents were 18 years of age or under, likely reflecting targeted outreach in local schools, the 19 to 24 age cohort accounted for only 2.5% of responses. This gap is particularly notable given the concerns expressed throughout the engagement process about retaining young adults and ensuring they can afford to live and buy homes in Billings.

Geographically, while the West End and Midtown saw high participation, Downtown Billings (North Side) accounted for only 3.8% of respondents, and South Billings (South Central and South Side) made up 7.8%. This suggests that residents in the historic core and southern neighborhoods may not have had their voices heard as prominently, despite these areas facing unique challenges related to infrastructure, safety, and revitalization.

Finally, while the survey did not explicitly ask for respondents' race or ethnicity, open-ended comments from the public engagement sessions frequently emphasized the need to recognize and support the city's growing diversity. Billings is predominantly White (84.8%), but maintains a growing population of American Indian and Alaska Native residents (4.4%), Hispanic or Latino residents (7.4%), and those identifying as Two or More Races (7.5%). Comments highlighted the importance of incorporating Indigenous voices, celebrating diverse cultures, and ensuring that planning efforts are inclusive of all residents, including minorities, seniors, and low-income individuals.



7.9M

INDUSTRIAL SQUARE FOOTAGE

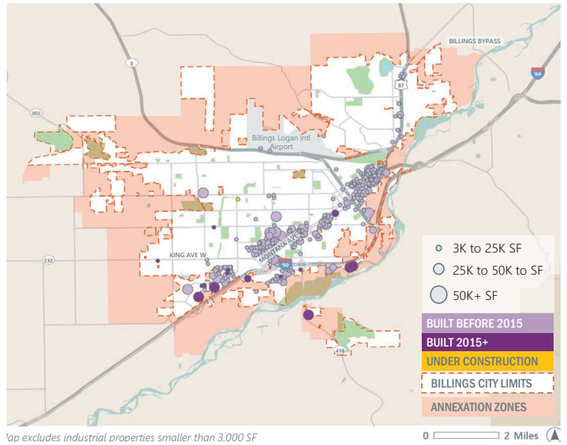
73,950

JOBS IN BILLINGS

15.4%

SHARE OF MONTANA WORKFORCE IN YELLOWSTONE COUNTY

2.9 INDUSTRY INVENTORY OVER 3K SF



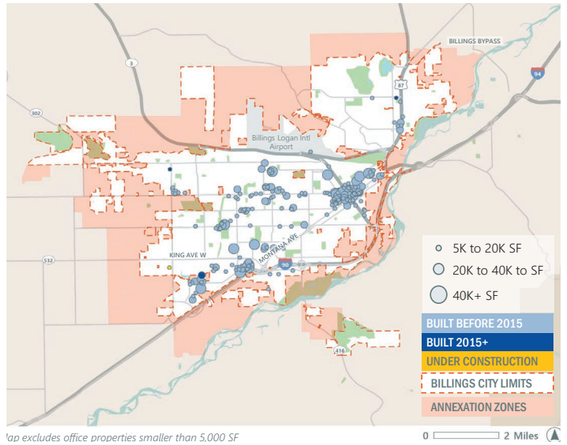
'ap excludes industrial properties smaller than 3,000 SF

7.9M TOTAL INDUSTRIAL SF

0.7M INDUSTRIAL SF BUILT SINCE 2015

4.6% INDUSTRIAL VACANCY RATE

2.10 OFFICE INVENTORY OVER 5K SF



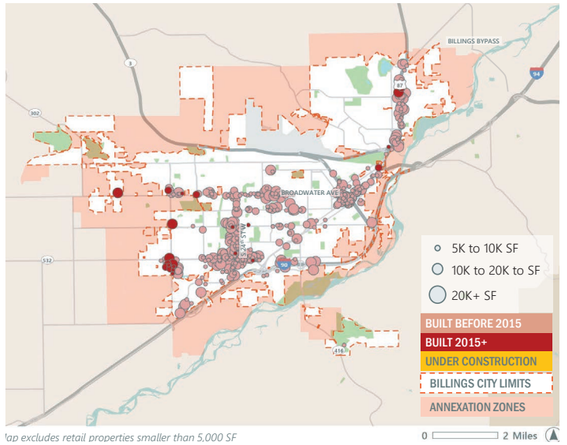
'ap excludes office properties smaller than 5,000 SF

6.3M TOTAL OFFICE SF

0.1M OFFICE SF BUILT SINCE 2015

3.5% OFFICE VACANCY RATE

2.11 RETAIL INVENTORY OVER 5K SF



'ap excludes retail properties smaller than 5,000 SF

10.6M TOTAL RETAIL SF

0.4M RETAIL SF BUILT SINCE 2015

2.1% RETAIL VACANCY RATE

THE ECONOMY

A resilient and diverse economy is the engine that sustains a community, providing the jobs, wages, and municipal revenue necessary to support high-quality public services and infrastructure. The City of Billings serves as the primary economic hub not only for Yellowstone County but for a broad region encompassing south-central Montana and northern Wyoming. Understanding the city's economic position, labor force dynamics, and dominant industry clusters is critical for ensuring that future land use decisions support continued prosperity and adapt to shifting market conditions.

LOCAL, STATEWIDE, AND REGIONAL ECONOMIC POSITION

Billings is a commercial and employment powerhouse, drawing both consumers and workers from a catchment area that extends approximately 500 miles. As of 2024, the Yellowstone County workforce consisted of 88,924 people, accounting for 15.4% of Montana's total workforce. The overall county unemployment rate sits at a healthy 2.8%, slightly lower than the statewide average of 3.0% and well below the national average. The median household income in Billings is $73,712 (in 2024 dollars), with a per capita income of $43,934, supporting a robust local consumer base. The city's economic vitality is further supported by a strong labor force participation rate of 66.0%.

The city's economic strength is also reflected in its robust commercial real estate market, though performance varies significantly by sector. Industrial development is currently the strongest product type, with Billings boasting approximately 7.9 million square feet of existing industrial space and a low vacancy rate of 4.6%. The retail sector demonstrates significant regional draw; despite limited new retail construction since 2015, Billings maintained a $1.5 billion surplus in retail sales in 2025, capturing substantial spending from non-residents. In 2022, total retail sales for the county reached $4.5 billion, with total health care and social assistance receipts exceeding $2.7 billion. Conversely, aligned with national post-pandemic trends, the office market has experienced limited growth. Less than 2% of the city's 6.27 million square feet of office space was built since 2015, operating at a 3.5% vacancy rate.

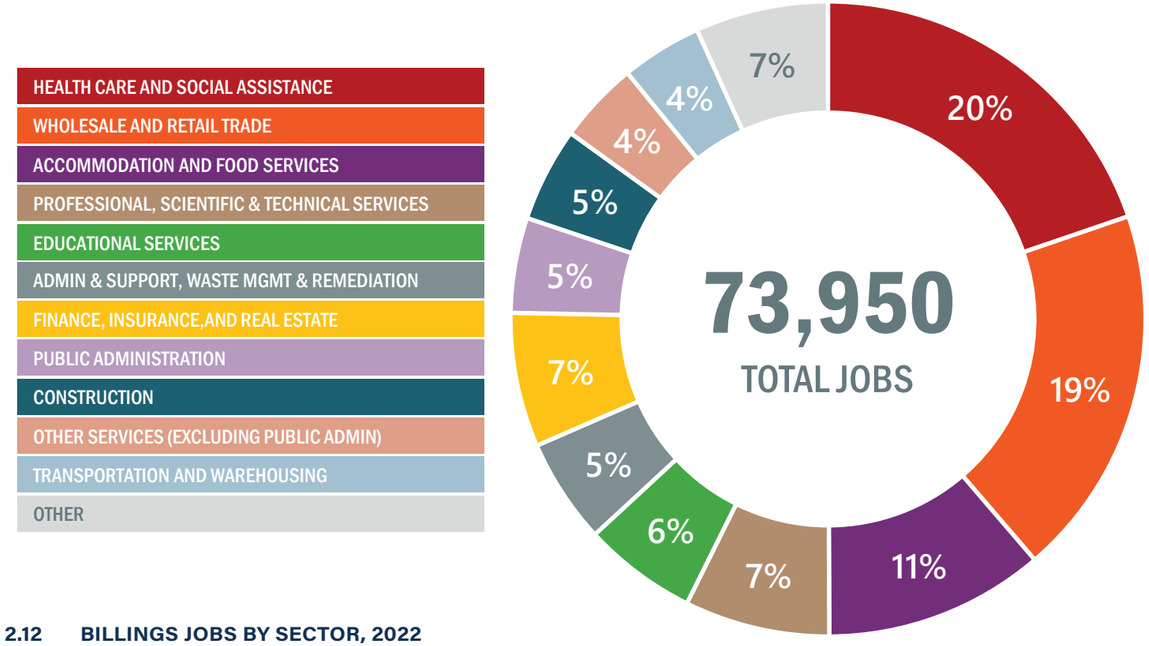
EMPLOYMENT CLUSTERS AND LABOR DATA

The Billings economy is anchored by several dominant employment sectors that provide stability and drive growth. The largest sector is Health Care and Social Assistance, which provides over 14,600 jobs. This is followed closely by Wholesale and Retail Trade (14,000 jobs), Accommodation and Food Services (8,300 jobs), and Professional, Scientific & Technical Services (5,500 jobs). Together, the top three sectors account for half of all jobs in the city.

The influence of the healthcare sector is particularly pronounced when examining the region's largest private employers. Billings Clinic and Intermountain Health are the top two private employers in Yellowstone County, each providing over 1,000 jobs.

2.13 TOP TEN TRADED EMPLOYMENT CLUSTERS IN YELLOWSTONE COUNTY, 2014-2034

	Employment, 2014	Employment, 2024	Projected Employment, 2034	Employment CAGR, 2014-2024	Employment CAGR, 2024-2034	Average Wage, 2024
Hospitality and Tourism	10,671	12,599	13,556	1.7%	0.7%	$30,000
Health Care	6,388	7,985	8,871	2.3%	1.1%	$110,800
Distribution and Electronic Commerce	2,612	2,696	2,814	0.3%	0.4%	$97,700
Transportation and Logistics [1]	2,041	1,862	1,749	-0.9%	-0.6%	$84,800
Business Services	1,725	1,853	1,582	0.7%	-1.6%	$95,700
Oil and Gas Production & Transportation	1,495	1,569	1,677	0.5%	0.7%	$212,500
Education and Knowledge Production	1,581	1,552	1,661	-0.2%	0.7%	$41,400
Engineering Services	952	1,157	1,346	2.0%	1.5%	$139,800
Construction Products and Services	855	780	852	-0.9%	0.9%	$108,100
Agricultural Inputs and Services	499	775	1,006	4.5%	2.6%	$43,900



2.12 BILLINGS JOBS BY SECTOR, 2022

When analyzing the economy through the lens of "traded" clusters—industries that export products or services beyond the local region and bring outside revenue into the community—Hospitality and Tourism remains the largest, providing 12,599 jobs in 2024. Health Care is the second-largest traded cluster (7,985 jobs), followed by Distribution and Electronic Commerce. Location quotient (LQ) analysis, which measures regional specialization compared to the national average, shows that Billings has highly specialized concentrations in Oil and Gas Production and Transportation (LQ=4.78), Engineering Services (LQ=1.88), and Health Care (LQ=1.71).

While large employers anchor the economy, small businesses form its backbone. Approximately 70% of the 5,935 business establishments in Yellowstone County have fewer than 20 employees. However, the majority of the workforce (58%) is employed by larger establishments with 100 or more employees. These larger employers tend to offer significantly higher wages; establishments with over 500 employees pay an average annual wage of $66,030, compared to $44,573 for those with fewer than 20 employees. Total annual payroll in the county exceeded $4.3 billion in 2023.

ECONOMIC GROWTH PROJECTIONS

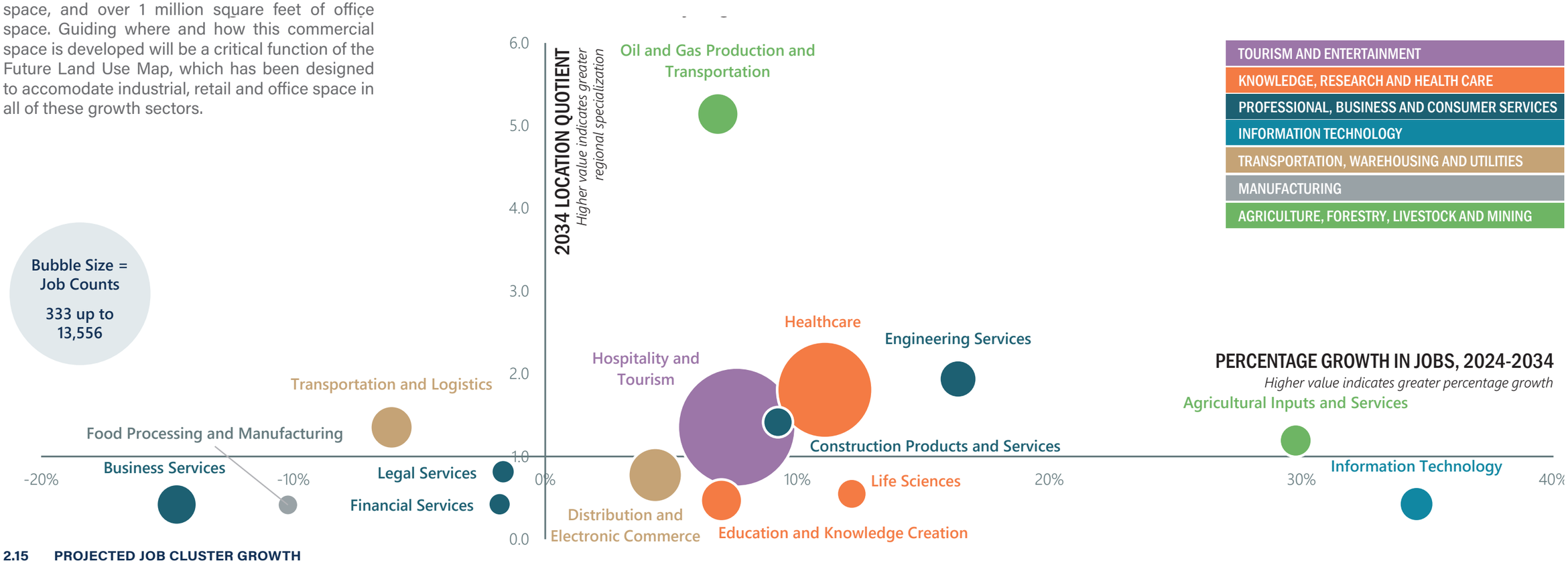
The SB Friedman market analysis projects continued, steady economic growth for the region. Looking forward to 2034, eight of the ten largest traded employment clusters in Yellowstone County are projected to grow. Hospitality and Tourism is projected to remain the largest cluster, growing to 13,556 jobs, while Health Care is projected to reach 8,871 jobs. Together, these two sectors are expected to account for 31% of the county's net job growth over the next decade.

To accommodate this anticipated economic expansion, the city will require significant new commercial space. By 2045, Billings is projected to need an additional 2.25 million square feet of industrial space, 1.78 million square feet of retail space, and over 1 million square feet of office space. Guiding where and how this commercial space is developed will be a critical function of the Future Land Use Map, which has been designed to accomodate industrial, retail and office space in all of these growth sectors.

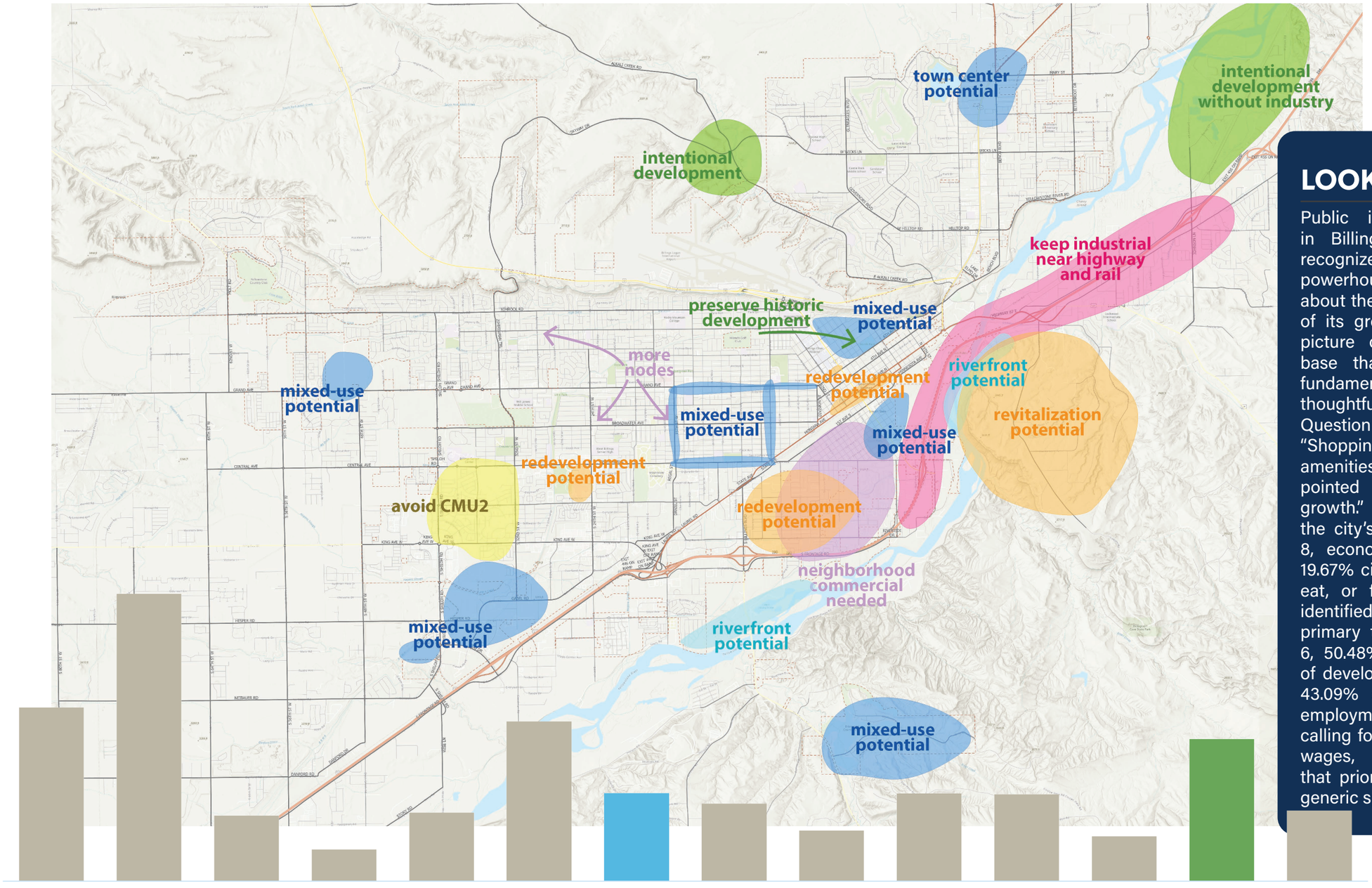
2.14 BILLINGS GROWTH PROJECTIONS

	2025 (Estimated)	2045 (Projected)	2025-2045 Proj. Change	2025-2045 CAGR
Population	123,500	153,800	+30,300	1.11%
Housing Units	55,300	71,500	+16,200	1.29%
Jobs	84,900	106,600	+22,700	1.21%
Industrial SF	7,912,300	10,169,000	+2,256,700	1.26%
Office SF	6,273,100	7,357,000	+1,083,900	0.80%
Retail SF	10,608,100	12,397,500	+1,789,400	0.78%

Source: CoStar (May 2025), Lightcast (2025), Montana Department of Commerce, SB Friedman



2.15 PROJECTED JOB CLUSTER GROWTH



2.16 **SURVEY Q8: WHAT ARE THE BIGGEST CHALLENGES FACING BILLINGS OVER THE NEXT 20 YEARS?**

LOOKING FORWARD

Public input regarding the economy in Billings reflects a community that recognizes its role as a regional economic powerhouse but harbors deep concerns about the quality, equity, and sustainability of its growth. The survey data paints a picture of a workforce and consumer base that values the city's economic fundamentals while demanding more thoughtful commercial development. In Question 5, 31.39% of respondents cited "Shopping, nightlife, and other lifestyle amenities" as a top asset, and 21.47% pointed to "Opportunities for business growth." However, when asked about the city's biggest challenges in Question 8, economic concerns were prominent: 19.67% cited "Not enough places to shop, eat, or find entertainment," and 31.74% identified "Uncontrolled growth" as a primary threat. Furthermore, in Question 6, 50.48% of respondents rated "Quality of development" as "Very important," and 43.09% said the same for "Expanding employment opportunities." The public is calling for economic diversification, higher wages, and commercial development that prioritizes community character over generic sprawl.

CORE ISSUES AND OPPORTUNITIES

Economic Diversification and the Desire for "Tech"

A recurring theme across all engagement channels is the desire to diversify the Billings economy beyond its traditional industrial and retail base. In Question 15, when asked what city Billings should model itself after, multiple respondents pointed to Bozeman or Fort Collins, Colorado. One respondent specifically cited Bozeman for its "tech/diverse new job opportunities and zoning that prioritizes quality of life over repetitive unnecessary businesses." Another suggested Pittsburgh as a model of a "super industrial city that became extremely intellectual and vibrant."

This desire for diversification is driven in part by concerns about wages and talent retention. In Question 8, respondents frequently added comments about "Brain drain/young people leaving" and the "low job market / low wages." This public sentiment aligns closely with the market analysis, which notes that while the local unemployment rate is a healthy 2.8%, the majority of the workforce (58%) is employed by larger establishments that offer significantly higher wages ($66,030 on average) compared to the small businesses that make up 70% of the city's establishments ($44,573 on average).

The Healthcare Hub and the BIRD District

The public recognizes and supports the city's growing healthcare and innovation sectors. In Question 7, respondents praised the "New business attraction-Rocky Vista, investments in Billings Clinic and Intermountain Health," noting that Billings is "already the medical and shopping hub of the region." This public perception is validated by the market analysis, which identifies Health Care and Social Assistance as the city's largest employment sector, providing over 14,600 jobs.

Similarly, the East Billings Urban Renewal District (EBURD) received widespread praise as a model for future economic development. Respondents expressed a desire to "complete Exposition Drive vision with EBURD development."

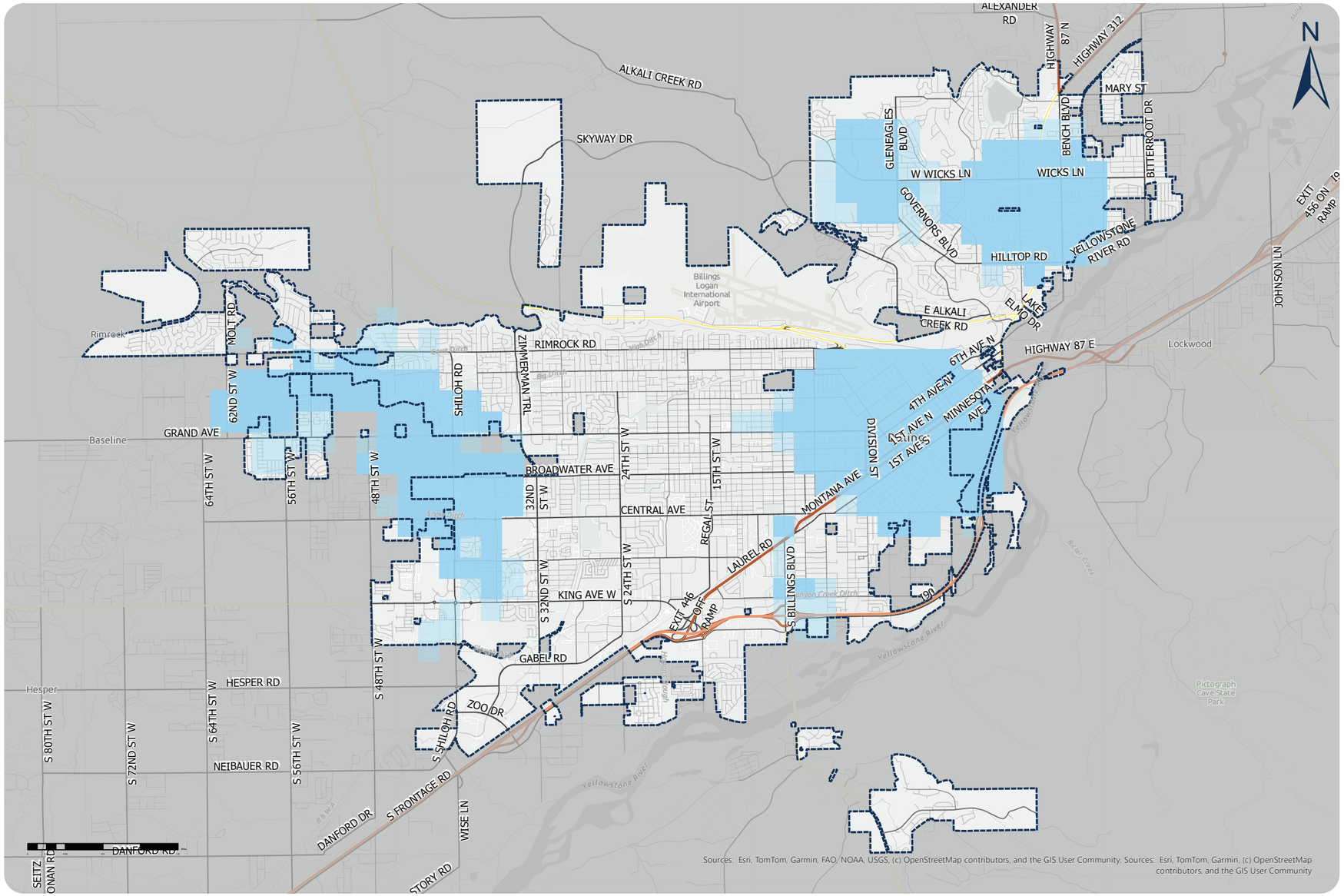


2.17 2009 EBURD MASTER PLAN

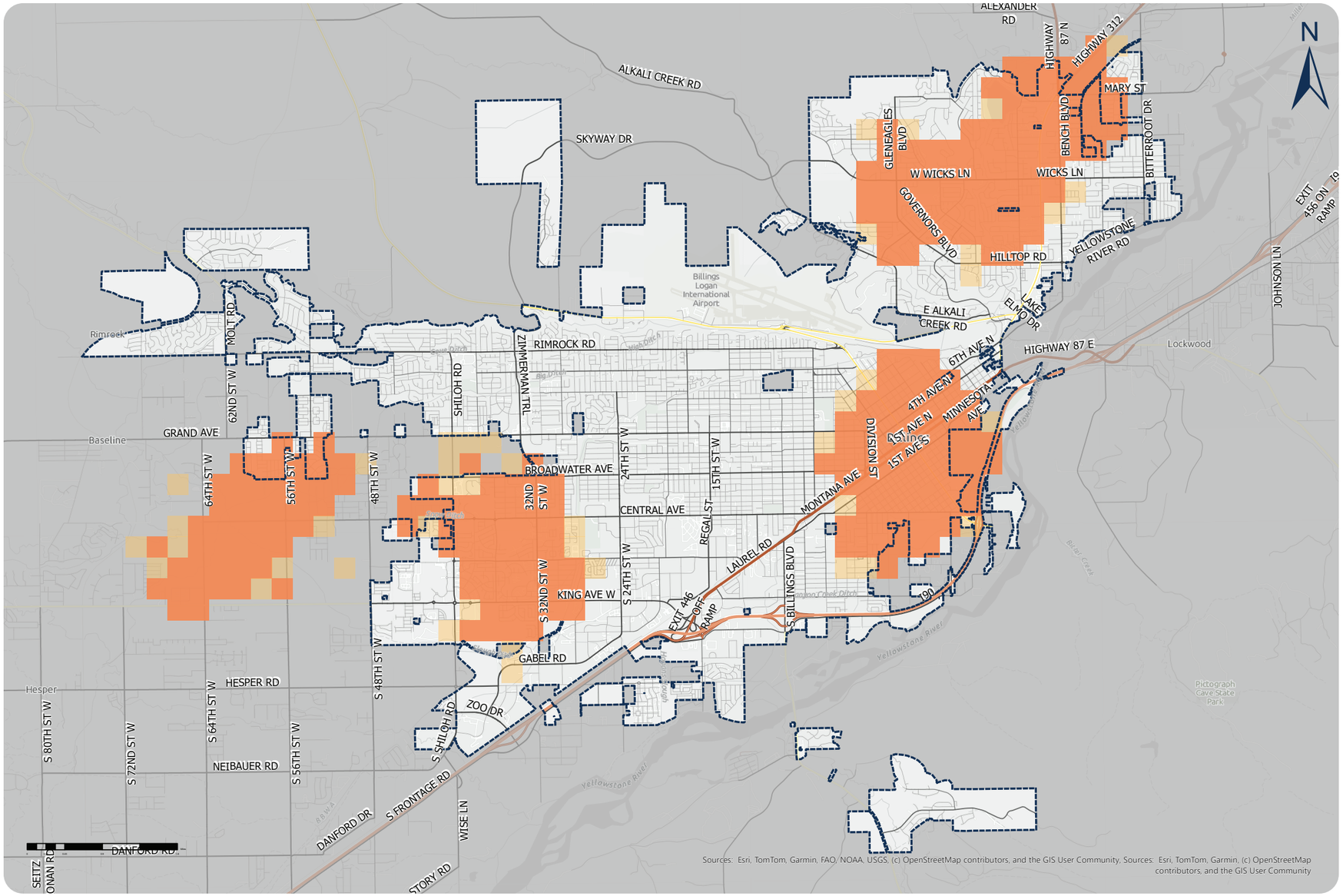
Neighborhood-Scale Commercial Opportunties

When asked about specific types of commercial development in Question 14, a resounding 62.78% of respondents requested "Neighborhood-scale commercial (market, coffee shop, sandwich shop, bakery)," while only 14.43% supported "Large-scale industry including industrial parks." The public is tired of auto-oriented commercial strips. In Question 7, respondents criticized the "sprawling development on West end" and the proliferation of "Too many chain businesses, carwashes, casinos."

The commercial hotspot map highlights specific areas where the public wants to see change. In-person respondents identified massive mixed-use potential and redevelopment potential across the central city, downtown, and along the riverfront. Conversely, they explicitly marked areas on the West End to "avoid CMU2" (Community Commercial zoning), reflecting a desire to curb generic commercial sprawl. There is also a strong equity component to this feedback, with Heights residents expressing a desire to "Buy groceries, shop, find entertainment, connect with community in the Heights." Online community survey respondents, on the other hand, clustered their votes for additional commercial development in the Heights, Downtown Billings, and the developing West Side.



2.18 COMMERCIAL HOTSPOT MAP



2.19 EMPLOYMENT HOTSPOT MAP

Industrial Assets and Employment Opportunity

The Employment Hotspot Map demonstrates that residents support the development of employment opportunities in developing regions, like the Heights and the West End, alongside the historic core and South Side of the city.

The community engagement summary map clearly shows a desire to keep industrial near highway and rail, particularly along the eastern and southern corridors. However, the public is increasingly concerned about the environmental impacts of heavy industry and the long-term viability of the city's refineries. In Question 7, respondents noted the "economic and environmental impact (and opportunities) created by the potential closure of the refineries." Others expressed frustration with air quality, stating, "We have several refineries and large out of state corporate business entities that should be more heavily taxed to fund improvements."

This tension reflects the complex reality outlined in the market analysis: Oil and Gas Production and Transportation is a highly specialized sector in Billings (with a Location Quotient of 4.78) that pays an exceptionally high average wage of $212,500. As the city projects a need for an additional 2.25 million square feet of industrial space by 2045, balancing this high-wage industrial growth with environmental and quality-of-life concerns will be critical.

The Future Land Use Map has been designed to accomodate growth in line with the community's needs, focused in areas with existing industrial footprints and key rail/interstate proximity.

ACHIEVING PLAN THEMES

The public's vision for the Billings economy is not simply about adding jobs or square footage; it is about building a resilient, equitable, and high-quality environment. By demanding economic diversification and neighborhood-scale commercial spaces, residents are asking the city to foster development that is context-sensitive and reinforces the unique identity of individual neighborhoods, rather than relying on generic, auto-oriented corridors.

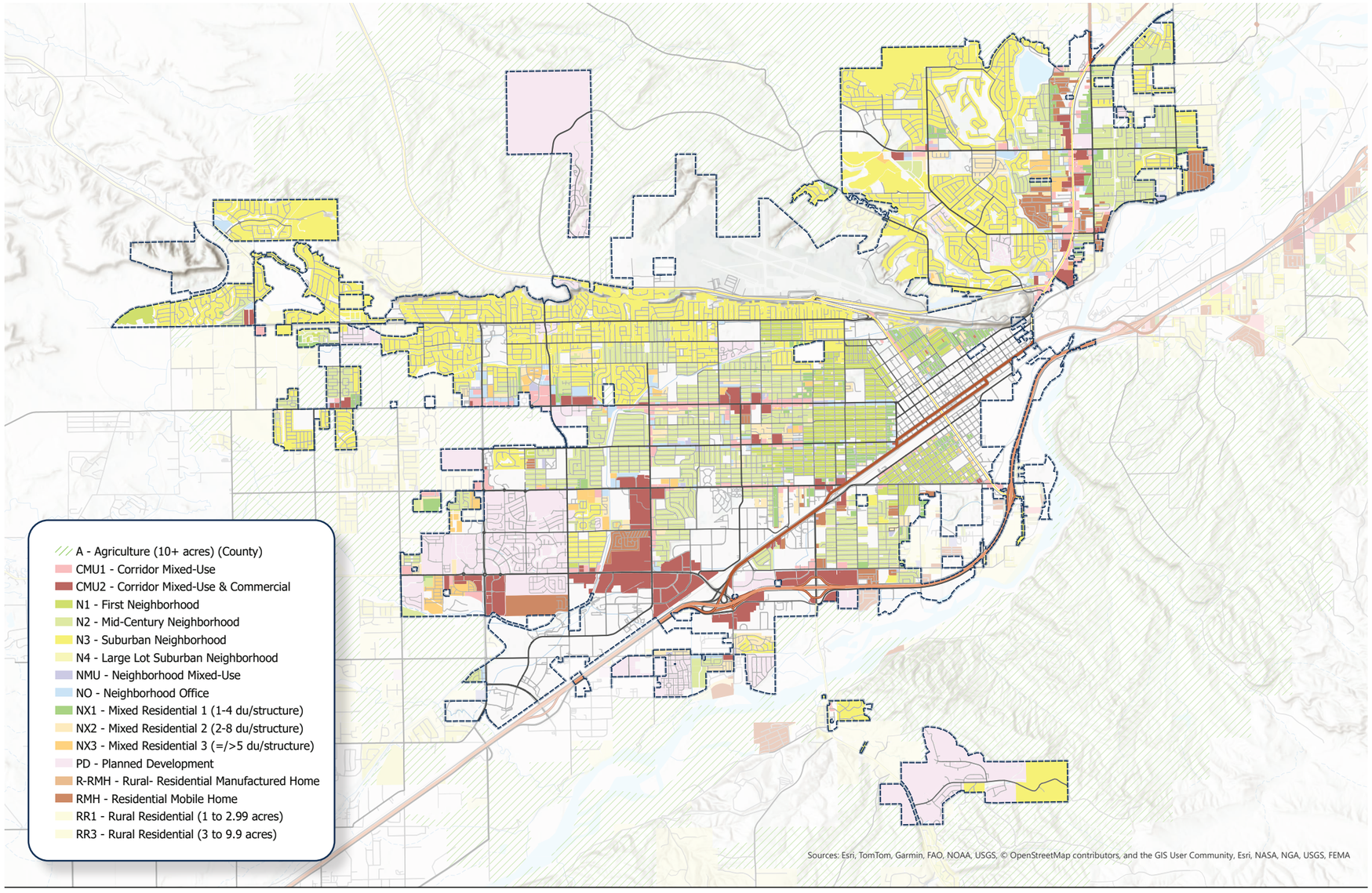
The strong support for the EBURD district, the healthcare sector, and downtown revitalization demonstrates that the public understands the connection between targeted reinvestment and long-term fiscal sustainability. When residents ask for better wages and lament the "brain drain" of young talent, they are highlighting the need for an economy that provides opportunities for residents across all incomes and stages of life.

Finally, the tension surrounding the city's industrial base and refineries underscores the critical need to balance high-wage employment with the protection of the natural resources that make Billings a desirable place to live. Looking ahead to the next 20 years, the city must leverage its position as a regional hub to attract diverse, forward-looking industries while ensuring that commercial development serves the daily needs of all neighborhoods, particularly those like the Heights that have historically been underserved.





2.20 BILLINGS REFINERY (PHILLIPS 66)



2.22 CURRENT RESIDENTIAL ZONING

HOUSING

A primary challenge facing Billings is a growing housing crisis. Between 2018 and 2023, the median home sale price in the city rose by over 50%. This rapid appreciation has far outpaced income growth, creating a significant affordability gap. The number of attainable homes has also decreased in the same period. Approximately 800 residential units are constructed annually, based on permitting data provided by the City. However, demand for housing has far outpaced the number of units being built, resulting in a cumulative shortage of nearly 10,000 residential units as estimated by the Billings Association of REALTORS®. With the projected need for 26,200 units by 2045, the City must account for the existing deficit as well as an additional average of 1,310 units per year to accommodate anticipated population growth. Assuming the City's permitting capacity remains the same, it will take until until 2040 to meet the projected housing need. While this appears to support the theory that if the City continues to grow in the same manner it is currently, it can account for the housing need within the set timeframe; however, we know other factors are at play. Growing out and utilizing land for detached dwellings on significant acreage is neither physically or fiscally sustainable. It is also not an affordable product for all residents who live here. This lack of attainable housing directly impacts the city's economic competitiveness, as local employers struggle to recruit and retain a workforce that can afford to live in the community they serve.

Concurrent with the housing shortage are the challenges of managing physical growth. Much of the city's recent expansion has occurred on the West End, leading to concerns about urban sprawl, the loss of productive agricultural land, and the mounting cost of extending and maintaining infrastructure. This pattern of development strains municipal budgets and can lead to inefficiencies in the delivery of public services. The need to continue to revitalize the downtown core and promote more compact, mixed-use development is a recurring theme in community discussions and a key focus of this planning effort.

The housing crisis in Billings is multifaceted, characterized by a shortage of housing at all price points, a growing affordability gap, and development patterns that are fiscally and environmentally unsustainable. A detailed analysis of the city's housing stock reveals a lack of diversity and an aging inventory, both of which contribute to the current challenges.

7,894

TOTAL MARKET-RATE UNITS

2,444

TOTAL MARKET-RATE UNITS BUILT SINCE 2015

7.7%

MARKET-RATE VACANCY RATE

EXISTING CONDITIONS

HOUSING TENURE, OCCUPANCY, AND TYPE

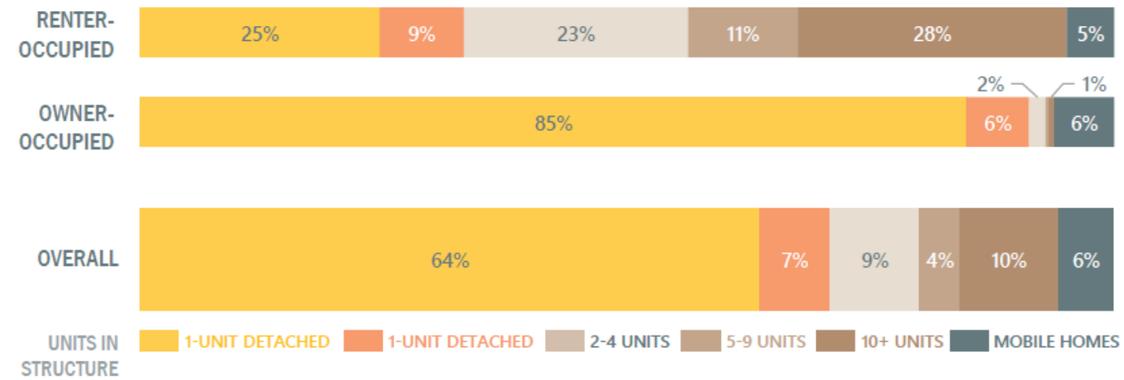
As of 2023, Billings has approximately 53,540 housing units. The majority of these units (61%) are owner-occupied, while 33% are renter-occupied and 6% are vacant. This figure includes 290 units that are sold/rented but not yet occupied, and 310 units occupied seasonally. There are 850 vacant units available for rent and 290 units for sale, per the American Community Survey. The 6% vacancy rate indicates a healthy housing market. This high rate of owner-occupancy reflects a community of stable households, but it also masks a significant disparity in housing options available to renters.

The city's housing stock is dominated by single-family homes, which account for 71% of all units (64% detached and 7% attached). In contrast, only 23% of housing units are in multifamily structures (2+ units). This composition highlights a lack of housing diversity, particularly for renters. While 85% of owner-occupied units are single-family detached homes, 62% of renter-occupied units are in multifamily structures. This indicates that renters have far fewer housing choices than owners, and are largely limited to apartments.

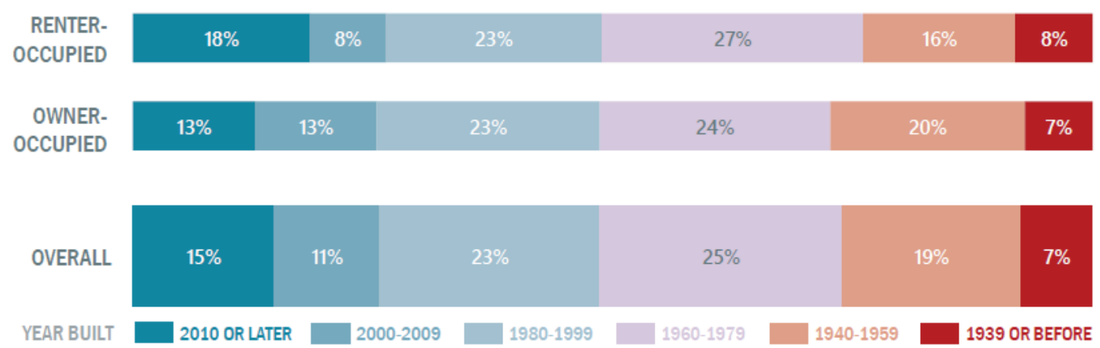
BUILDING AGE

The city's housing stock is also aging. Over a quarter of all housing units were built before 1960, and only 13% of owner-occupied units and 18% of rental units have been built since 2010. This suggests that much of the city's housing may be in need of repair or renovation, and that new construction has not kept pace with demand.

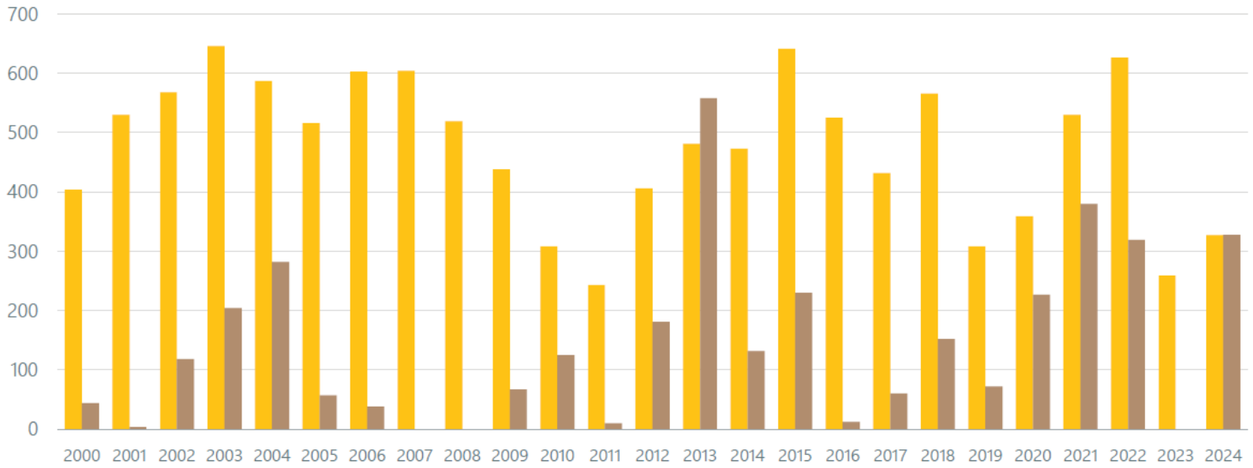
2.23 SHARE OF BILLINGS HOUSING UNITS BY TENURE AND UNITS IN STRUCTURE, 2023



2.24 SHARE OF BILLINGS HOUSING UNITS BY TENURE AND YEAR BUILT, 2023



2.25 BILLINGS RESIDENTIAL UNITS PERMITTED, 2000-2024



Source: Building Permits Survey, SB Friedman, U.S. Census Bureau

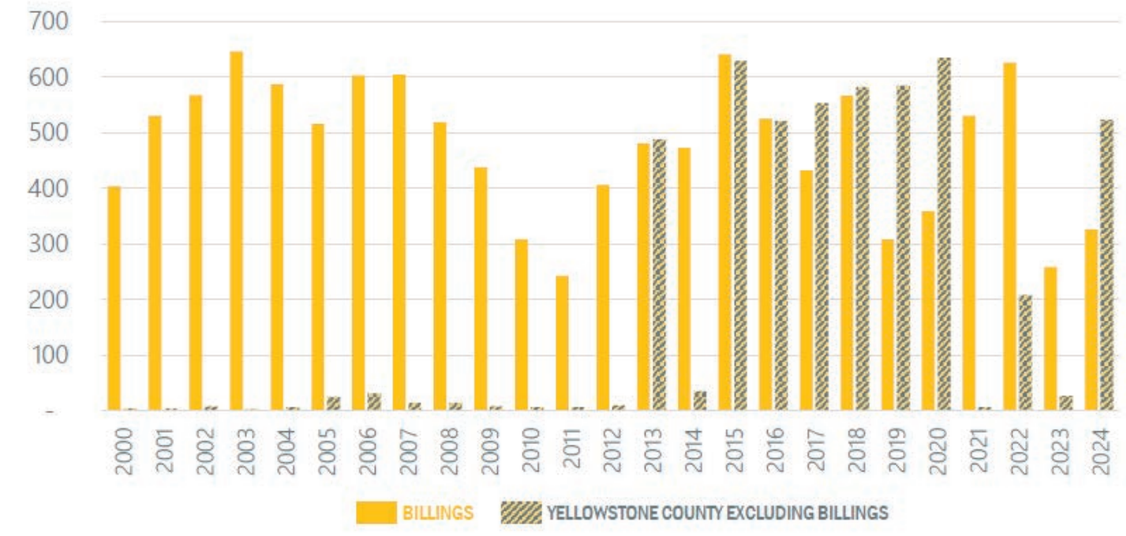
TOTAL UNITS PERMITTED

	SINGLE-FAMILY	MULTIFAMILY
2000-2004	2,735	652
2005-2009	2,680	162
2010-2014	1,911	1,006
2015-2019	2,472	526
2020-2024	2,101	1,254

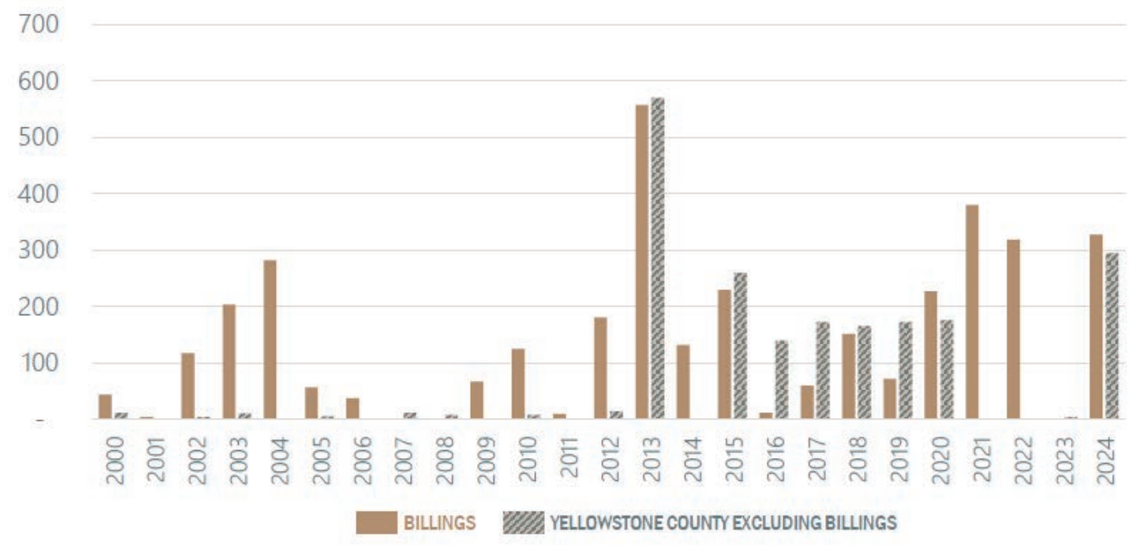
RECENT RESIDENTIAL BUILDING

Since 2015, approximately 7,800 residential units have been permitted in Billings. Of the residential housing units permitted, 43% have been single-family homes, 15% have been two-family homes, 10% have been townhomes and 32% have been multifamily homes. The mix of new housing has shifted towards denser options, while total housing production has also grown. From 2015 to 2020, 328 single-family homes and 299 homes in two-family, townhome, and multifamily buildings were permitted annually, on average. Between 2021 and 2025, the average number of single-family homes permitted annually fell to 271, while the average annual number of homes in other typologies increased to 537. Per City data, as of February 2026 subdivision applications have been submitted for over 500 additional residential units

2.26 SINGLE FAMILY UNITS PERMITTED, 2000-2024



2.27 MULTI FAMILY UNITS PERMITTED, 2000-2024



AFFORDABILITY

The most pressing housing challenge facing Billings is affordability. The median home sale price has increased by over $163,000 since 2015, a 75% increase. This rapid appreciation, particularly between 2020 and 2024, has far outpaced wage growth, making it increasingly difficult for residents to afford to buy a home. The market analysis reveals that four of the five top occupations in Billings do not provide enough income to buy a median-priced home.

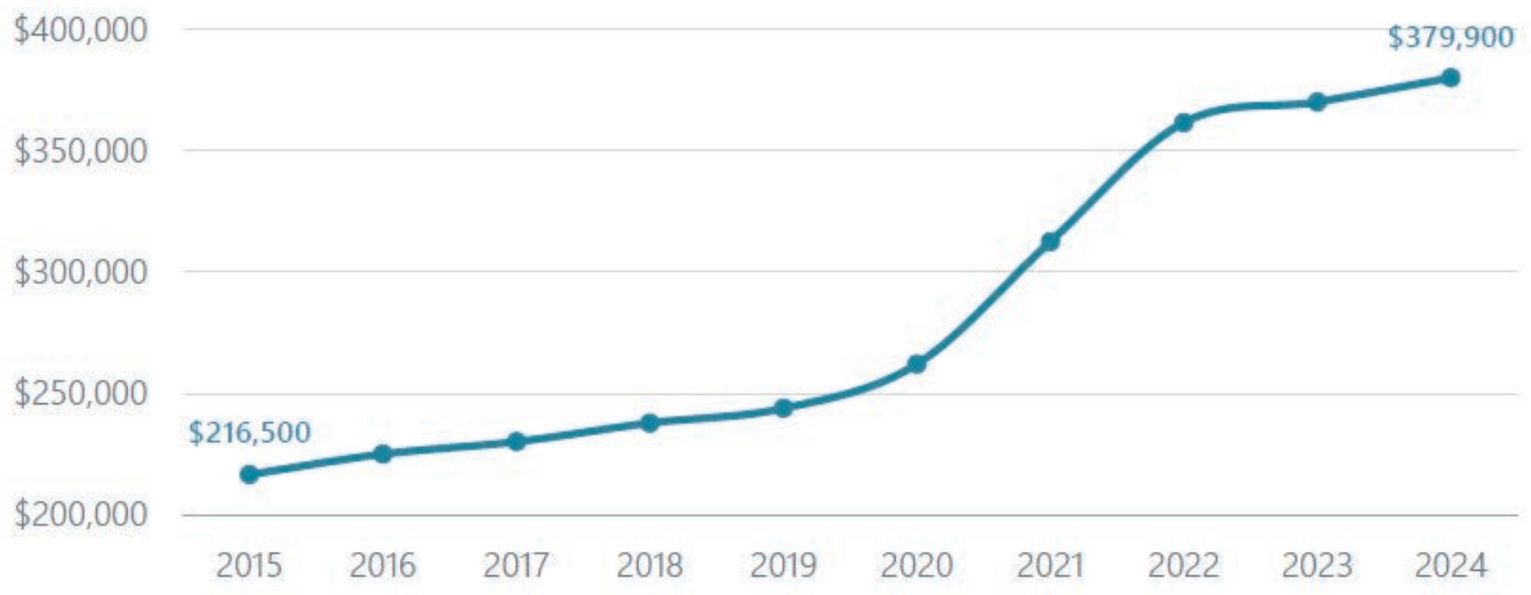
Residential Sale Trends

In 2015, the median home sales price in Billings was $216,500. The median price increased to $379,900 by 2024 (75% growth since 2015). Most of the recent increase in median home sales price occurred between 2020 and 2024. The median home sales price grew at a compound annual growth rate (CAGR) of 3.9% from 2015 to 2020. From 2020 to 2024, the median price grew at a higher rate of 9.7%. Over the entire period, the median price increased at a CAGR of 6.4%.

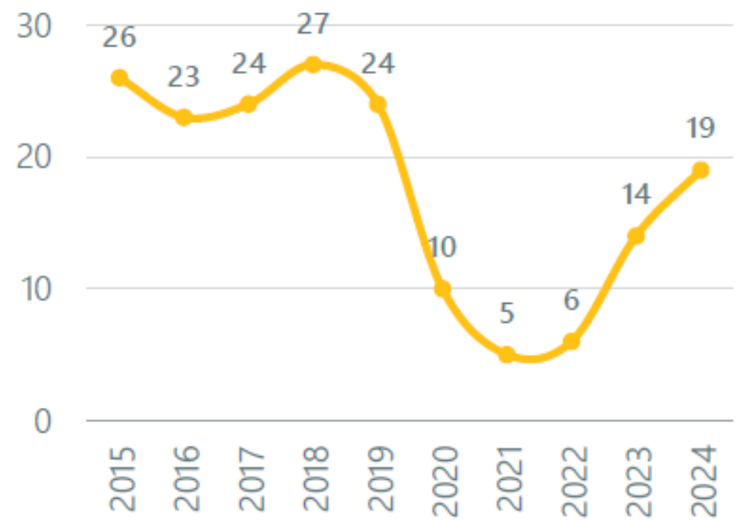
The median number of days on market for residential property in Billings has varied over the last decade. Between 2015 to 2019, the median number of days on market for residential property ranged from 23 to 27 days. Between 2020 and 2024, the median number of days on the market ranged from 5 to 19 days. The shorter time on market coincided with sharp increases in median sales prices.

From 2016 to 2020, the number of sales closed increased each year, reaching a high of 2,733 in 2020. From 2020 to 2023, the number of sales closed decreased each year, reaching 1,953 in 2023. In 2024, the number of sales closed increased to 1,979.

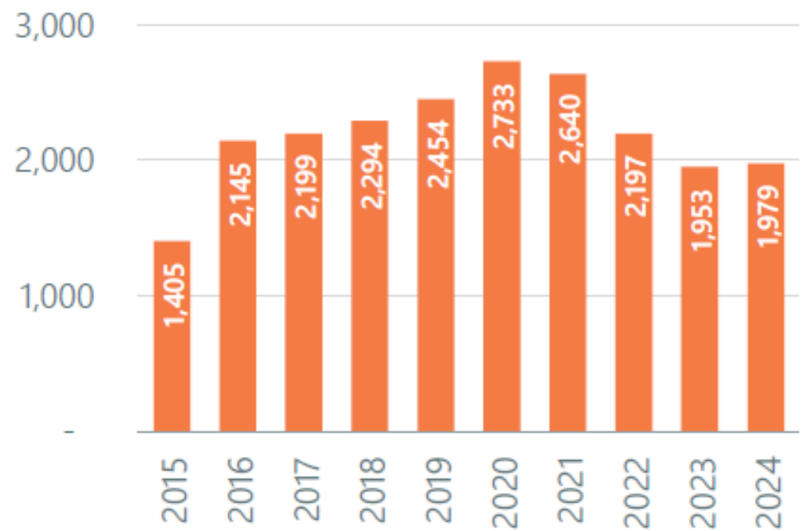
2.28 BILLINGS MEDIAN RESIDENTIAL SALES PRICE, 2015-2024



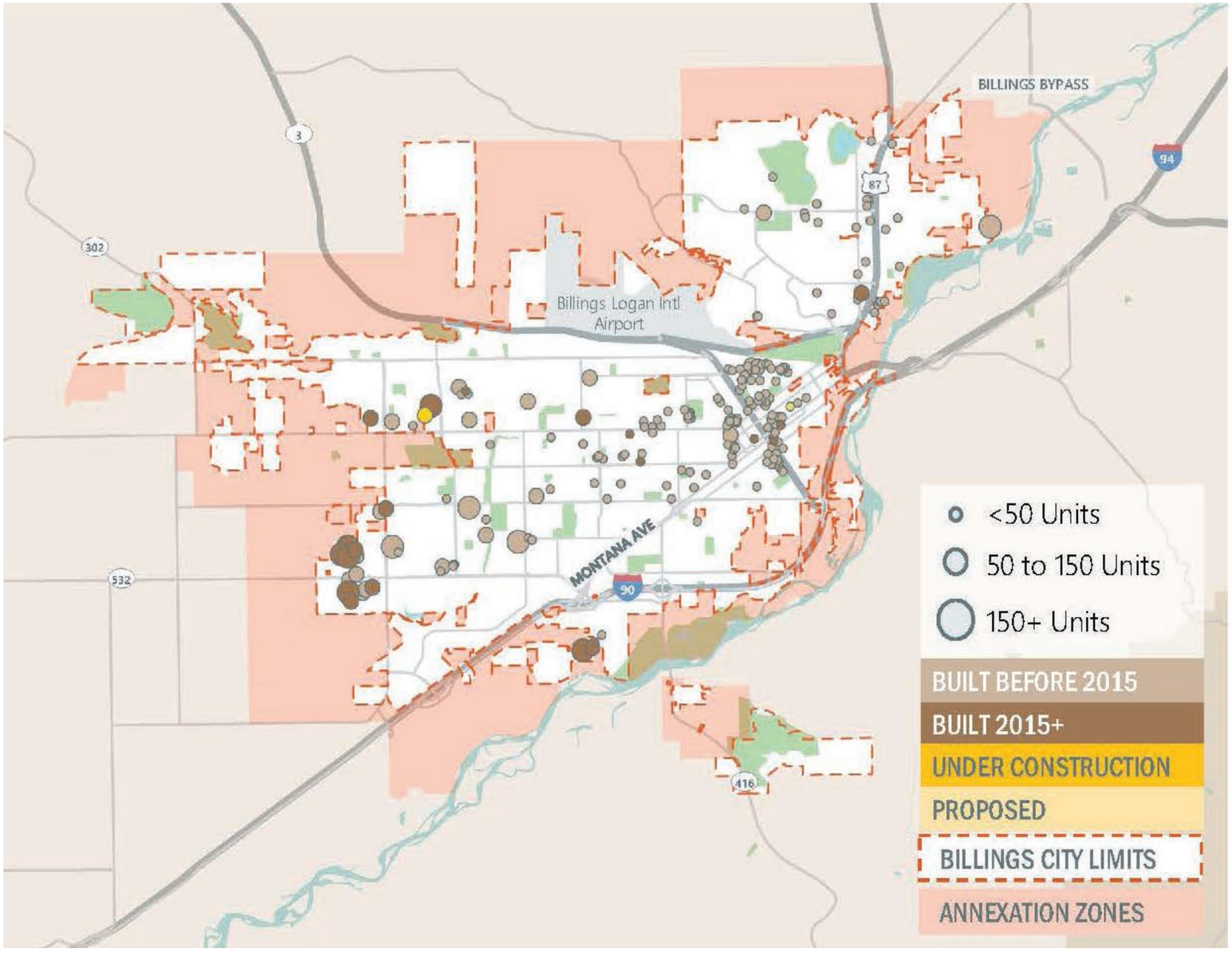
2.29 MEDIAN DAYS ON MARKET



2.30 RESIDENTIAL SALES CLOSED



2.31 MARKET-RATE MULTI FAMILY INVENTORY IN BILLINGS



Multifamily Market Rate Supply

Billings has 7,894 market-rate multifamily rental units (Co-Star). An additional 60 units are located in annexation zones. Market-rate multifamily rents average $1.57 per square foot (SF) and the overall vacancy rate is 7.7%, which indicates a healthy market; per Cushman & Wakefield, the U.S. average is 9.0%. Market-rate units are distributed throughout Billings, with a large concentration of older, smaller developments near the downtown.

Since 2015, 23 market-rate multifamily developments have been built, adding 2,444 units total, or 31% of Billings' total market-rate multifamily units. Newer market-rate developments tend to have more units and are located toward the edges of the city. Market-rate multifamily developments built before 2015 have an average of 29 units compared to those built since 2015, which have an average of 100 units. Per CoStar, there are 139 units currently under construction (one project) and 16 additional units proposed (one project) in Billings.

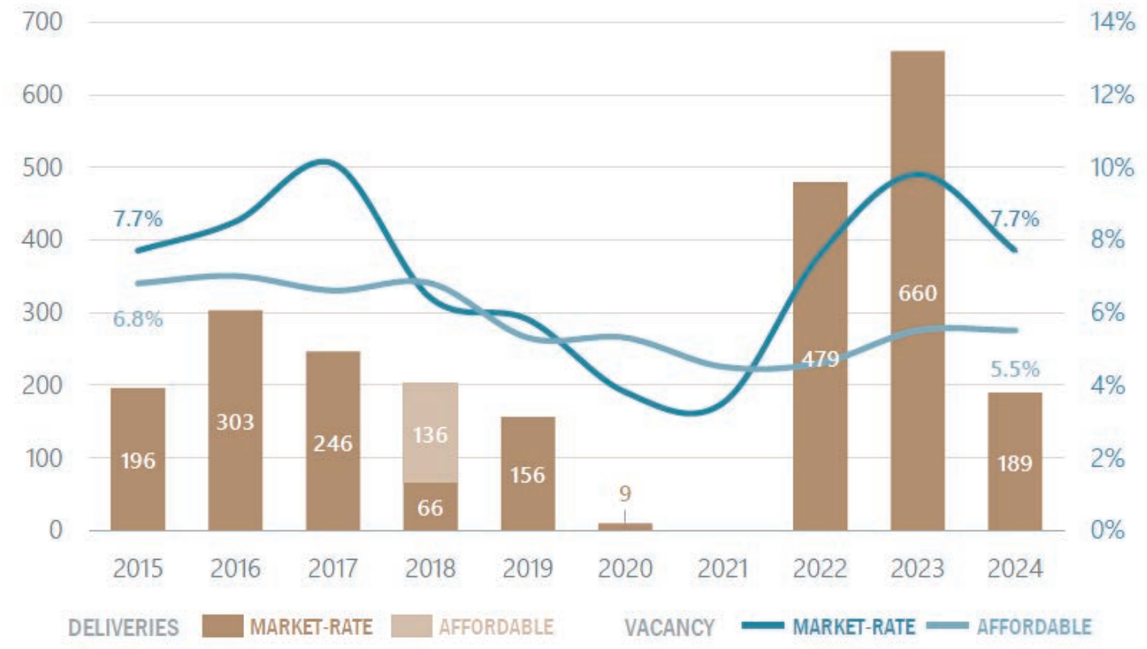
Multifamily Performance Trends

Approximately 2,440 multifamily rental units have been built in Billings since 2015. Of these units, 2,304 are market-rate and 136 are affordable. All the affordable units were delivered in 2018, whereas the market-rate unit deliveries were distributed throughout the period. After the delivery of 549 market-rate units in 2016 and 2017, the market-rate multifamily vacancy rate reached 10.1% in 2017. Once deliveries slowed over the next couple years, this vacancy decreased, eventually reaching a low of 3.5% in 2021. In 2022 and 2023, 1,139 market-rate units were delivered, resulting in vacancy rising to 9.8%. As of 2024, market-rate vacancy decreased to 7.7%. The affordable multifamily vacancy rate remained between 4.5% and 7.0% from 2015 to 2024.

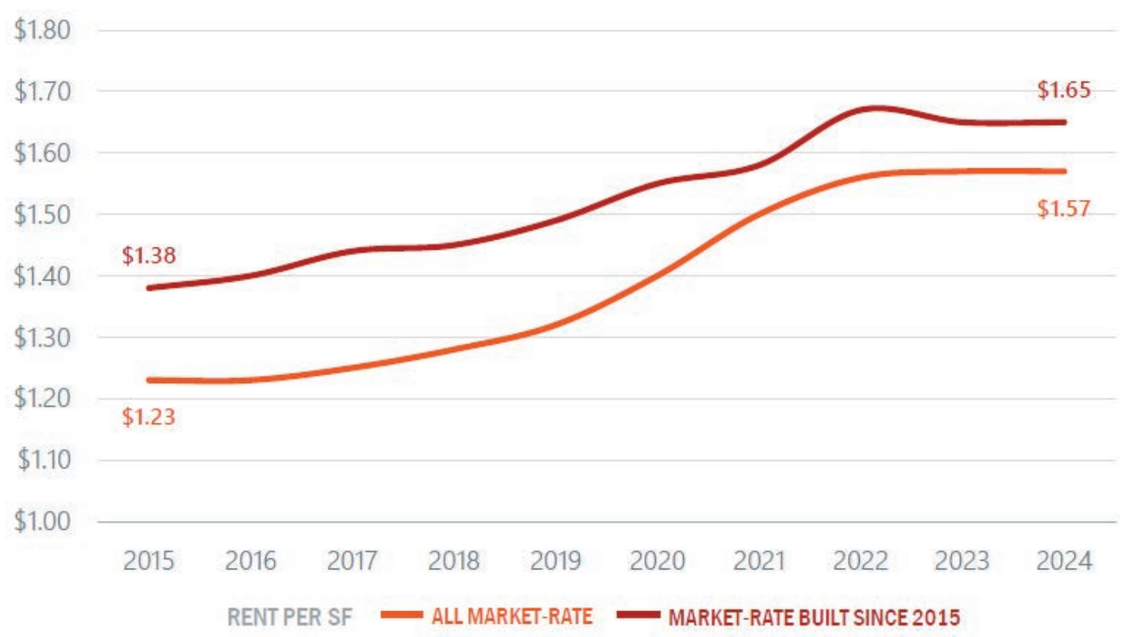
Since 2015, market-rate rents across all units have increased from $1.23 per SF to $1.57 per SF. Market-rate rents have grown at a CAGR of 2.7%. Market-rate rents for projects built since 2015 have increased from $1.38 per SF in 2015 to $1.65 per SF in 2024.

Compared to all market-rate projects, rents of projects built since 2015 have grown at a slower CAGR of 2.0%.

2.32 BILLINGS MULTI FAMILY UNITS DELIVERED AND VACANCY RATE



2.33 BILLINGS MARKET RATE MULTI FAMILY EFFECTIVE RENT PER SF



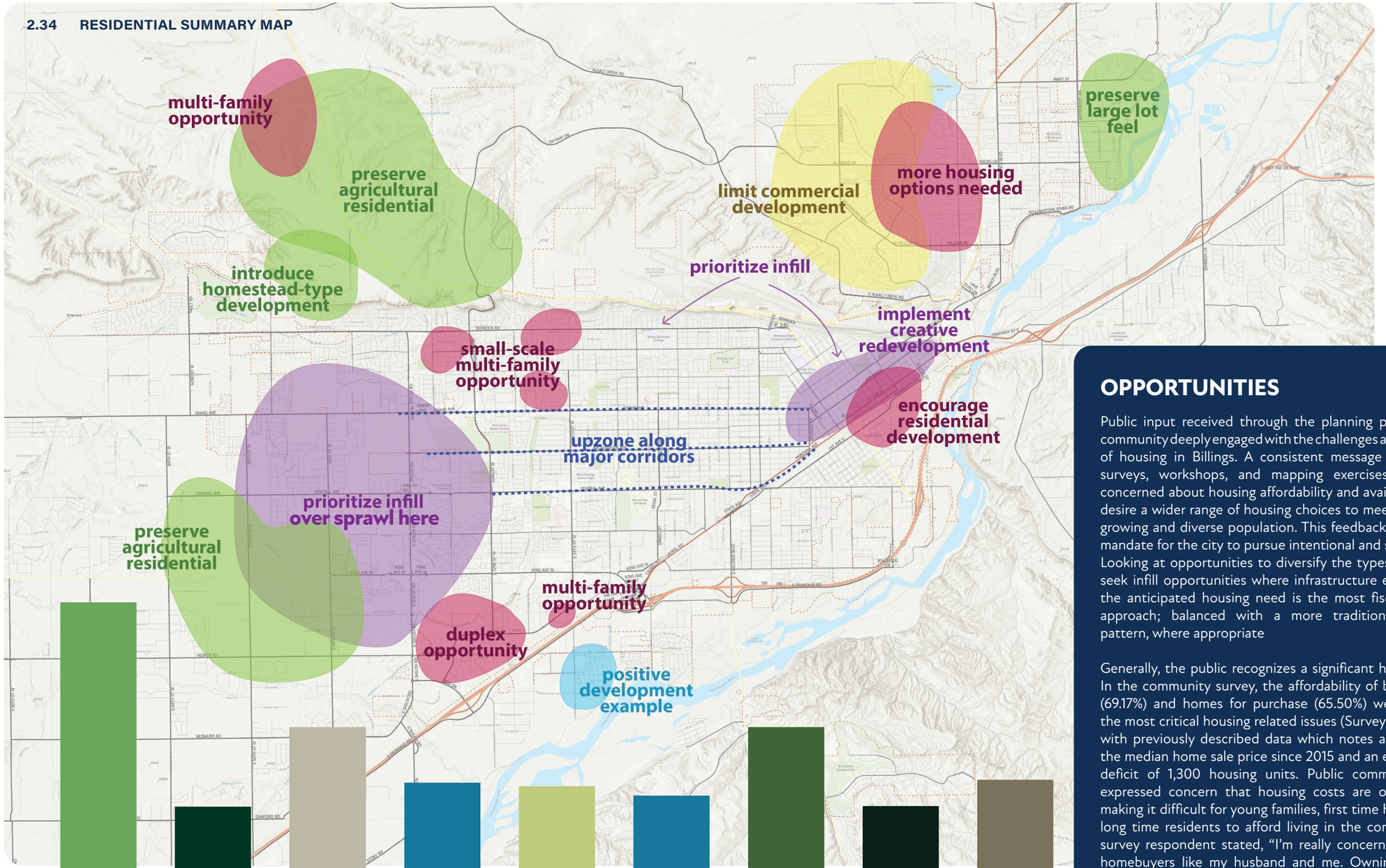
LOOKING FORWARD

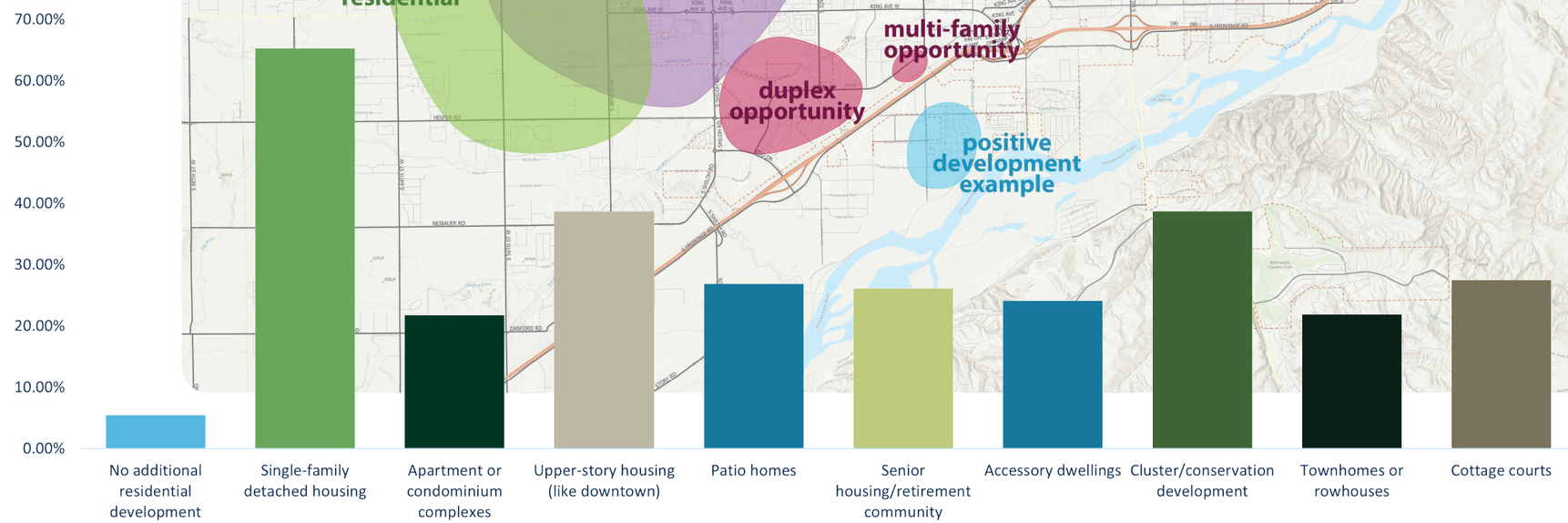
Continued population growth, projected to exceed 30,000 additional residents by 2045, combined with a long-standing housing shortage will require a sustained and intentional increase in housing production. In total, the city will need to add approximately 26,200 new housing units over the next two decades to meet both future demand and existing unmet need (as estimated by the Billings Association of REALTORS®).

While recent housing development has contributed to overall supply, much of the growth since 2015 has occurred near the edges of the city, reinforcing outward expansion rather than fully leveraging existing neighborhoods and infrastructure. Local studies consistently identify infill residential development as a key opportunity to increase the supply of housing attainable to Billings residents while supporting more efficient land use patterns.

Addressing Billings' housing needs will require aligning future land use decisions with these realities. Accommodating growth in a way that supports housing choice, affordability, and long-term community goals will depend on enabling a wider range of housing types, locations, and development patterns throughout the city.

2.34 RESIDENTIAL SUMMARY MAP



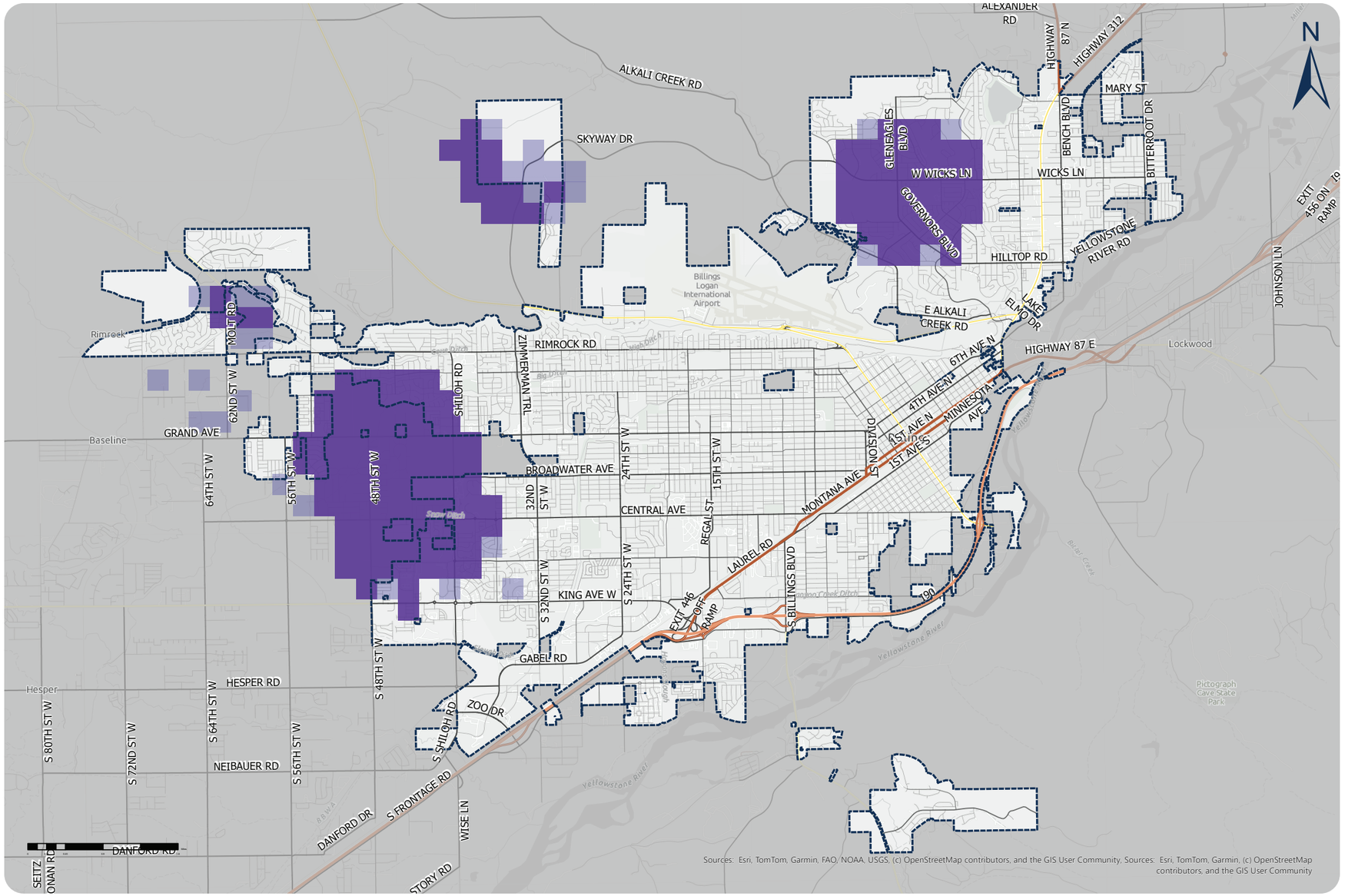


2.35 SURVEY Q13: WHAT SPECIFIC TYPES OF RESIDENTIAL DEVELOPMENT WOULD YOU LIKE TO SEE MORE OF IN BILLINGS?

OPPORTUNITIES

Public input received through the planning process reveals a community deeply engaged with the challenges and opportunities of housing in Billings. A consistent message emerged across surveys, workshops, and mapping exercises: residents are concerned about housing affordability and availability, and they desire a wider range of housing choices to meet the needs of a growing and diverse population. This feedback provides a clear mandate for the city to pursue intentional and strategic growth. Looking at opportunities to diversify the types of housing and seek infill opportunities where infrastructure exists to address the anticipated housing need is the most fiscally responsible approach; balanced with a more traditional development pattern, where appropriate

Generally, the public recognizes a significant housing shortage. In the community survey, the affordability of both rental units (69.17%) and homes for purchase (65.50%) were identified as the most critical housing related issues (Survey, Q11). This aligns with previously described data which notes a 75% increase in the median home sale price since 2015 and an estimated annual deficit of 1,300 housing units. Public comments frequently expressed concern that housing costs are outpacing wages, making it difficult for young families, first time homebuyers, and long time residents to afford living in the community. As one survey respondent stated, “I’m really concerned for first time homebuyers like my husband and me. Owning a home feels increasingly unattainable, and it seems like our generation is being pushed into renting indefinitely”. The desire for more housing options was a recurring theme, with residents advocating for everything from single family homes to more diverse, dense, and innovative housing types.



2.36 SINGLE-FAMILY RESIDENTIAL HOTSPOT MAP

Single Family Housing

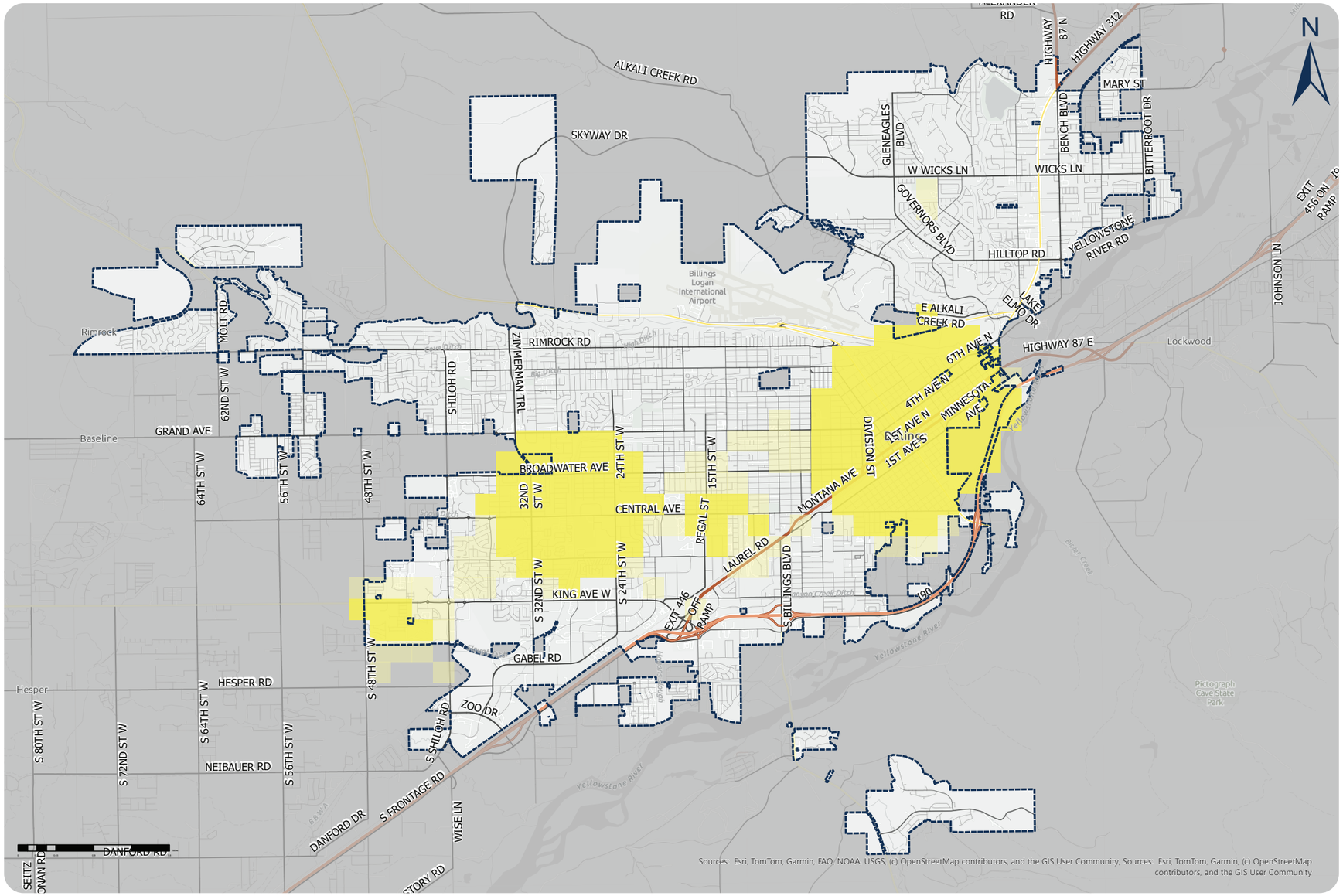
Demand for traditional single family detached housing remains strong. In the community survey, 65.28% of respondents indicated they would like to see more single-family detached housing, the most popular option presented (Survey, Q13). This preference was mirrored in public engagement sessions, where single family detached housing received strong positive feedback on the residential preference boards. The public mapping exercises identified several key areas for potential single-family development. The map shows significant interest in the West End, particularly in the areas around Grand Avenue and King Avenue West, and in the North Elevation and Heights area near Wicks Lane. The Residential Summary Map also highlights a desire to preserve agricultural residential character in the northwest and southwest quadrants of the city and to preserve the large lot feel in the area east of the Yellowstone River, suggesting a continued appreciation for lower density, single family neighborhoods.

However, this desire for single family homes is balanced by concerns about urban sprawl and the loss of agricultural land. This suggests an opportunity for the city to encourage single family development in a more compact and efficient manner, such as through small lot homes, which received positive feedback in engagement sessions, and by concentrating new development in areas with existing infrastructure.

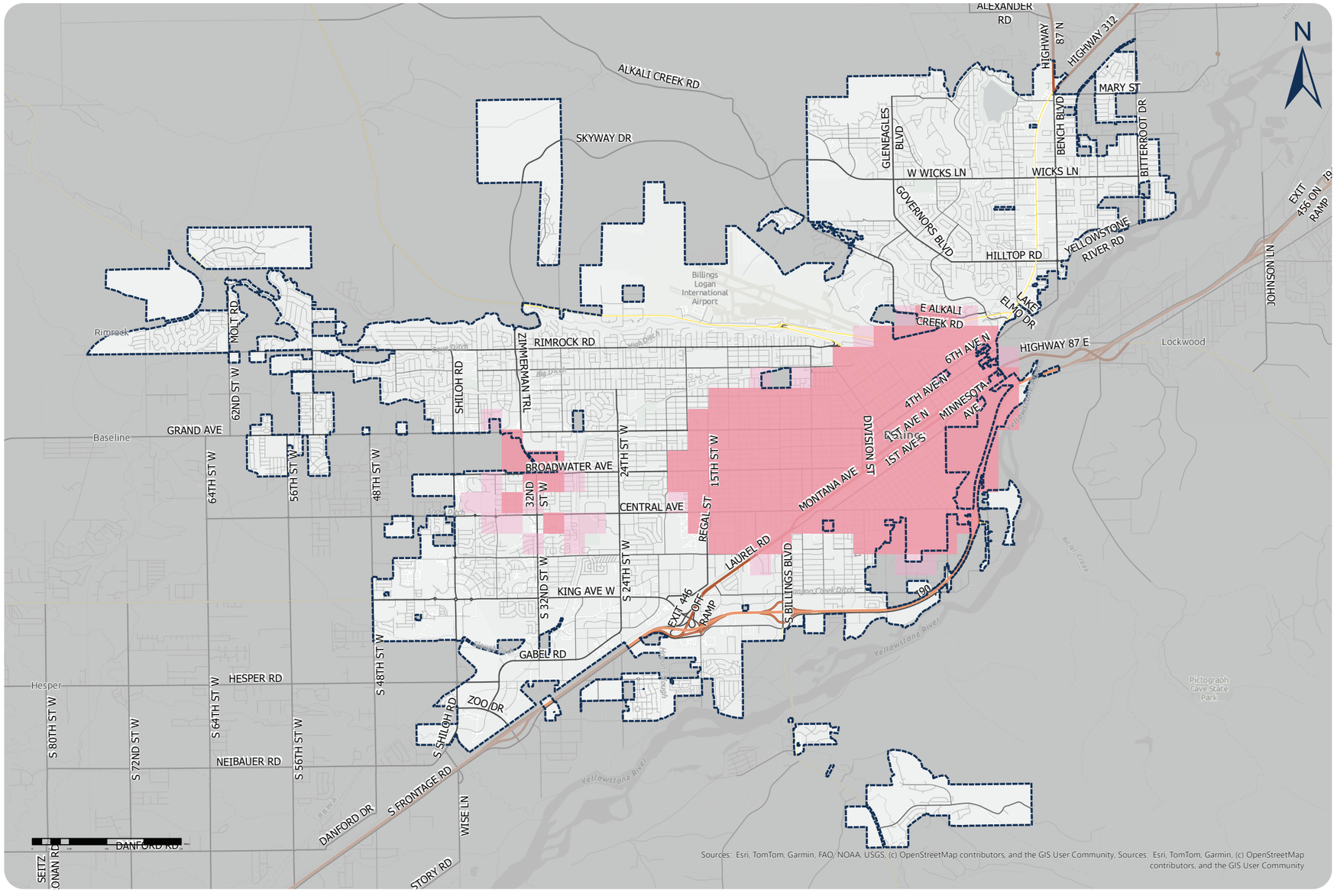
Multifamily Housing

While single-family homes are popular, there is also significant public support for a greater diversity of housing types, including multifamily options. The Residential Summary Map identifies multiple multifamily opportunity zones, particularly in the northwest, near the I-90 corridor in the south-central part of the city, and along major transportation corridors. The hotspot map reinforces this, showing a concentration of interest for multifamily development in Midtown and along the Central Avenue and Montana Avenue corridors. This aligns with the existing conditions narrative, which identifies a lack of housing diversity as a key challenge, noting that 71% of the city's housing stock is single family, while renters have far fewer choices. Gentle density and multifamily development at key nodes can increase the multifamily housing stock while maintaining the character of the city

Public input shows an appetite for various forms of multifamily housing. In the survey, nearly 22% of respondents wanted to see more apartment or condominium complexes (Survey, Q13). Even more popular was the concept of upper story housing, which garnered support from 38.71% of survey respondents and was the second most popular residential type on the engagement boards. This indicates a strong opportunity for mixed use development, especially in the downtown core and along commercial corridors, which would add housing units while also activating commercial areas. Comments from the engagement boards also supported "small scale multifamily opportunity," suggesting that residents are open to gentle density increases that are well-integrated into existing neighborhoods.



2.37 MULTIFAMILY RESIDENTIAL HOTSPOT MAP



2.38 INFILL RESIDENTIAL HOTSPOT MAP

Infill Housing

Perhaps the most significant area of consensus in public feedback was the need for more infill development. The Residential Summary Map is dominated by large areas where residents asked the city to prioritize infill. The hotspot map shows this interest is most concentrated in the city's central core, from Downtown and Midtown west to the Shiloh area, though this category saw broad city-wide support. This desire to grow inward rather than outward was a constant theme in public comments, with many residents citing the inefficiency of sprawl and the need to leverage existing infrastructure.

This support for infill aligns with a strong desire for "missing middle" housing types, which can increase density while maintaining neighborhood character. On the engagement boards, "Missing middle housing infill development" was the most popular residential preference, receiving 15 green dots and only one red dot. While the survey did not use this exact term, several missing middle housing types were very popular in Question 13:

- Cluster or conservation development: 38.71% support
- Cottage courts: 27.46% support
- Patio homes: 26.84% support
- Accessory Dwelling Units (ADUs): 24.09% support
- Townhomes or rowhouses: 21.88% support

This strong support for a variety of housing types beyond traditional single family homes and large apartment complexes presents a major opportunity for Billings. Encouraging these housing types through zoning reform and updated development regulations can help the city meet its housing demand, improve affordability, and create more diverse and walkable neighborhoods, as desired by the community.



“Housing affordability + access. This is a basic human need and we can certainly do a better job in ensuring our unhoused neighbors can attain this basic need.”

Community survey response when asked to identify their greatest concern for Billings’ future

ACHIEVING PLAN THEMES

The public’s input on housing directly reflects and reinforces the data described in the existing conditions summary. The community’s overwhelming concern for affordability is a direct response to the market realities of rising prices and a stagnant housing supply. The public’s desire for more housing diversity is a clear answer to the finding that the city’s housing stock is dominated by single family homes. The future land use map must consider nodal development areas for different housing types throughout the community even in areas of current single family concentrations. The strong push for infill development is a community-driven solution to the unsustainable pattern of outward expansion. The public has not only identified the problems but has also pointed toward the solutions.

Looking forward, this public feedback provides a powerful foundation for implementing the plan themes. The call for a variety of housing options directly supports the theme to expand housing options and affordability to support residents across incomes, ages, and household types. By allowing for and encouraging single-family, multifamily, and missing middle housing in appropriate locations, Billings can begin to address its housing deficit and create a more equitable housing market. The focus on infill and redevelopment of the urban core aligns with the themes to align land use decisions with the capacity and long term sustainability of infrastructure and reinforce Billings’ identity through context sensitive development, downtown vitality, and distinctive neighborhoods.

Over the next 20 years, the City of Billings should leverage this clear public mandate to guide its housing strategy. This involves updating zoning codes to allow for a greater diversity of housing types by right, particularly in the central parts of the city identified for infill. It means streamlining the development review process for projects that meet the community’s goals for infill and mixed-use development. It also means investing in infrastructure to support growth in these areas and ensuring that new development contributes to the creation of walkable, attractive, and complete neighborhoods. By embracing the community’s vision, Billings can grow in a way that is both economically vibrant and true to the character of the city, ensuring that it remains a desirable place to live for all its residents for decades to come.



BILLINGS 2045



SERVING THE COMMUNITY

3

SERVICE DELIVERY AND UTILITIES

The physical growth of a city is inextricably linked to its ability to provide essential public services and utilities. As Billings expands and its population increases, the demand for emergency services, clean water, wastewater treatment, and reliable energy grows in tandem. The strategic alignment of land use decisions with infrastructure capacity is not just a matter of convenience; it is a fundamental requirement for maintaining public health, safety, and the long-term fiscal sustainability of the municipality.

THE ROLE OF PUBLIC SERVICES IN GROWTH

Public services and utilities act as both a catalyst for and a constraint on development. Where infrastructure exists, development can occur efficiently and cost-effectively. Conversely, allowing development to outpace the extension of services leads to diminished service levels, increased response times for emergency personnel, and significant financial burdens on the city.

In Billings, the provision of these services involves a complex network of public and private entities. The City manages core utilities such as water, wastewater, stormwater, and solid waste, alongside critical emergency services including fire and police. Private providers supply essential energy and communication utilities, such as gas, electricity, and fiber optics. Services like EMS are split between public and private providers. Coordinating the expansion and maintenance of these diverse networks is a central challenge of long-range planning.

EXISTING SERVICE NETWORKS AND CAPACITY



WATER AND WASTEWATER

The Yellowstone River serves as the primary source of drinking water for Billings. The city's water treatment and distribution system, alongside its wastewater collection and treatment facilities, represent massive capital investments. While the city continually upgrades these systems, extending them to new developments on the urban fringe requires significant upfront private and public capital and incurs long-term maintenance costs. The 2016 Growth Policy previously established that prioritizing development where infrastructure already exists, or can be efficiently extended, yields the highest return on investment for the city.



STORMWATER MANAGEMENT

Unlike wastewater, Billings' stormwater runoff flows directly into the Yellowstone River and its tributaries without treatment. As the city develops and impervious surfaces (like roads and parking lots) increase, managing the volume and velocity of stormwater becomes increasingly critical to protect water quality and prevent localized flooding.



EMERGENCY SERVICES

The geographic spread of the city directly impacts emergency response times. As Billings has expanded, particularly to the west and north, maintaining optimal coverage for fire, police, and EMS requires the strategic placement of new facilities and the deployment of additional personnel. Analyzing coverage gaps is essential; development in areas far from existing stations can strain resources and increase the risk to public safety.

COST OF SERVICE AND FISCAL HEALTH

The relationship between development patterns and the cost of service delivery is a core focus of the Billings 2045 plan. Spread-out, low-density development requires more miles of pipes, roads, and power lines per capita than compact, infill development. This "sprawl" not only increases the initial cost of construction but also creates a long-term liability for the city, which must maintain and eventually replace that infrastructure.

Past planning efforts, including scenario modeling conducted for previous growth policies, have consistently demonstrated that compact, infill development is significantly more cost-effective than sprawling growth patterns. By strategically guiding future growth to areas already served by utilities, or to areas where services can be extended logically and efficiently, the city can minimize the tax burden on existing residents while ensuring that new development pays its fair share.

LOOKING FORWARD

As Billings continues to expand, the ability to provide essential public services and reliable utilities is a central concern for residents. Public input gathered throughout the comprehensive planning process reveals a strong community desire to ensure that infrastructure and emergency services keep pace with outward growth. Residents recognize that the strategic alignment of land use decisions with infrastructure capacity is a fundamental requirement for maintaining public health, safety, and the long-term fiscal sustainability of the municipality.

CORE ISSUES AND OPPORTUNITIES

Public Safety and Emergency Services

Public safety and emergency response emerged as one of the highest priorities for the community. In the community survey, nearly 69% of respondents rated "Public safety including police, fire, and emergency response" as "very important" when considering the future of Billings, making it the highest-rated issue overall.

Open-ended comments frequently highlighted concerns about the strain on emergency services caused by the city's outward expansion. Residents noted that low-density development patterns and sprawl increase the geographic area that police, fire, and emergency medical services (EMS) must cover, potentially leading to longer response times. Many respondents expressed a desire for increased staffing and resources for first responders, emphasizing that maintaining optimal coverage requires the strategic placement of new facilities and the deployment of additional personnel. As one participant in the public engagement sessions noted, the city should "limit growth until staffing for services is sufficient."

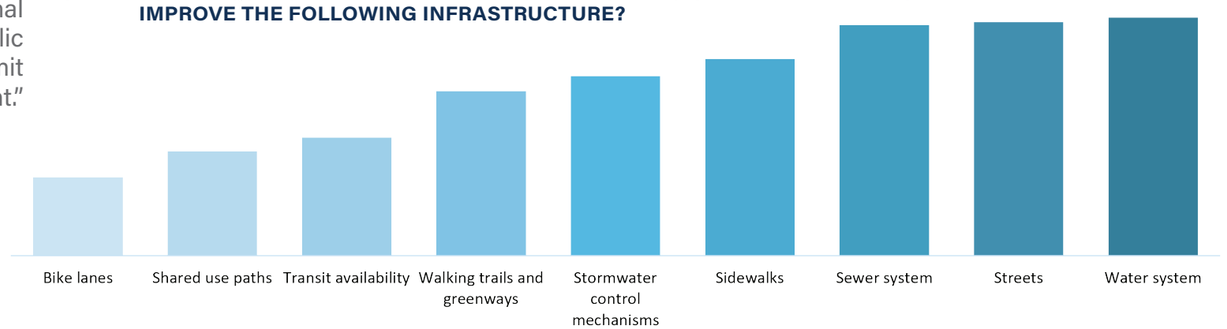
Water, Wastewater, and Stormwater Infrastructure

The provision of core utilities, particularly water and wastewater systems, is another critical priority. Over 66% of survey respondents identified "Adequate utilities (water, wastewater, solid waste)" as "very important". When asked specifically about infrastructure improvements, nearly 65% of respondents rated the water system as "very important" to create, maintain, or improve, while over 61% gave the same rating to the sewer system.

The community's feedback reflects an understanding of the massive capital investments required to maintain and extend these systems. Several respondents expressed frustration over recent utility billing issues and rising costs, highlighting the financial burden that infrastructure maintenance places on residents. Comments also emphasized the need to prioritize infill development over some annexation, noting that extending utilities to new developments on the urban fringe is often cost-prohibitive and creates long-term maintenance liabilities for the city.

Stormwater management also garnered significant attention, with nearly 41% of respondents rating stormwater control mechanisms as "very important". As the city develops and impervious surfaces increase, residents recognize the importance of managing runoff to protect the water quality of the Yellowstone River and its tributaries, and to prevent localized flooding.

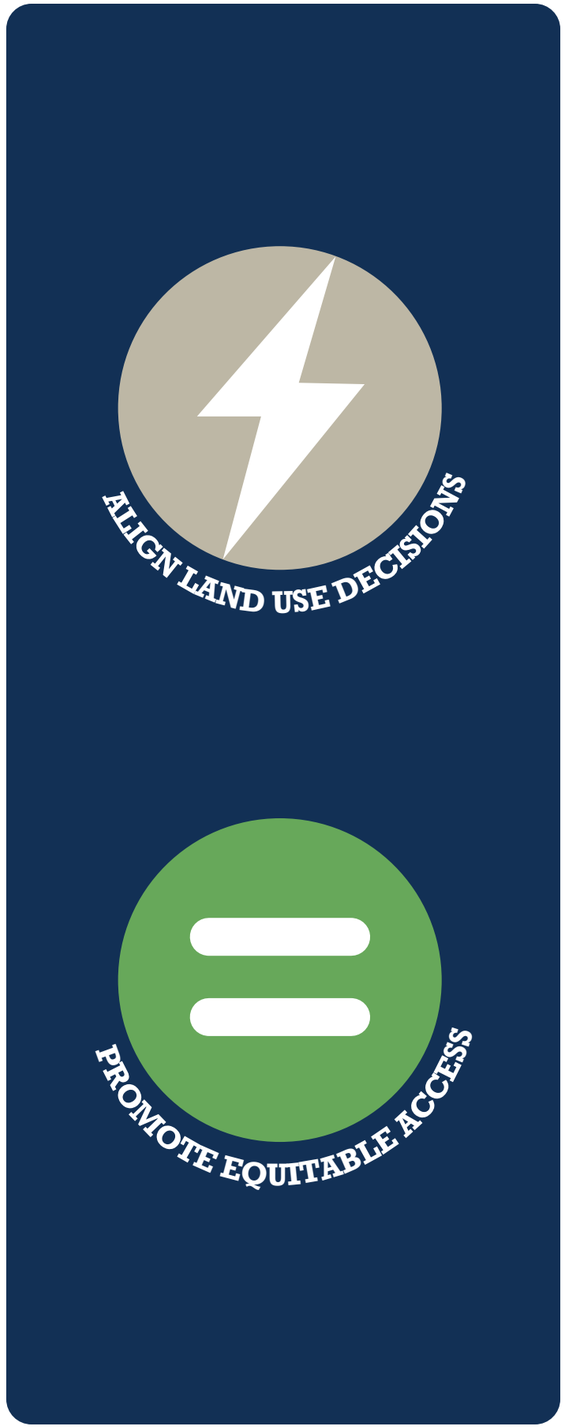
3.1 SURVEY Q9: HOW IMPORTANT IS IT FOR THE CITY TO CREATE, MAINTAIN, OR IMPROVE THE FOLLOWING INFRASTRUCTURE?



ACHIEVING PLAN THEMES

The community's feedback on service delivery and utilities strongly reinforces the need to align future land use decisions with existing infrastructure capacity. By strategically guiding growth toward areas already served by water, sewer, and emergency services, Billings can promote fiscal sustainability and ensure that new development does not outpace the city's ability to provide essential services.

Prioritizing compact, infill development over low-density patterns will help minimize the long-term tax burden on residents while maintaining high levels of service for police, fire, and EMS. Furthermore, ensuring equitable access to services, including reliable utilities, will support the diverse needs of all neighborhoods, from the historic core to the expanding edges of the city. By carefully managing its physical growth in tandem with its infrastructure investments, Billings can protect its natural resources, reinforce its identity as a well-managed regional hub, and sustain a high quality of life for current and future generations.





37

DISTRICT FACILITIES

16K

STUDENTS SERVED

130%

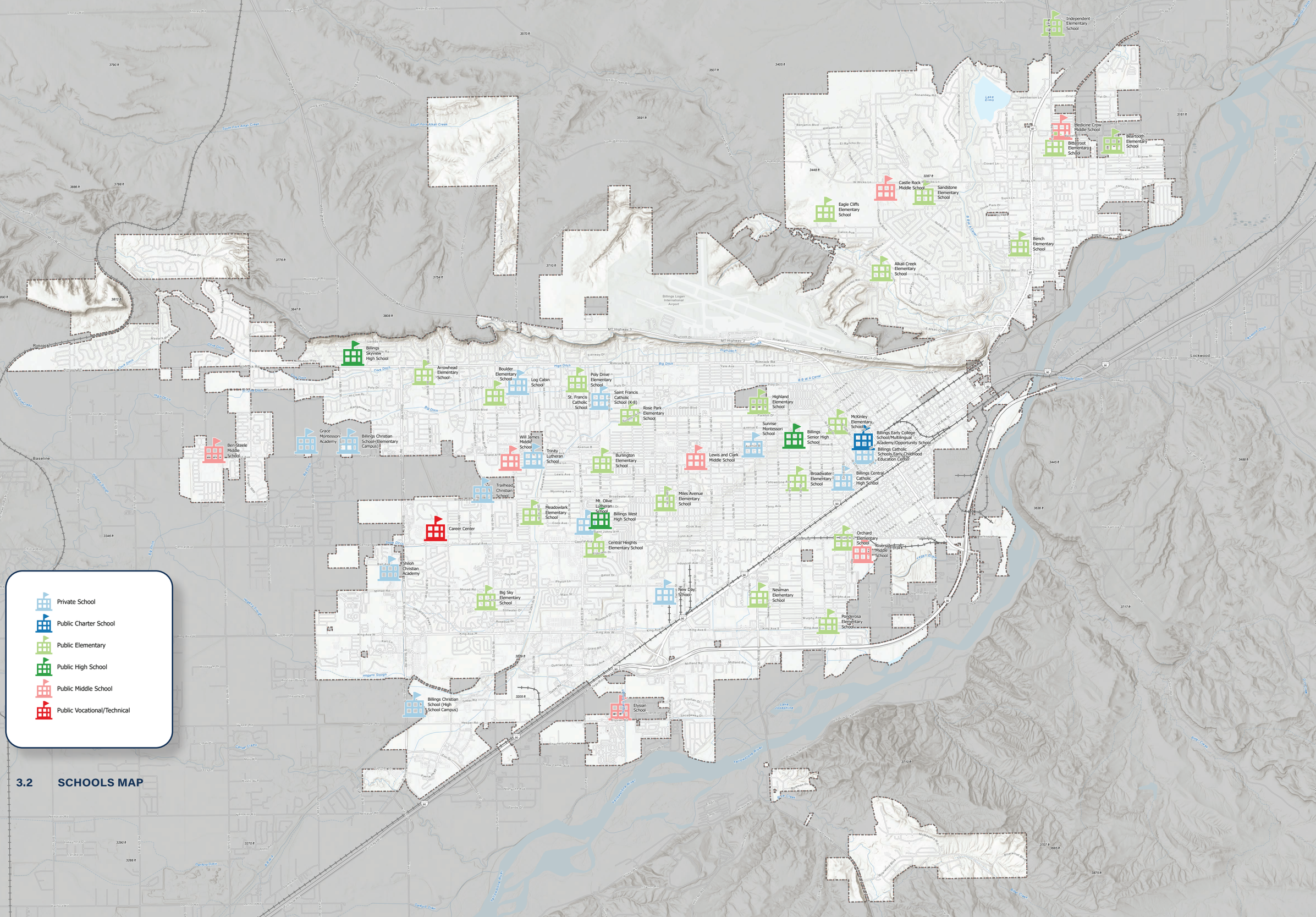
OPERATIONAL CAPACITY OF BILLINGS WEST HS

SCHOOLS

Billings is home to a diverse educational landscape, including the largest school district in Montana, which currently serves approximately 16,000 students across more than 30 facilities. The district operates three comprehensive high schools (Senior, West, and Skyview), along with a network of middle and elementary schools. Beyond SD2, the community is served by a range of private, parochial, and charter schools, including Billings Christian School and several Catholic institutions. As illustrated in the schools map, public school facilities are well distributed across the city geographically, which supports shorter travel times for students and provides walkability options in many neighborhoods. Three public charter programs were established beginning in 2024 under new state legislation: an early college education program, an opportunity school for credit recovery, and a newcomer center for refugee and migrant students. Billings Public Schools (SD2) converted the former Washington Elementary into the Washington Innovation Center, a charter facility now housing the Early College High School and the Opportunity School. The multilingual academy serves middle and high school students and was originally envisioned to support Billings as a refugee resettlement community, serving Hispanic, Brazilian, African, and Chinese families, many of whom are connected to the construction trades and engineering sectors.



3.2 SCHOOLS MAP



Enrollment pressures are unevenly distributed across the city, closely mirroring patterns of residential growth. The West End of Billings has grown by nearly 160% since 2000, and the resulting surge in student population has pushed Billings West High School, consistently the largest high school in Montana, to operate at roughly 130% of its functional capacity. The career center helps alleviate some of this pressure by drawing students off the main campus, but the fundamental capacity deficit remains. The district has managed this imbalance primarily through repeated attendance boundary adjustments, which redistribute students among the three high schools but do not resolve the underlying deficit in physical capacity. The last major redistricting effort occurred in 2017–2018 and was highly contentious within the community. A fourth high school has been discussed for years, though public willingness to finance such a project has not yet materialized. District leaders note that building a new school requires sustained enrollment growth over many years to justify the investment; a temporary wave of students passing through an age cohort can recede quickly, leaving a new facility well under capacity but still just as expensive to operate. This dynamic makes the decision to build particularly complex and requires careful alignment with long-term population projections. The district has identified land at 48th Street and Central Avenue for a potential future high school site. Two middle schools were constructed using a 2015–2017 bond, but high school infrastructure has not kept pace with growth.

Overall district enrollment has been fairly steady in recent years, though a significant drop of approximately 200 fewer kindergarten students was recorded in the most recent year. The district operates 35–36 buildings total, including administrative facilities. Private schools, including Billings Christian School and Catholic institutions, report unique enrollment dynamics driven by families of healthcare workers and other temporary residents on professional assignments. These families contribute to enrollment but are less likely to support local tax-based school funding measures. Homeschooling is also on the rise across the community, though public schools remain strained by enrollment and resource needs.

A comprehensive safety audit conducted in November 2023 across all 37 district facilities identified more than 50 recommendations, including upgrades to camera systems, emergency intercoms, and public address infrastructure—many of which are nearing end-of-life. A district-wide safety coordinator is in place, but further improvements are stalled by lack of funding. Funding these improvements has proven difficult. Billings Public Schools relies on voter-approved mill levies to access the local share of its budget, and levy measures in Billings have faced consistent resistance; a $5.1 million levy for safety and staffing failed in spring 2026, continuing a pattern of unsuccessful ballot measures. The state's 2025 STARS Act represents the most significant reform to Montana's school funding formula in roughly 30 years, doubling the quality educator payment and introducing new incentives for career and dual-enrollment pathways, but it does not address capital facility needs. A 10-year study of Montana's school funding formula is currently underway, the first significant review in 30 years.

The uneven pace of residential development across Billings, concentrated heavily in the West End, will continue to strain school capacity in some areas while leaving facilities elsewhere underutilized. As Billings 2045 guides future growth, close coordination between the City and Billings' schools will be essential: aligning the school district's GIS and enrollment projections with the City's population forecasts, identifying and protecting future school sites in high-growth areas before land costs become prohibitive, and exploring mechanisms such as land dedication and developer contributions to help offset the infrastructure costs that new development generates. State law allows developments to contribute land for schools, similar to existing park land dedication requirements, and this mechanism should be more actively utilized in the subdivision process. The siting of new schools, transportation facilities, and community health services within schools should be treated as integral components of neighborhood planning, not afterthoughts to residential development.



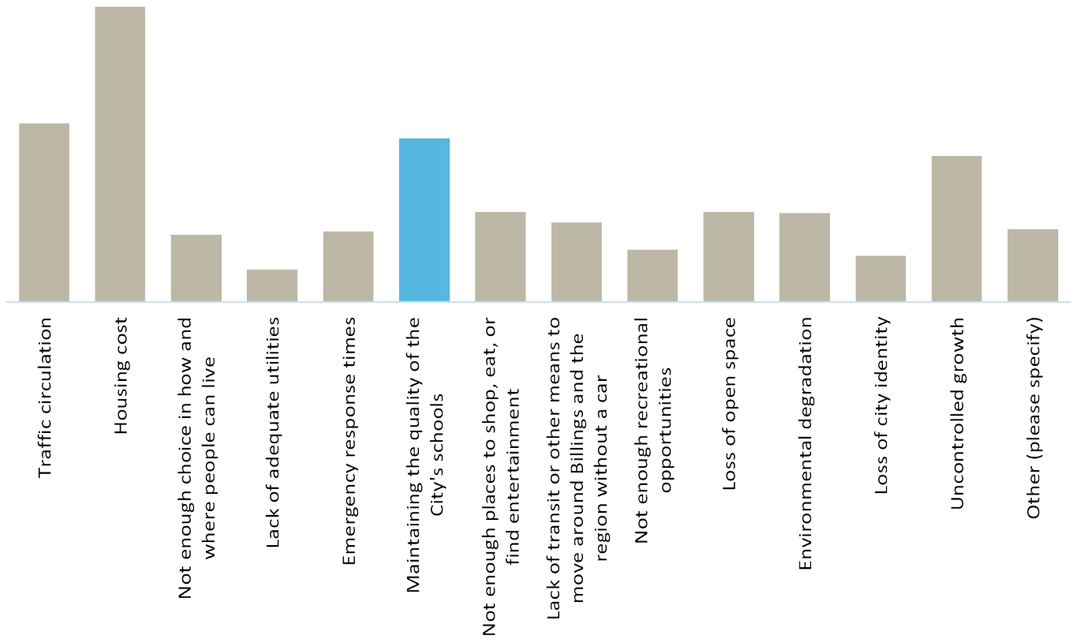
LOOKING FORWARD

Public input gathered through the comprehensive planning process underscores that the quality and capacity of the educational system in Billings are central to the community's vision for the future. Residents recognize that schools are not just facilities for learning, but foundational elements of neighborhood identity, economic development, and overall quality of life. Feedback from community surveys and engagement workshops reveals a strong desire for improved school facilities, better alignment between residential growth and school capacity, and increased community support for educational funding. Notably, there appears to be a disconnect between the views of residents who engage in community planning processes, who clearly understand schools' role in shaping a community, and the broader electorate, as evidenced by the failure of SD2 funding measures as recently as May 2026. This section synthesizes that public input, connecting it to the existing educational landscape in Billings to offer a forward looking vision for the next 20 years.

A general summary of the feedback shows that education is a top priority for residents. In the community survey, 22.75% of respondents identified "Schools and educational opportunities" as one of the city's top five greatest assets. More tellingly, when asked to rank the importance of various issues for the future of Billings, 58.91% of respondents rated "The quality of Billings' schools" as "Very important." However, the community also recognizes significant hurdles. When identifying the biggest challenges facing the city over the next 20 years, 35.67% of respondents pointed to "Maintaining the quality of the City's schools."



3.3 SURVEY Q8: WHAT ARE THE BIGGEST CHALLENGES FACING BILLINGS OVER THE NEXT 20 YEARS?



CORE ISSUES AND OPPORTUNITIES

Managing Growth and Capacity

A primary concern voiced by the public is the strain that uneven residential growth is placing on school capacity, particularly on the West End. Survey respondents noted that "Billings will continue to grow. Schools need to accommodate," and expressed frustration with "unplanned growth" that leads to "aged overcrowded buildings." One respondent pointedly stated, "you have all this growth with new families and children but aged overcrowded buildings. should be charging developers for this." The engagement reflects a desire to "Look at school populations" and coordinate growth more effectively. School leaders from across Billings, public, private, and charter, confirmed these pressures in stakeholder sessions, describing how enrollment surges in West Billings push facilities to capacity while boundary adjustments provide only temporary relief. Stakeholders emphasized the need for better long-term growth projections.

Funding and Community Support

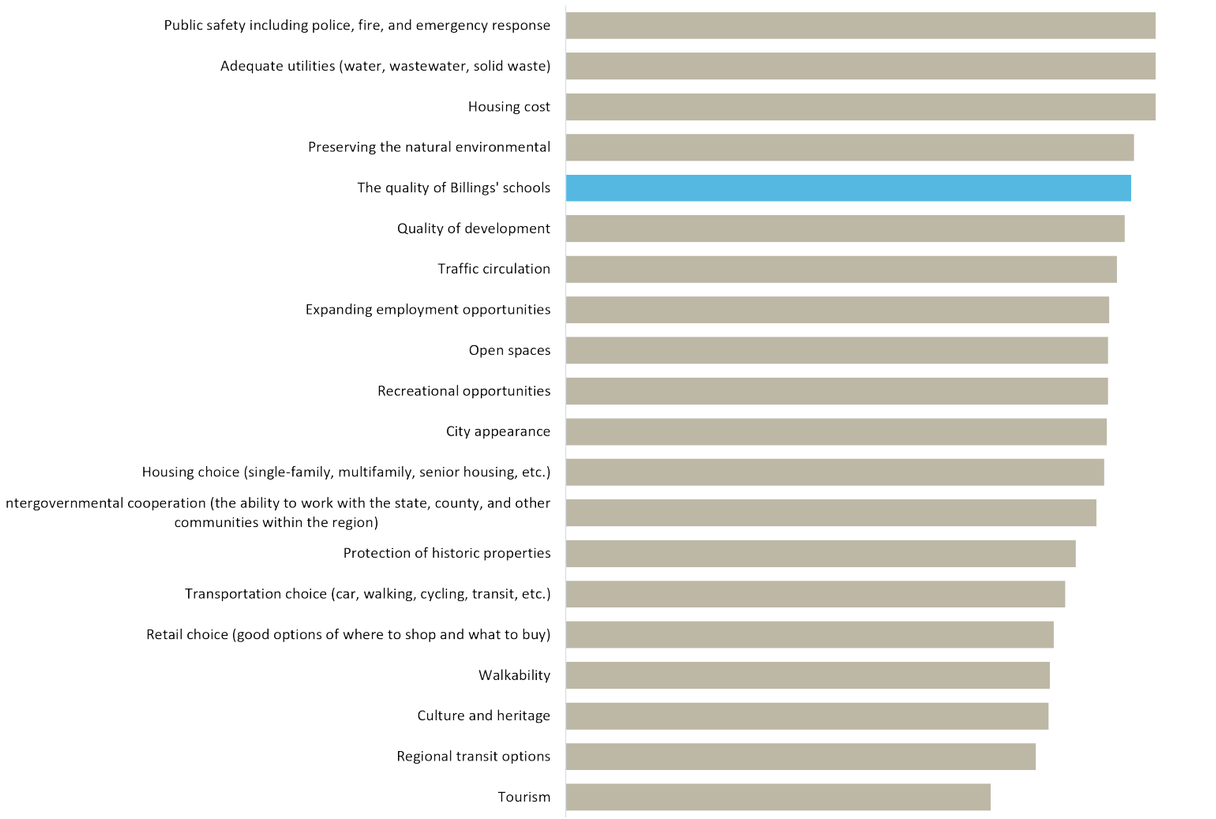
The challenge of funding school improvements and new construction is a recurring theme in the public feedback. Engagement highlights a need to "gain more community support like Bozeman. Increase the support of schools and improve education as a city." Survey comments reflect a mix of frustration and urgency regarding school funding. One respondent noted that "The levies don't pass and everyone suffers, change the way they fund schools and community centers." Another expressed concern about "constant mill levy votes" and suggested that developers should bear more of the cost of new school infrastructure. The public input suggests a critical need to rebuild trust and find sustainable, equitable ways to fund the educational infrastructure required by a growing city. In stakeholder sessions, school leaders acknowledged that SD2 is actively working to educate the community and build trust around funding needs. The district has not passed a bond since Ben Steele and Medicine Crow Middle Schools were built approximately 15 years ago, and is currently exploring a bond for high school improvements. Leaders noted that significant upgrades to existing high schools would likely be necessary to ensure bond passage. Tax increases across the city remain broadly unpopular, even as facility and staffing needs grow, and private school families, particularly those on temporary professional assignments, are less likely to support tax-based school funding measures.

Safe Routes and Neighborhood Integration

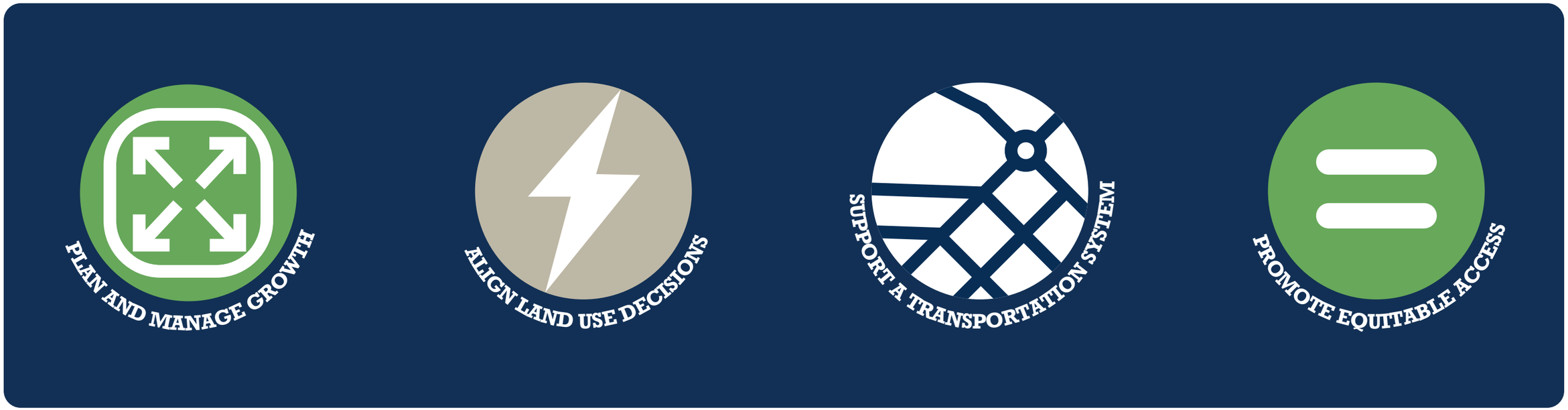
The physical connection between schools and their surrounding neighborhoods is another area of focus for the community. Engagement transcripts specifically called for "Safe routes to school." Survey respondents echoed this, noting safety concerns for children walking or biking. One respondent highlighted that "Our newest middle school doesnt even have sidewalk leading to it creating a very unsafe route to school for kids walking down Barrett Rd." Another suggested that the city needs to "repaint the crosswalks around schools... right before school starts instead of after school gets out in the spring."

This feedback underscores the importance of integrating schools into the broader transportation and neighborhood planning processes. Schools function best when they are accessible, safe, and embedded within the fabric of the community, serving as anchors for residential areas. Stakeholder sessions reinforced these concerns, with district leaders describing specific access challenges at schools such as Ben Steele (characterized as chaotic drop-off conditions), Castle Rock Middle School in the Heights, and Will James (where the principal developed a circulation plan to address car congestion in the absence of busing). The district noted that geographic barriers, particularly the Rimrocks separating the Heights, create natural transportation challenges that complicate safe access for students.

3.4 SURVEY Q6: RANK THE IMPORTANCE OF THESE ISSUES WHEN CONSIDERING THE FUTURE OF BILLINGS.







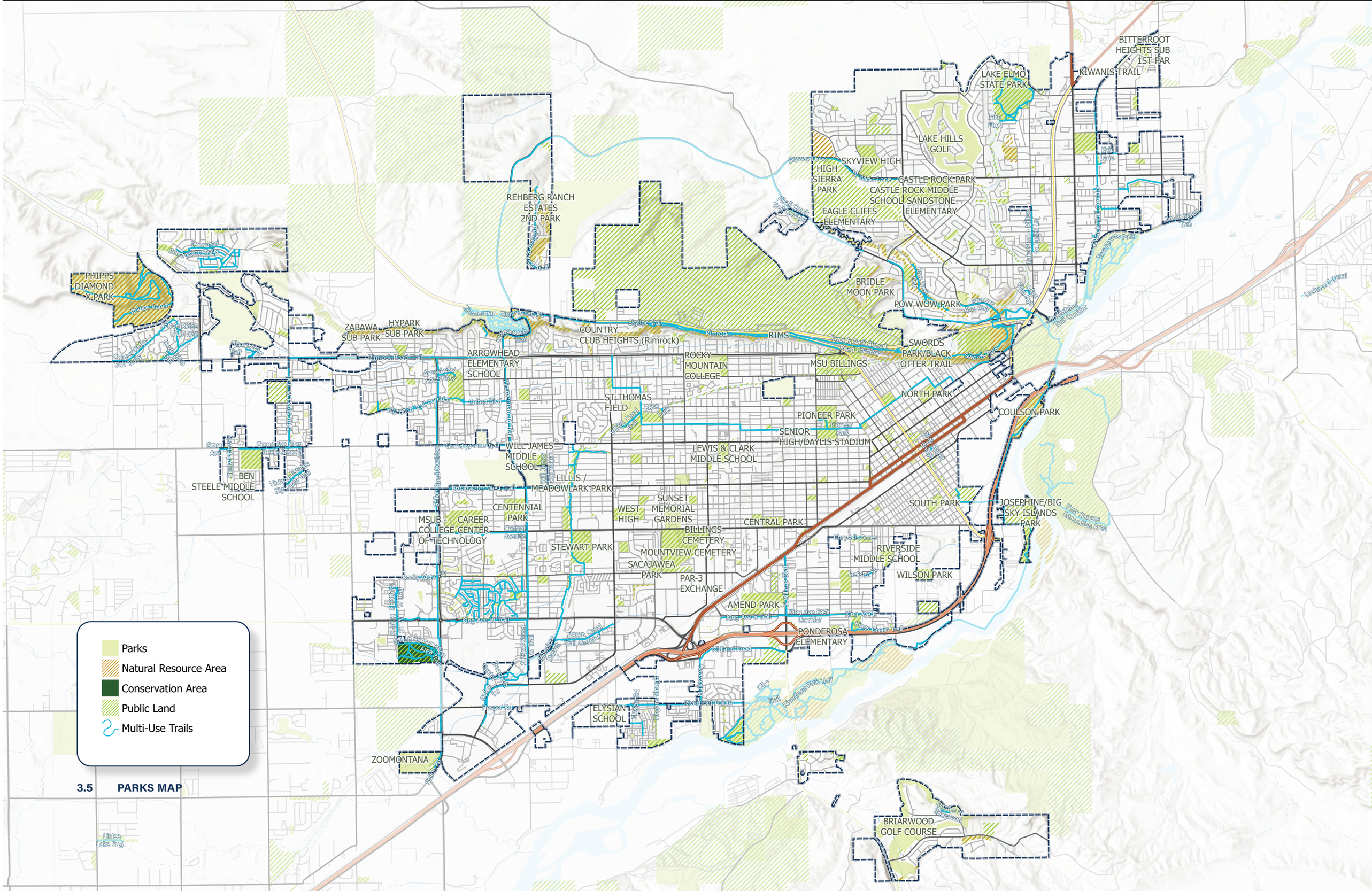
ACHIEVING PLAN THEMES

The public's message about schools is ultimately about the relationship between growth and responsibility. Billings has grown rapidly, particularly on the West End, and the school system has struggled to keep pace. Residents understand this connection clearly, and many are frustrated that the city has allowed residential development to proceed without ensuring that the educational infrastructure required to serve new families is in place. Over the next 20 years, the city has an opportunity to change that pattern by treating school capacity as a genuine constraint on growth, not an afterthought to it. Under MLUPA, a development cannot currently be denied based solely on school impact; however, this framework could be leveraged as a tool to require new development to more directly address school capacity needs through conditions of approval, land dedication, or financial contributions. The City should work with SD2 to put greater pressure on development to help address school infrastructure demands.

The conversation about funding reflects a broader tension in the community between the desire for quality public services and resistance to tax increases. Rebuilding trust around school funding will require transparency, accountability, and a serious conversation about restructuring school funding and whether the current model, which places the burden almost entirely on existing property owners, is the right approach for a growing city. Exploring how new development can more directly contribute to the educational infrastructure it creates demand for is a necessary part of that conversation. The district is actively working to educate the community about facility needs and build support for future bond measures, and the City should support these efforts as a partner rather than positioning the school funding challenge as a problem the district faces alone.

The physical relationship between schools and their neighborhoods matters as much as the buildings themselves. A school that children cannot safely walk or bike to is a school that reinforces car dependency and isolates itself from the community it serves. Ensuring that sidewalks, crosswalks, and safe routes are built as a standard part of any new school project or surrounding development is a straightforward investment with lasting benefits for children, families, and neighborhoods alike. Expanded transit service and creative transportation solutions, including potential MetTransit route alignment with school needs and chaperone programs, should also be explored to reduce reliance on private vehicle drop-off and busing.

Looking further ahead, the siting of future schools should be treated as one of the most consequential land use decisions the city makes. Schools shape neighborhoods, anchor communities, and influence property values and quality of life for decades. Identifying and protecting future school sites in high growth areas now, before land costs make it prohibitive, is one of the most important steps the City and Schools can take to ensure that future growth is truly sustainable. This is not a City problem alone to solve; it requires genuine partnership and collaboration between the City, SD2, and other school districts in the planning area. Equitable access also means addressing the distinct challenges faced by schools serving high-mobility populations, including indigenous students on the south side, and ensuring that transportation barriers in areas like the Heights do not limit educational opportunity.


Parks
Natural Resource Area
Conservation Area
Public Land
Multi-Use Trails
PHIPPS DIAMOND X PARK
ZABAWA SUB PARK
HYPARK SUB PARK
REHBERG RANCH ESTATES 2ND PARK
COUNTRY CLUB HEIGHTS (Rimrock)
ARROWHEAD ELEMENTARY SCHOOL
ROCKY MOUNTAIN COLLEGE
MSU BILLINGS
ST. THOMAS FIELD
BEN STEELE MIDDLE SCHOOL
WILL JAMES MIDDLE SCHOOL
LILLIS / MEADOWLARK PARK
LEWIS & CLARK MIDDLE SCHOOL
SENIOR HIGH/DAYLIS STADIUM
PIONEER PARK
NORTH PARK
COULSON PARK
SWORDS PARK/BLACK OTTER TRAIL
POW WOW PARK
BRIDLE MOON PARK
EAGLE CLIFFS ELEMENTARY
CASTLE ROCK MIDDLE SCHOOL
CASTLE ROCK PARK
SANDSTONE ELEMENTARY
SKYVIEW HIGH
HIGH SIERRA PARK
LAKE HILLS GOLF
LAKE ELMO STATE PARK
BITTERROOT HEIGHTS SUB 1ST PAR
KIWANIS TRAIL
CENTENNIAL PARK
MSUB - CAREER COLLEGE CENTER OF TECHNOLOGY
STEWART PARK
WEST HIGH
SUNSET MEMORIAL GARDENS
BILLINGS CEMETERY
MOUNTVIEW CEMETERY
SACAJAWEA PARK
CENTRAL PARK
SOUTH PARK
JOSEPHINE/BIG SKY ISLANDS PARK
RIVERSIDE MIDDLE SCHOOL
WILSON PARK
PAR-3 EXCHANGE
AMEND PARK
PONDEROSA ELEMENTARY
ELYSIAN SCHOOL
ZOOMONTANA
BRIARWOOD GOLF COURSE
Lockwood Canal
Four Dances Recreation Area
Linlee Lake Subj

3.5 **PARKS MAP**



53

MILE TRAIL SYSTEM

27.1

ACRES OF PARKLAND PER 1000 RESIDENTS

47

DEVELOPED PARKS

PARKS AND RECREATION

The parks and open space system in Billings is a core element of the community's identity and quality of life. Residents consistently rank access to public lands, trails, and natural areas as one of the city's greatest assets, reflecting a deep-seated appreciation for the region's unique landscape. The system, managed by the City of Billings Parks, Recreation, and Public Lands Department, provides a diverse array of opportunities for active and passive recreation, conserves critical environmental resources, and contributes significantly to the city's economic vitality and appeal. It encompasses an expansive network of over 3,000 acres, including 47 developed parks, extensive natural areas along the Yellowstone River and Rimrocks, and a 53-mile trail system that connects neighborhoods and landmarks.

As Billings continues to grow and mature, ensuring the parks system evolves to meet the needs of an increased and more diverse population is a fundamental concern of the community. This requires an approach that considers resource expansion and addresses the long-term sustainability of existing assets. This section summarizes the city's current inventory of parks and recreational facilities, evaluates how well these resources meet community needs based on established benchmarks, and provides high-level policy recommendations to guide future investment, development, and stewardship.

"There's a reason we live in Montana and not LA — keeping green space matters."

Community Survey Comment

EXISTING RESOURCES

The Billings parks and recreation system is a complex network of indoor and outdoor facilities, active and passive spaces, and natural and developed landscapes. These resources are categorized to serve distinct functions, from small, localized green spaces to large, regional destinations.

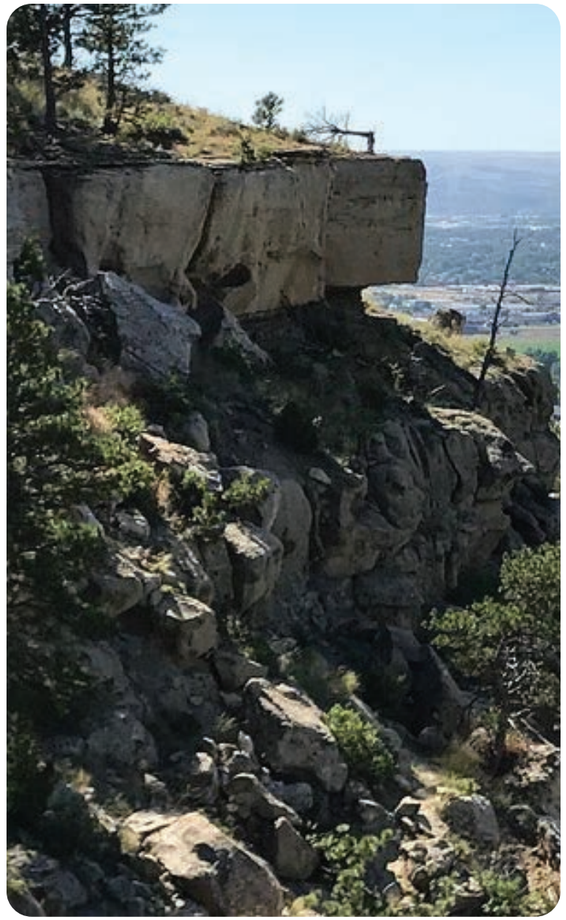
OUTDOOR PASSIVE RESOURCES

Passive recreation and the preservation of natural landscapes form the foundation of the Billings open space network. The system includes approximately 1,477 acres of undeveloped, natural park areas and over 1,200 acres classified as Natural Resource/Conservation Parks. These lands are vital for protecting wildlife habitat, preserving scenic viewsheds, and providing residents with opportunities for low-impact activities such as walking, wildlife viewing, and reflection. Key passive resources include:



The Yellowstone River Corridor:

This area represents a central opportunity for conservation and recreation, offering a vital greenway through the urban landscape. Parks like Coulson and Riverfront provide direct access to the river, though stakeholders have consistently called for a more cohesive and accessible riverfront trail system.



The Rimrocks:

As a defining geological feature, the Rimrocks offer unique passive recreation opportunities, with areas like Swords Park providing panoramic views and trails. These lands are critical to the city's identity and require careful stewardship.



Pocket and Neighborhood Parks:

While primarily designed for active use, these smaller parks also serve a passive function by providing green, shaded spaces within residential areas. The parks act as visual amenities and places for informal community gathering.

OUTDOOR ACTIVE RESOURCES

Active recreation is supported by a wide range of facilities distributed across the city's 1,223 acres of developed parkland. These resources accomodate organized sports, casual play, and individual fitness. The 2017 Parks and Recreation Master Plan provides a detailed inventory, which includes:

Sports Fields and Courts:

The system contains numerous athletic fields for baseball, softball, and soccer, primarily located in large community parks and dedicated sports complexes like Amend and Stewart Parks. It also includes over 65 basketball courts and 35 tennis courts, many of which are co-located with schools.



Trails:

The 53-mile trail network is a vital recreational asset in Billings, with 54% of households identifying it as the most critical facility to their needs. This network includes major paved arteries like the Marathon Loop and Swords Park Trail, as well as soft-surface trails in natural areas like Zimmerman Park. These trails serve both recreational and transportation functions, connecting people to parks, work, and school.



Playgrounds and Water Features:

With 94 playgrounds, the city meets the needs of its youngest residents. During summer months, two outdoor swimming pools (Rose Park and South Park), along with several smaller spray grounds and wading pools, provide relief from the heat and are among the most demanded program areas.



Specialized Facilities:

The city also manages unique active-use sites, including four disc golf courses, two dedicated dog parks, and the Downtown Skate Park, which cater to specific recreational communities.



INDOOR RESOURCES

An identified gap in the city's recreational portfolio is the lack of indoor facilities. The 2017 Master Plan identified a deficiency of over 100,000 square feet of indoor recreation space. Existing indoor resources include the Billings Community Center, North Park Recreation Center, and the Zimmerman Center, which primarily serve seniors and targeted community programs. Based on prior parks planning, there is significant need based demand for an indoor recreation and wellness center, including amenities like an indoor pool, climbing wall, and walking track, in Billings. This need will be partially addressed by the Amend Park Recreation Center which is opening later this year and will have indoor courts and a striped walking "track". A new ice rink,also will be provide through a public/private partnership.



LEVELS OF SERVICE

While the volume of acreage of the Billings' park system is impressive, a deeper analysis based on established benchmarks and community feedback reveals some gaps between existing resources and public needs. The 2017 Parks and Recreation Master Plan established a Level of Service (LOS) framework to measure these gaps and guide future development.

Benchmarks and Level of Service (LOS)

The city's overall parkland provision of 27.09 acres per 1,000 residents exceeds the national average and the plan's recommended standard of 22.45 acres However, this aggregate figure does not fully account for needs in specific park types and amenities. Key findings from the LOS analysis include:

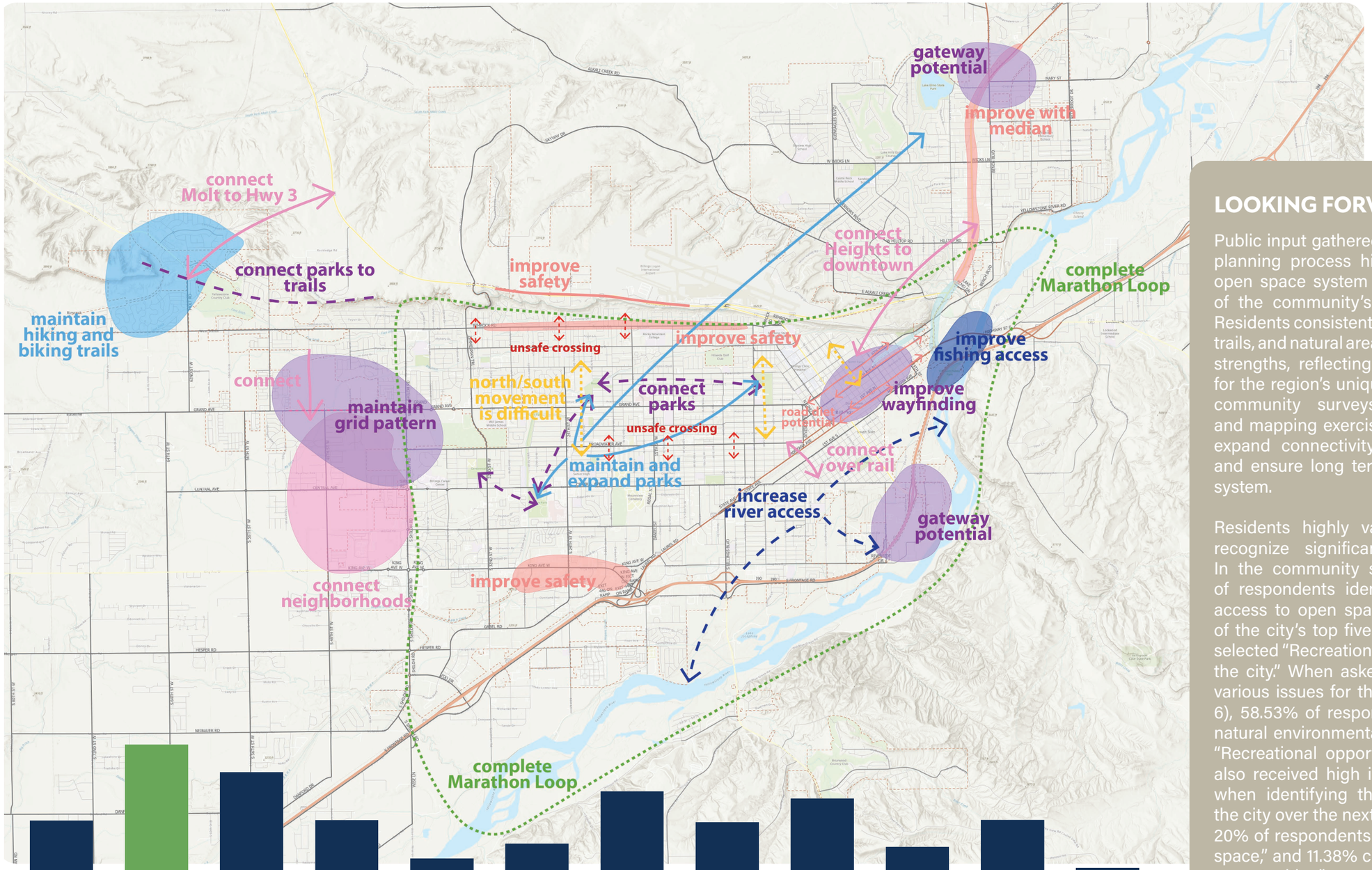
- Community Parks: The system has a current deficit of 80 acres of community parkland, a need projected to grow to 150 acres by 2032. Larger, multi-amenity parks are essential for serving broad sections of the city and hosting organized activities.
- Neighborhood Parks: While the overall acreage of neighborhood parks meets the standard, their distribution is uneven, leaving newer, fast-growing areas in the Heights and the West End underserved.
- Indoor Recreation Space: As noted, this is the most significant deficit, with a need for over 120,000 additional square feet to meet the standard of 1.0 square foot per person.
- Specific Outdoor Amenities: There is identified need in facilities such as reservable picnic shelters, regulation-sized sports fields, dog parks, and skate parks.

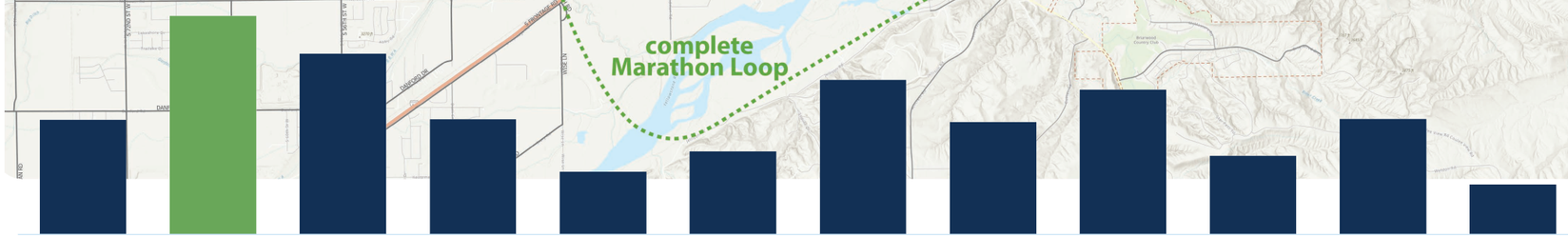
COMMUNITY PRIORITIES AND UNMET NEEDS

Public input from surveys and focus groups provides a qualitative lens that reinforces the quantitative LOS findings. The highest-priority needs identified by the community are not necessarily for more parkland, but for better and more diverse facilities within that land. According to the 2017 Master Plan survey, the top investment priorities are:

1. Walking and Biking Trails: Despite the extensive network, demand for more connections, new trails, and improved maintenance remains the highest priority.
2. Small Neighborhood Parks: Residents value accessible, close-to-home green spaces and desire improvements to existing ones.
3. Indoor Recreation Center: The lack of year-round indoor facilities is a top concern.
4. Off-Leash Dog Parks: With only two dedicated sites, the demand for more dog parks is significant.
5. Covered Picnic Shelters: These simple amenities are one of the most requested additions to existing parks.

More recent stakeholder feedback from 2025 confirms these priorities and adds a strong emphasis on long-term maintenance and sustainability. Community leaders expressed concern that the system is a "ticking time bomb" if new development continues to add low-value, high-maintenance "leftover" parkland, such as undevelopable hillsides and stormwater retention ponds, without a dedicated funding source for their perpetual upkeep.





3.6 SURVEY Q5: WHAT DO YOU CONSIDER TO BE THE TOP FIVE GREATEST ASSETS OF BILLINGS?

LOOKING FORWARD

Public input gathered through the comprehensive planning process highlights that the parks and open space system in Billings is a core element of the community's identity and quality of life. Residents consistently view access to public lands, trails, and natural areas as among the city's greatest strengths, reflecting a deep-seated appreciation for the region's unique landscape. Feedback from community surveys, engagement workshops, and mapping exercises reveals a strong desire to expand connectivity, improve existing facilities, and ensure long term maintenance of the parks system.

Residents highly value outdoor amenities but recognize significant areas for improvement. In the community survey (Question 5), 59.79% of respondents identified "The abundance and access to open space and public lands" as one of the city's top five greatest assets, and 49.44% selected "Recreational opportunities in and around the city." When asked to rank the importance of various issues for the future of Billings (Question 6), 58.53% of respondents rated "Preserving the natural environmental" as "Very important," while "Recreational opportunities" and "Open spaces" also received high importance ratings. However, when identifying the biggest challenges facing the city over the next 20 years (Question 8), nearly 20% of respondents pointed to the "Loss of open space," and 11.38% cited "Not enough recreational opportunities."

CORE ISSUES AND OPPORTUNITIES

Trails and Connectivity

The desire for a more robust and connected trail system emerged as one of the most prominent themes in the public feedback. The community input map clearly illustrates this priority, with specific calls to maintain hiking and biking trails, connect parks to trails, and complete the Marathon Loop. Residents also highlighted the need to connect specific areas, such as the Heights to downtown, and to improve wayfinding and safety across the network.

Survey results reinforce the focus on active recreation. When asked how they would like to move around Billings 20 years from now, 56.39% of respondents chose "By foot (sidewalks and pathways)," and over 49% selected some form of bicycle travel. Regarding infrastructure priorities, 41.90% of respondents rated "Walking trails and greenways" as "Very important." Workshop feedback echoed these sentiments, with requests for safe routes to school and the completion of specific routes like the 5th Avenue Corridor and Ditch Trail. The existing 53-mile trail network is a vital asset, but the public is clear that expanding connections, adding new trails, and improving maintenance must remain top priorities.

Park Maintenance and Sustainable Funding

While the community desires new amenities, there is a stronger mandate to take care of what already exists. A recurring theme in the survey comments and engagement responses is the need for sustainable funding and better maintenance of current parks. One survey respondent noted the challenge of "Not being able to afford maintenance on what we already have built," while an engagement board comment stated, "Stop building until you can maintain."

This concern is tied to the city's funding mechanisms. Survey comments referenced the defeat of a recent park levy, indicating a need to find alternative or more broadly supported funding strategies. Stakeholder feedback warned that the system could become a "ticking time bomb" if new development continues to add high maintenance "leftover" parkland without dedicated funding for perpetual upkeep. The community's message is clear: future park development must be paired with realistic, long-term maintenance plans.

Indoor Recreation and Aquatic Facilities

A significant gap identified by the public is the lack of indoor recreational facilities and aquatic centers. Engagement from the mural boards specifically called for indoor aquatic facilities as a long-range goal. Survey comments frequently mentioned the need for an "indoor community aquatics facility," an "Olympic swimming pool," and "more indoor recreation for kids," particularly during the long winter months.

This public perception aligns directly with the findings of the 2017 Parks and Recreation. While Billings has an impressive volume of outdoor parkland, the lack of a comprehensive indoor recreation and wellness center remains a top concern and a high priority for future investment.

River Access and Natural Areas

The Yellowstone River and the Rimrocks are defining features of Billings, and the public wants better access to and preservation of these natural assets. The community input map highlights desires to increase river access, improve fishing access, and to revive the Yellowstone River Plan. Survey respondents asked, "do we utilize the river like we could?" and suggested that Billings could have "nice stores, restaurants and walking paths by the river."

Similarly, the preservation of the Rimrocks and large natural areas like Zimmerman Park and Riverfront Park is highly valued. The system includes approximately 1,477 acres of undeveloped, natural park areas, and the community wants to ensure these spaces are protected from overdevelopment while remaining accessible for low impact activities like hiking and wildlife viewing.





ACHIEVING PLAN THEMES

The public's vision for parks and recreation in Billings is ultimately a vision for the kind of city Billings wants to be over the next 20 years. Residents are asking the city to grow in a way that honors what makes it distinctive: the river, the Rims, the trails, and the open spaces that set Billings apart from other communities its size. Protecting and investing in these assets is not simply a parks issue. It is a statement about how growth should be managed, what infrastructure means in a western city, and who the city is growing for.

The trail network is one of the clearest examples of where parks and transportation intersect. Completing connections, closing gaps, and making routes safe for all ages and abilities would serve residents not just as recreational users but as people trying to get to school, work, and daily destinations without a car. This kind of investment builds a more connected, resilient city and extends the value of the park system far beyond the boundaries of any individual park.

The community's insistence on maintenance before expansion reflects a mature understanding of fiscal responsibility. A city that adds parkland faster than it can care for it is not building a better system; it is deferring costs onto future residents. Ensuring that new development contributes meaningfully to the parks it generates demand for, and that funding mechanisms are in place before ground is broken, is essential to the long term health of the system.

Equity runs through nearly every parks-related comment in the public record. Residents in the Heights and on the West End want the same quality of access to parks, trails, and recreational facilities that other parts of the city enjoy. An indoor recreation and aquatics center, in particular, would serve residents across the city and across the seasons, addressing a gap that has persisted for decades and that the community has consistently identified as a priority.



BILLINGS 2045



4

CONNECTING COMMUNITY

Transportation networks are the physical framework that binds a city together. In Billings, the transportation system not only supports the daily movement of residents and goods but also shapes the city's growth patterns, economic vitality, and overall quality of life. As Billings continues to expand, managing this growth requires a thoughtful approach to mobility that balances the needs of vehicles, pedestrians, bicyclists, and transit users. This section provides an overview of the transportation landscape in Billings, exploring the existing planning framework, community priorities, and how future mobility can align with the city's long-term goals.

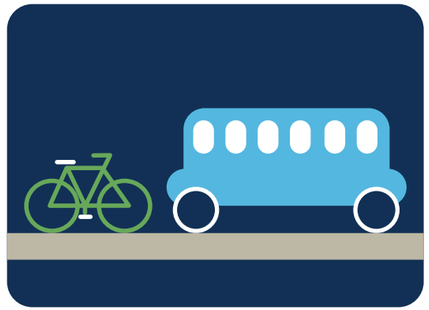
This comprehensive plan relies on current transportation plans and initiatives in Billings and the surrounding area to inform the plan content, rather than relying on independent analyses. The narrative below synthesizes findings from these established documents and community engagement to provide a cohesive vision for transportation in Billings.



EXISTING CONDITIONS

Billings serves as a major regional hub, and its transportation infrastructure reflects this critical role. The city's network encompasses a variety of modes, including vehicular roadways, active transportation facilities, and public transit systems. The City of Billings lies within the Billings Metropolitan Planning Organization (MPO). The MPO is responsible for coordinating regional transportation planning and decision-making for the Billings Urban Area. The Transportation Policy Coordinating Committee serves as the designated MPO and works in partnership with local governments, transportation agencies, and community stakeholders to guide the development, operation, and long-term improvement of the region's transportation network.

The transportation network requires significant investment to maintain and expand. Over the next 20 years, the costs to design, construct, operate, and maintain all elements of the committed and recommended projects in the Long Range Transportation Plan (LRTP) are estimated at over $803.4 million.



725

MILES OF SIDEWALK IN BILLINGS

$803M

ESTIMATED COST OF TRANS. PROJECTS THROUGH 2045

36

PEOPLE FATALLY OR SERIOUSLY INJURED IN TRAFFIC CRASHES EACH YEAR

THE PLANNING FRAMEWORK

Transportation planning in Billings is guided by a robust framework of ongoing initiatives and strategic documents. Many of these transportation planning documents were completed by the MPO and provide the detailed analysis and project prioritization necessary to maintain and improve the city's mobility network.

THE LONG RANGE TRANSPORTATION PLAN (LRTP)

A foundational document for the city's mobility future is the Billings Metropolitan Planning Organization 2023 Long Range Transportation Plan and its subsequent amendments. Updated every five years, the LRTP assesses long-term transportation needs and identifies projects to address them over a 20-year horizon. The plan focuses on maintaining mobility, supporting economic growth, and managing the fiscal realities of infrastructure expansion. It identifies hundreds of millions of dollars in transportation needs, including major roadway improvements, intersection upgrades, and trail projects necessary to accommodate projected population growth.

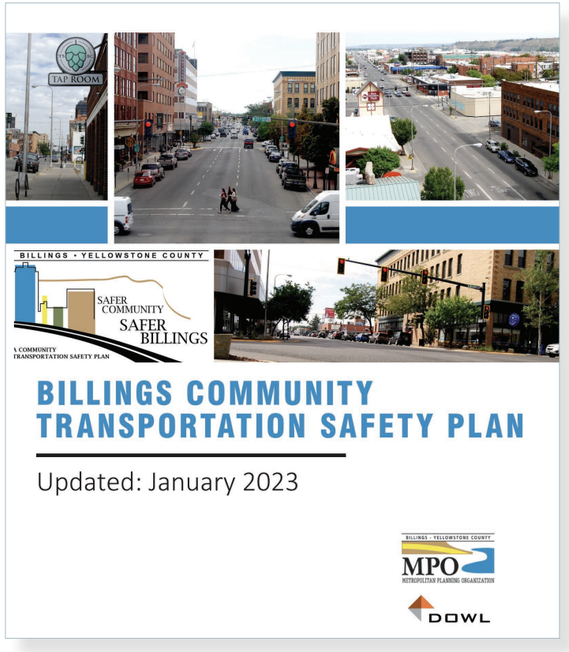


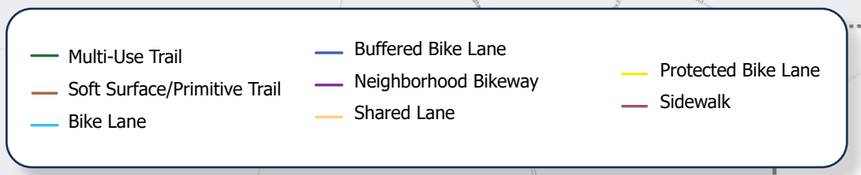
COMMUNITY TRANSPORTATION SAFETY PLAN (CTSP)

Safety is a paramount concern for the transportation network. The Billings Community Transportation Safety Plan provides a data-driven approach to reducing roadway fatalities and serious injuries. Originally adopted in 2016 and updated recently, the CTSP aligns with the state's Vision Zero initiative, aiming to eliminate traffic-related deaths and serious injuries. The plan identifies key focus areas based on crash data, including:

- Unrestrained vehicle occupants
- Impaired driving
- Inattentive driving and speeding
- Young drivers

The CTSP outlines specific strategies for each focus area, such as enhancing enforcement, increasing education, and expanding safe transportation alternatives.





4.1 PEDESTRIAN ACCOMMODATIONS

4.2 TRANSIT ROUTES

Bus Line

- 1 Downtown Circulator
- 3 Crosstown
- 5 Grand
- 7 Broadwater
- 9 Central South
- 10 Southside
- 13 King Ave West
- 16 Heights to Downtown
- 18 Heights East
- 18 Heights West
- 19 Midtown
- 21 North Westend
- 23 South Westend
- Stops
- MET Transfer Center







KEY FINDINGS

The LRTP and related studies highlight several key findings and deficiencies across different transportation modes that must be addressed to support Billings' future.

Roadway Improvements and Congestion

The primary mode of travel in Billings remains the personal vehicle. The roadway functional classification system includes Interstates, arterials, collectors, and local roads. As the city's population is projected to grow to approximately 155,000 by 2045, significant pressure will be placed on this network. The LRTP identifies critical needs to address intersections operating at Level of Service (LOS) E or F, which indicate severe congestion. Key strategies include addressing high Equivalent Property Damage Only (EPDO) intersections and segments to improve traffic flow and safety.

Pedestrian and Bicycle Facilities

Active transportation is a growing priority for the Billings planning area given local demand and expectations. Currently, the area features 670 miles of sidewalks and 86 miles of trails, including 50 miles of shared-use paths. However, the LRTP identifies significant needs for constructing new sidewalks, maintaining existing ones, and enhancing crosswalks, particularly through the implementation of Safe Routes to Schools programs. For bicyclists, the city maintains 40.5 miles of bikeway facilities, including 33.5 miles of dedicated bicycle lanes. Future priorities include constructing new bikeways and improving intersection treatments to facilitate safer travel for non-motorized users.

Public Transit

Billings Metropolitan Transit (MET) provides public transit service through 15 fixed routes and 10 paratransit demand-response routes. MET operates a fleet of 25 fixed-route buses and 15 paratransit vehicles, primarily utilizing two transfer centers: the Stewart Park Transfer Center and the Downtown Transfer Center. There are plans for a third transfer center in the Heights neighborhood. The LRTP and the MET Transit Development Plan highlight the need to improve pedestrian and bicycle access to transit stops. Additionally, there are long-term goals to increase annual transit ridership and explore zero-emission vehicles for the transit fleet. Already, several electric vehicles have been added to the fleet.





LOOKING FORWARD

As Billings plans for the next 20 years, emerging technologies and regional freight networks will play an increasingly vital role in shaping the transportation landscape. The LRTP highlights the need to adapt to these evolving demands to maintain economic competitiveness and transportation system sustainability.

ELECTRIC VEHICLES AND CHARGING INFRASTRUCTURE

The transition toward electric vehicles (EVs) is continuing, and Billings must prepare for this shift. The LRTP sets an objective to increase electric vehicle registrations by 50% over 2022 levels by the end of 2027. Achieving this will require a robust expansion of EV charging infrastructure across the city. Partnering with the Montana Department of Transportation (MDT) on the Electric Vehicle Infrastructure Deployment Plan, and staying up-to-date on the National Electric Vehicle Infrastructure (NEVI) program will be crucial to ensure that public and private charging stations are equitably distributed and capable of meeting future demand.

FREIGHT, RAIL & AIR OPERATIONS

Billings is a critical node in the regional freight network, with significant volumes of goods moving through the city via truck, rail, and air. Billings Logan International Airport serves as a dominant regional air cargo hub, supporting major freight carriers such as UPS and FedEx and providing vital connections for time-sensitive goods throughout Montana and the surrounding region. The LRTP emphasizes the importance of exploring designated freight routes to minimize conflicts between heavy vehicles and passenger traffic, particularly in growing residential and commercial areas. Furthermore, the city must address the safety and congestion impacts of at-grade railroad crossings. Exploring opportunities for at-grade crossing elimination or grade separation will be a priority to improve traffic flow, enhance freight mobility, and improve safety for all road users.

FUTURE TRAVEL DEMAND AND SYSTEM PERFORMANCE

Understanding how travel patterns will change is essential for prioritizing future investments. The LRTP utilizes a travel demand model to forecast conditions in 2045, based on projected population and employment growth.

VEHICLE MILES TRAVELED (VMT) AND MODE SHIFT

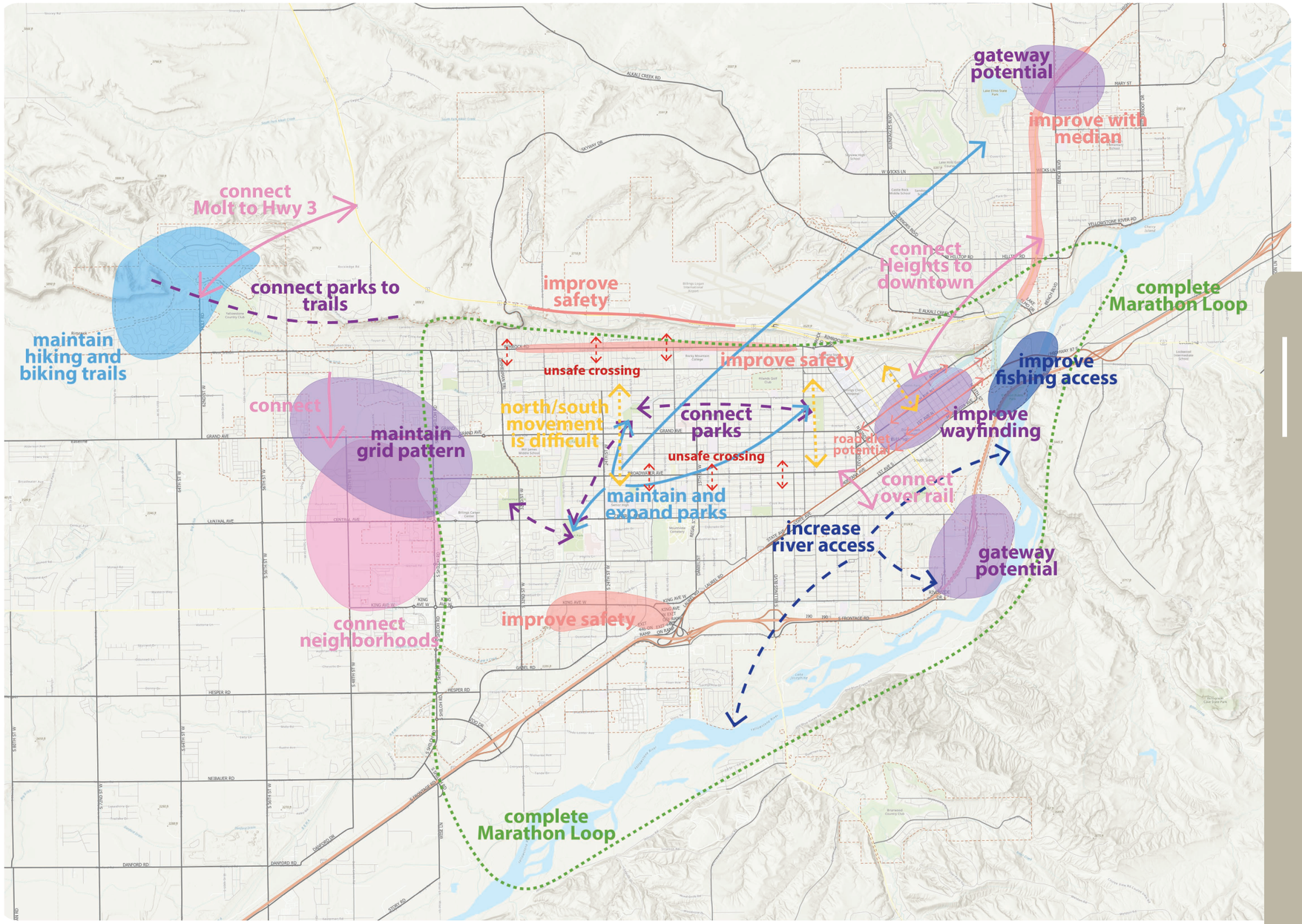
Despite projected population growth, the LRTP sets an ambitious objective to reduce overall Vehicle Miles Traveled (VMT) by 10% between 2023 and the end of 2027. This reduction is anticipated to be achieved through a concerted effort to shift travel behavior toward active transportation and transit. By creating complete, walkable neighborhoods and improving the reliability of MET Transit, the city aims to reduce the community's reliance on single-occupancy vehicles and ultimately the need for very costly transportation infrastructure in the long term.

ADDRESSING CAPACITY CONSTRAINTS

Even with a shift toward alternative modes, certain roadway segments and intersections will face capacity constraints by 2045. The LRTP identifies several key corridors where traffic volumes are expected to exceed capacity, leading to increased congestion and delays. Proactive planning is required to address these bottlenecks through targeted intersection improvements, access management strategies, and the expansion of the arterial network where appropriate. However, the plan emphasizes that capacity expansions must be balanced with the need to maintain community character and protect vulnerable road users.

A ROADMAP FOR GROWTH

As Billings continues to grow, the community has articulated a clear vision for the future of its transportation system. Through extensive public engagement, including surveys, mapping exercises, and community workshops, residents have highlighted key priorities and areas for improvement.

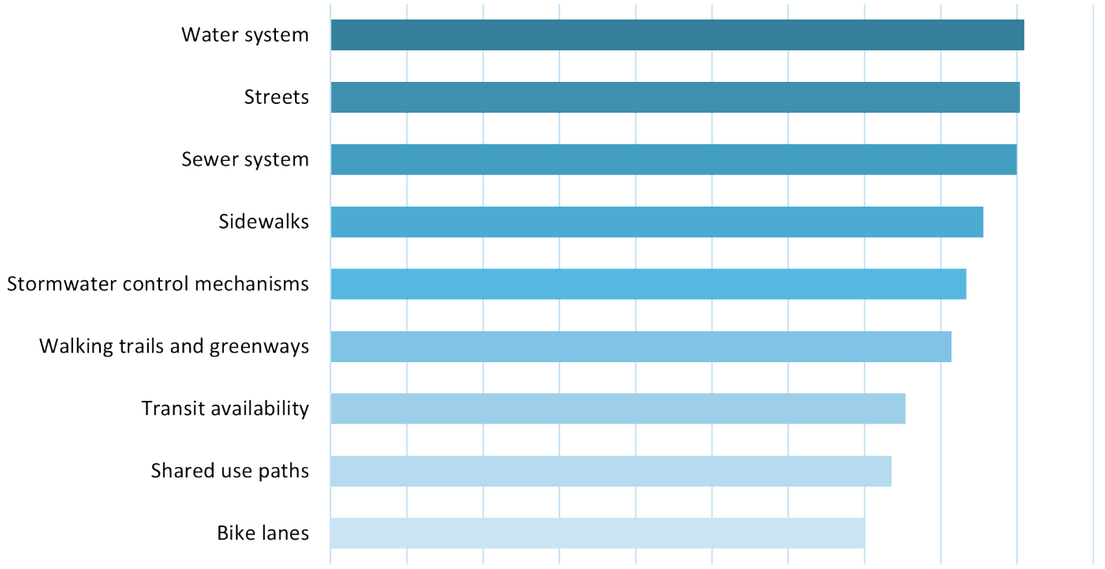


BILLINGS 2045 COMMUNITY SURVEY Q7:

What changes in Billings – both positive and negative – have you noticed over the past ten years?

- "Walking and biking trails added. More frequent bus stops and route expansion."
- "More bike lanes, renovation of public parks, opening of new retails"
- "More trails, better home-grown service businesses"
- "Downtown Billings has really found its way in the modern day. The historical urban area with good walkability and a good variety of retail, dining, museums, markets, and theaters make for a good look at what the rest of Billings could be like."
- "More paths and trails for walking and biking. We LOVE these! It's one of the most important thing for us."
- "expansion of multimodal options - transportation for everyone"
- "Round abouts all over seem like a good flow for traffic and to not have a traffic lights. More green space availability. The bike trails all over the city connecting the heights to west end is nice. 32nd street bike trails are also nice."





4.3 **BILLINGS 2045 COMMUNITY SURVEY Q9: HOW IMPORTANT IS IT FOR THE CITY TO CREATE, MAINTAIN, OR IMPROVE THE FOLLOWING INFRASTRUCTURE?**

COMMUNITY PRIORITIES

Public input reveals a strong desire for a transportation system that is safe, accessible, and multimodal. The community recognizes that as the city expands, relying solely on vehicular travel is neither physically nor fiscally sustainable. Key themes from the community engagement process include:

IMPROVED ACTIVE TRANSPORTATION AND CONNECTIVITY

Residents consistently expressed a need for better walking and biking infrastructure. In the community survey, walkability was ranked as an important issue for the future of Billings, with many respondents valuing the ability to walk to parks, schools, and local markets. However, feedback from community workshops highlighted the difficulty of navigating busy streets on foot or by bike.

The Connectivity and Recreation mapping exercise revealed specific desires to address unsafe crossings, strengthen north-south connectivity, and better link neighborhoods to parks, trails, and the Yellowstone River. Completing regional trail loops, such as the Marathon Loop, and improving wayfinding were recurring themes.

SAFETY FIRST

Safety remains a paramount concern across all modes of travel. The community strongly supports the goals of the CTSP to reduce speeding, improve intersection safety, and implement “Safe Routes to School” programs to protect children walking or biking to educational facilities.

ENHANCED PUBLIC TRANSIT

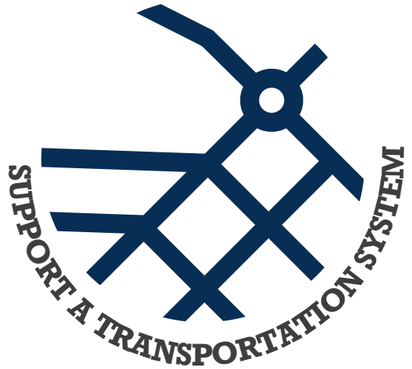
There is significant support for expanding and improving MET Transit services. Engagement transcripts show residents requesting more accessible bus routes, later operating hours, and Sunday service. Some participants even expressed long-term interest in exploring diversified transportation options, such as an express route from the West End to downtown or a future light rail system.

ADDRESSING TRAFFIC AND CONGESTION

As the city expands, particularly on the West End, traffic circulation has become a growing concern. In the Billings 2045 community survey, over 80% of respondents ranked traffic circulation as “Very Important” or “Important” when considering the future of Billings. Residents emphasized the need for wider arterial roads serving new subdivisions and better coordination of traffic flow. The sentiment is clear: infrastructure improvements must keep pace with residential and commercial development.

ACHIEVING PLAN THEMES

The feedback gathered from the community directly informs the transportation strategies needed to achieve the broader goals of the Billings 2045 Land Use Plan. Transportation goals are deeply interconnected with land use, housing, and economic development.



To realize transportation goals, future investments must prioritize multimodal infrastructure. This means not only maintaining and expanding the roadway network to alleviate congestion but also dedicating resources to complete gaps in the sidewalk and trail systems. By focusing on active transportation and enhancing transit services, the city can provide residents with viable alternatives to driving, thereby reducing traffic impacts, lowering household transportation costs, and promoting a healthier community.



Transportation and land use are inextricably linked. The community's call to "upzone close to transportation corridors" reflects an understanding that denser, mixed-use development should be concentrated where transportation infrastructure can support it. By coordinating land use planning with transportation investments, the city can encourage more walkable neighborhoods, reduce the need for long commutes, and ensure that infrastructure is utilized efficiently. This approach is essential for fiscal sustainability, as outward sprawl increases the cost of extending and maintaining road networks.



Equitable transportation means ensuring that all residents, regardless of age, ability, or income, have access to safe and reliable mobility options. Expanding transit services, improving pedestrian safety in established neighborhoods, and ensuring that active transportation networks connect all parts of the city are critical steps toward achieving this goal.

By addressing these priorities and aligning transportation investments with the community's vision, Billings can build a connected, safe, and sustainable transportation network that supports the city's continued prosperity and enhances the quality of life for all its residents.





BILLINGS 2045



COMMUNITY CHARACTER

5

The physical fabric of Billings, including the layout of its streets, the architecture of its buildings, the integration of natural features, and the distinct identities of its neighborhoods, collectively defines its community character. This character is visible in the city's historic downtown, established residential areas, commercial corridors, parks, civic spaces, industrial districts, and the natural landmarks that shape the city's setting.

Community character is not static. It reflects Billings' history and has been shaped over time by economic change, transportation improvements, technological advancements, and evolving planning priorities. Each period of growth has left a mark on the city, from older gridded neighborhoods and historic buildings to newer subdivisions, employment centers, and auto-oriented corridors.

Understanding how Billings has grown, and recognizing the unique qualities of its diverse neighborhoods, is essential for guiding future development. New growth and reinvestment should strengthen the places residents value, respond to neighborhood context, and enhance the city's identity while supporting a more connected, livable, and resilient Billings.














HISTORIC DEVELOPMENT PATTERNS

Billings' development pattern reflects the classic trajectory of a western American city, shaped by successive waves of growth that have left a layered and legible imprint on the landscape. Each era of expansion introduced new forms, scales, and organizing logics that continue to define the character of the city's distinct neighborhoods today.

The city's origins are rooted in the arrival of the Northern Pacific Railroad in 1882, which established Billings as a regional hub and gave rise to its historic downtown core. Platted in a traditional rectilinear grid, the downtown and its surrounding neighborhoods were designed for pedestrian movement and efficient land subdivision. Dense commercial development lined the primary streets, with buildings constructed close to the sidewalk edge to create continuous, active frontages. The architecture of this era drew heavily on local materials, most notably the buff-colored sandstone quarried from the Rimrocks, which lent the historic core a distinctive visual character that remains evident in many of its surviving civic and commercial buildings. The grid street network established during this founding period provided a highly connected framework that continues to support walkability and mixed-use activity in the central city.

As the city grew throughout the early and mid-20th century, development expanded outward from the core in a pattern that largely preserved the logic of the original grid. Neighborhoods established during this era, including those surrounding the downtown and along the North Elevation, reflect the residential ideals of the period: walkable, tree-lined streets canopied by mature elms and cottonwoods, smaller and more modestly scaled lots, front porches oriented toward the public realm, and a rich variety of historic housing styles ranging from Craftsman bungalows to Colonial Revival foursquares. These neighborhoods were built at a human scale, with corner stores, neighborhood schools, and transit stops woven into the fabric of everyday life. The result is a collection of established central neighborhoods that retain a strong sense of place and historic continuity, and that continue to be among the most sought-after residential environments in the city.

In the latter half of the 20th century, the widespread adoption of the automobile and the construction of the interstate highway system fundamentally altered the city's growth trajectory. Access to personal vehicles reduced the premium placed on proximity and walkability, while federal highway investment opened vast tracts of land on the urban periphery to development. In Billings, this shift was most pronounced in the westward expansion of the city and in the growth of the Heights to the northeast. Development in these areas followed the prevailing suburban model of the postwar era, organized around curvilinear street networks, cul-de-sacs, and collector roads designed to channel traffic efficiently rather than to support pedestrian movement. Lot sizes grew larger, setbacks deepened, and land uses were carefully separated, with residential subdivisions, commercial centers, and civic facilities each occupying their own distinct zones rather than being integrated into a mixed-use fabric.

This era also gave rise to the auto-oriented commercial corridor as the dominant form of retail and service development. Strips of highway-facing commercial uses, anchored by large surface parking lots and accessed primarily by car, replaced the pedestrian-scaled storefronts of the earlier downtown model. These corridors prioritized vehicular access and ease of parking over pedestrian connectivity, streetscape quality, or architectural continuity. While they have served important economic functions, they have also contributed to a fragmented and discontinuous public realm in many parts of the city, particularly along the major arterials of the West End and the Heights.

Together, these successive layers of development tell the story of a city in transition, one that carries the strengths of its walkable historic core alongside the challenges of a built environment that, in its more recent chapters, was designed primarily around the automobile. Understanding this layered history is essential to making informed decisions about how Billings grows and reinvests in the decades ahead.



1882

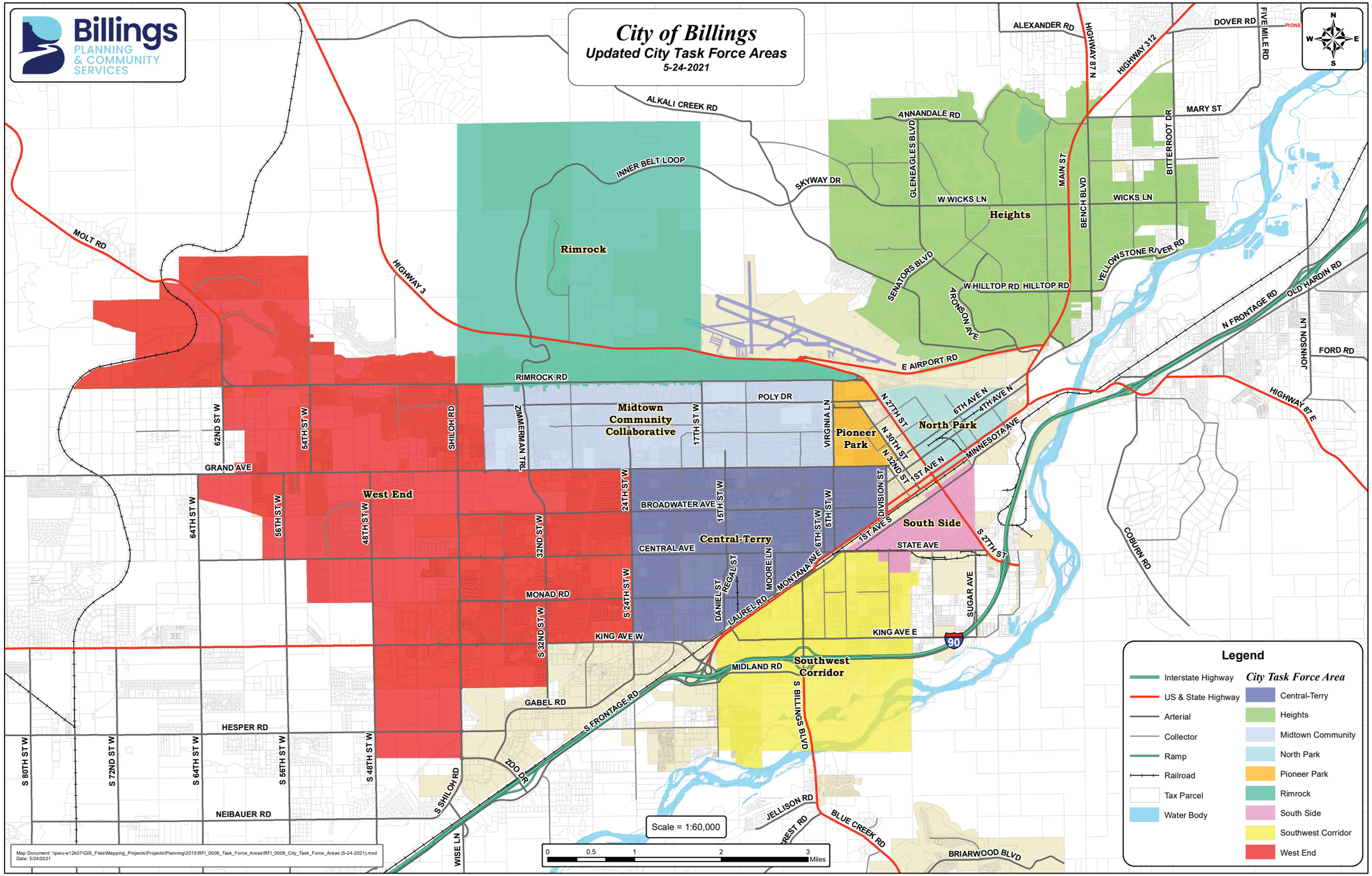
THE NP RAILROAD ARRIVED IN BILLINGS

9

NEIGHBORHOOD TASK FORCES TODAY

71%

OF RESIDENTIAL LAND IS OCCUPIED BY SINGLE-FAMILY HOMES



5.1 NEIGHBORHOOD TASK FORCE AREAS

NEIGHBORHOOD TASK FORCE AREAS

The Billings Neighborhood Task Forces are essential community-driven groups designed to empower residents to actively shape the future of the places they call home. Originally established to guide the distribution of Community Development Block Grant funds, these task forces have evolved into vital forums for civic engagement, neighborhood advocacy, and community action. By providing a dedicated space for residents and business owners to voice concerns, share ideas, and collaborate on local improvements, the task forces play a crucial role in preserving the distinct character and historic identities of Billings' diverse neighborhoods . Whether advocating for safer streets, supporting neighborhood-scale commercial development, or promoting complete, connected communities, the task forces ensure that future growth and reinvestment reflect the unique context and priorities of each area, ultimately fostering a more livable and cohesive city.

RIMROCK NEIGHBORHOOD TASK FORCE

The Rimrock Neighborhood Task Force area is generally bounded by Rimrock Road to the south, extending from 38th Street West east to Virginia Lane along the south side of the roadway and from Shiloh Road/40th Street West east to North 27th Street along the north side of Rimrock Road. The eastern boundary follows the west side of North 27th Street from Rimrock Road north to Highway 3, then continues north through the eastern parcels of Billings Logan International Airport until reaching the northern boundary. The northern boundary extends west along a line just north of Billings Logan International Airport and Rehberg Ranch Estates until it intersects with the western boundary. The western boundary follows the east side of Shiloh Road/40th Street West from Rimrock Road north to the northern boundary, encompassing the neighborhoods and community assets within the Midtown area. The Rimrock Neighborhoods Task Force is a forum for the concerns of residents living in the Rimrock areas. Issues and topics explored are selected by the board, with the intention of creating neighborhood cohesion, safety, and better quality of life.

MIDTOWN COMMUNITY COLLABORATIVE

The Midtown Community Collaborative (MCC) was created to maintain and improve the quality, safety and character of the Midtown Community. The MCC provides opportunities for education, cooperation, communication and celebration. The Midtown Community Collaborative (MCC) Task Force area generally encompasses the Midtown neighborhood of Billings and is bounded by Rimrock Road to the north, Virginia Lane to the east, Grand Avenue to the south, and 38th Street West to the west. The area includes established residential neighborhoods, Rocky Mountain College, and surrounding commercial and community-serving uses that form the core of Billings' Midtown district.

NORTH PARK TASK FORCE

The North Park Task Force was created in the 1970s to represent the community in decisions about CDBG (Community Development Block Grant) fund distribution. Since its initial inception, the Task Force has dealt with a diverse assortment of neighborhood issues and concerns.

The North Park Neighborhood Task Force area is centered on the historic North Park neighborhood north of downtown Billings. The area is generally bounded by North 27th Street on the west, Minnesota Avenue on the south, and extends north towards the Rims, with the eastern boundary following the neighborhood edge east of 4th Avenue North toward the railroad corridor and adjacent industrial areas. The neighborhood encompasses a mix of established residential blocks, neighborhood parks, and community-serving facilities, reflecting one of Billings' oldest residential districts. Its location between downtown and the Heights provides an important connection between central Billings and surrounding neighborhoods while preserving the character and identity of the North Park community.



WEST END TASK FORCE

The West End Neighborhood Task Force (WENTF) area encompasses much of west-central Billings. It is generally bounded by 24th Street West on the east, Rimrock Road and the base of the Rimrocks on the north, areas north of King Avenue West and the Southwest Corridor Task Force on the south, and extends west to approximately 64th Street West and beyond in some locations. The area includes many of the residential neighborhoods and subdivisions that make up Billings' modern West End. The mission of the WENTF is "to protect, preserve and develop our respective neighborhoods. We will accomplish this by: addressing safety issues within our neighborhood, acting as a sounding board for issues of neighborhood interest or concern, disseminating information to the citizens in our area that might be of relevance to them, working in concert with local, state and federal agencies in the dispersal of funds that maintain or improve our community, and specifically, the designated area of our task force."

CENTRAL TERRY TASK FORCE

The Central-Terry Task Force was originally created during the mid-70s, as a way for the City of Billings to provide Community Development Block Grant funds into each neighborhood for appropriate projects. Since it's creation, this Task Force has grown to include many other types of neighborhood concerns and improvements, and consistently address issues that effect the quality of their neighborhood and surrounding community.

NEIGHBORHOOD TASK FORCE AREAS (CONT.)

SOUTHWEST CORRIDOR TASK FORCE

The Southwest Corridor Task Force was created in the early 1990s in response to the growing problems with the roadway interchanges and associated issues. Since that time, the task force has become more diverse body that handles many issues for the Southwest community. The Task Force encompasses a large portion of southwest Billings. The area is generally bounded by Laurel Road and Montana Avenue to the north, extending east to approximately South Billings Boulevard, with King Avenue West forming a significant transportation corridor through the northern portion of the area. The eastern boundary follows South Billings Boulevard southward, while the southern boundary extends along the Yellowstone River corridor and adjacent open lands. The western boundary generally follows the city limits and undeveloped lands west of Midland Road. The Southwest Corridor includes a mix of established residential neighborhoods, commercial areas, agricultural properties, open space, and developing growth areas, reflecting the diverse land uses and ongoing development that characterize southwest Billings. Its location along major transportation routes and the Yellowstone River makes it an important area for coordinating growth, infrastructure improvements, and neighborhood planning efforts.

PIONEER PARK TASK FORCE

Positioned between the North Side and the Heights, the Pioneer Park Task Force area is a compact neighborhood characterized by modest residential development and a transitional role between the older central city and the more suburban communities to the northeast. While not defined by a single dominant cultural narrative, the Highlands reflects the mid-century residential expansion of Billings and shares in the broader cultural geography shaped by the Rimrock formations that define the city's northern edge.

The task force was created in the early 1990s to address the problems of the encroaching Medical Corridor into their community. When the medical community and neighborhood established themselves, the task force evolved into a resource for civic/community communication and many projects were completed.



HEIGHTS TASK FORCE

Located to the northeast and separated from the rest of the city by topography and infrastructure, the Heights is a distinct community featuring a mix of mid-century and modern suburban development. It maintains its own commercial centers, schools, and community amenities, functioning in many
respects as a self-contained district within the broader city. The Purpose of this task force is to improve the quality of life and promote community spirit through the improvement of the Heights area, the planning of new developments, the upgrading of housing and streets, and the development of public infrastructure and facilities. The Heights developed primarily after World War II, when returning veterans and young families were drawn to the affordable, open land above the Rimrocks. This postwar origin has shaped a strong, independent community identity: residents identify closely with the Heights as a place apart, and the neighborhood's physical separation from the valley below has reinforced a culture of selfsufficiency and local loyalty. The Rimrock edge at Zimmerman Park, with its panoramic views of the Yellowstone Valley, is both a recreational landmark and a defining symbol of the Heights' elevated character.

SOUTH SIDE TASK FORCE

The Southside Task Force was originally created in the 1970s as a representative body for the community to decide where to spend the city's CDBG (Community Development Block Grant) funds. Since that time, the task force has become increasingly diverse in its undertakings, and has emerged as a powerful force in the city.

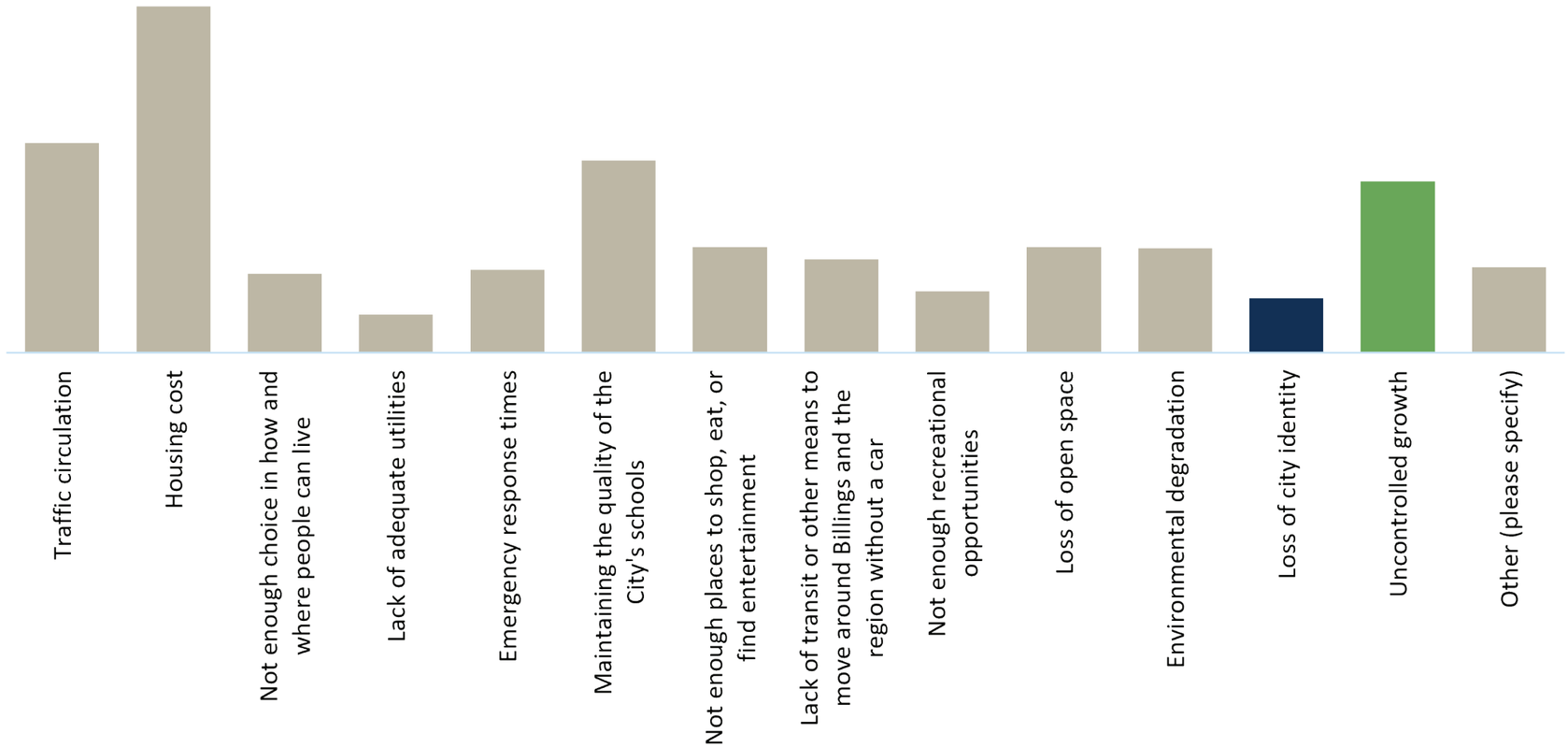
The South Side Neighborhood Task Force area encompasses the historic South Side neighborhood located south of downtown Billings and north of the Yellowstone River. The area is generally bounded the intersection of 1st Avenue South and State Avenue to the west, State Avenue to the south, and South 27th Street to the east, extending north to approximately 1st Avenue South. The eastern boundary follows South 27th Street southward toward the Yellowstone River corridor, while the neighborhood's southern edge generally follows State Avenue and adjacent transportation corridors. The South Side Task Force area includes a mix of long-established residential neighborhoods, local businesses, community institutions, and industrial uses that reflect the area's historic role in Billings' development. Its proximity to downtown, major transportation routes, and the Yellowstone River makes it an important neighborhood for preserving community character while supporting revitalization and investment opportunities.



LOOKING FORWARD

The physical fabric of Billings, including its streets, architecture, natural features, and distinct neighborhoods, collectively defines its community character. Public input gathered through the comprehensive planning process reveals that residents are deeply invested in how Billings looks, feels, and functions. While 71% of the city's residential land is currently dedicated to single-family detached housing and commercial uses are often concentrated along auto-oriented corridors, the community is asking for a more thoughtful, connected, and context-sensitive approach to future growth. This section synthesizes public feedback to offer a forward-looking vision for preserving and enhancing the character of Billings over the next 20 years.

General feedback shows that residents value the city's historic assets but are concerned about generic development patterns. In the community survey, 31.48% of respondents identified "Historic character, culture and heritage assets" as one of the city's top five greatest assets, while 14.38% selected "I like the way Billings looks and feels." However, when asked to rank the importance of various issues for the future of Billings, 50.48% rated "Quality of development" as "Very important," and 41.58% gave the same rating to "City appearance." Conversely, when identifying the biggest challenges facing the city over the next 20 years, only 10% of respondents pointed to the "Loss of city identity," though 31.74% cited "Uncontrolled growth."



5.2 SURVEY Q8: WHAT ARE THE BIGGEST CHALLENGES FACING BILLINGS OVER THE NEXT 20 YEARS?

"Downtown Billings has really found its way in the modern day. The historical urban area with good walkability and a good variety of retail, dining, museums, markets, and theaters make for a good look at what the rest of Billings could be like... I think on Broadway alone you can feel the soul of Billings, MT."

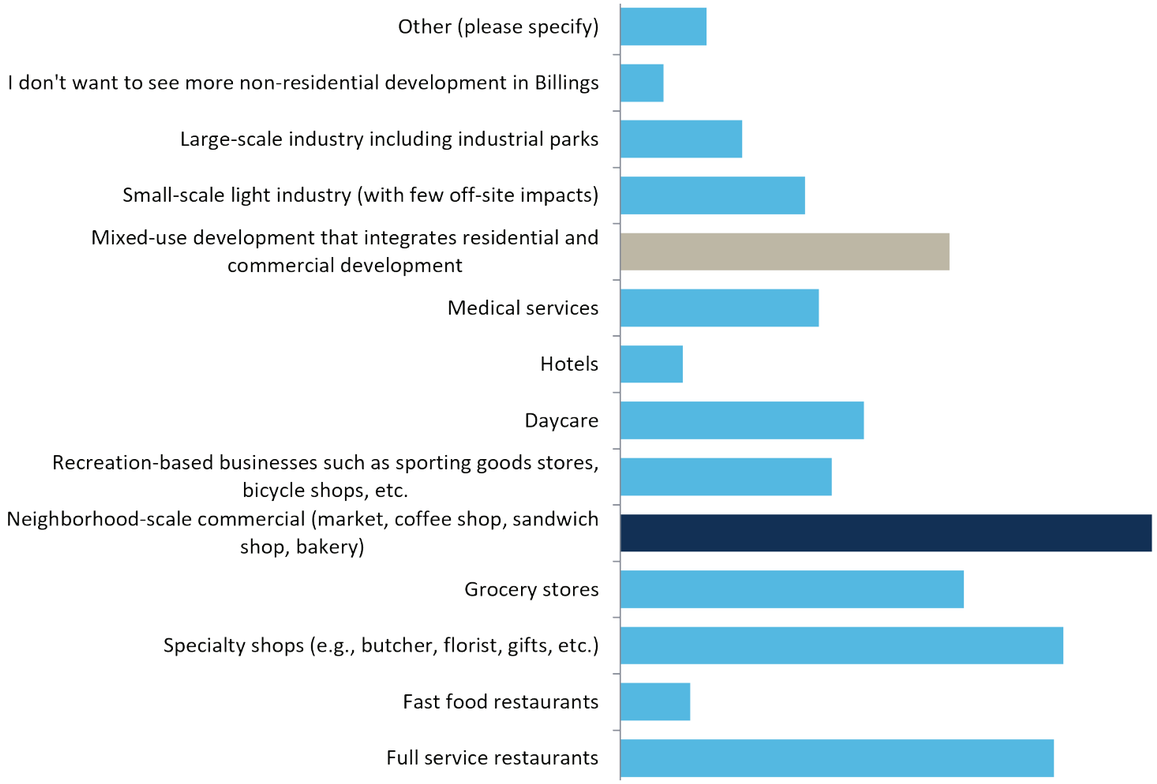
Community survey response when asked what changes in Billings have been noticed over the past ten years?

ASSETS AND OPPORTUNITIES

Downtown Vitality and Historic Identity

Downtown Billings is widely recognized as the cultural and historical heart of the city. Engagement comments note that "Downtown and the Rims are iconic Billings." Survey respondents frequently praised recent downtown improvements, citing the addition of bike lanes, walkability, and the preservation of historic ambiance.

However, the public also expressed deep concerns about downtown's current trajectory. Comments frequently mentioned vacant storefronts, safety issues, and a "dying downtown." Residents want to see fewer empty business spaces and a renewed focus on making the central core a safe, vibrant, and shared destination for all residents. The desire to protect the city's historic properties, which 31.84% of survey respondents rated as "Very important," is closely tied to this vision of a thriving downtown that honors its railroad-era roots while adapting to modern needs.



Neighborhood Identity and Complete Communities

Residents value the unique characteristics of their specific neighborhoods, from the historic charm of the central city (like the North Elevation and South Side) to the distinct identity of the Heights and the newer subdivisions on the West End. A recurring theme in the public input is the desire for "complete neighborhoods," meaning areas where residents can access daily needs within a short walk or bike ride.

When asked what types of commercial development they would like to see more of, a striking 62.78% of respondents selected "Neighborhood-scale commercial (market, coffee shop, sandwich shop, bakery)." Additionally, 38.87% supported "Mixed-use development that integrates residential and commercial development." Survey comments reflected a desire for "smaller scale neighborhood markets, bakeries, coffee shops, restaurants, parks with outdoor live music that smaller areas of the city can enjoy [...] we're becoming frighteningly isolated from [one] another." The community is asking the city to move away from rigid separation of uses and toward a model that integrates daily services directly into the residential fabric.

Addressing Sprawl and Auto-Oriented Corridors

The public record shows significant frustration with recent development patterns characterized by urban sprawl and auto-oriented commercial corridors. Survey respondents frequently criticized the proliferation of "chain/box stores," "strip malls," and "car washes and casinos," noting that these developments make Billings look "like every other city in the usa." One respondent warned against "the loss of our local culture in pursuit of a faceless, generic, corporate visage the city is trying to head towards."

The late 20th-century development prioritized vehicular access over pedestrian connectivity, resulting in a fragmented public realm along major arterials in the West End and the Heights. The community is calling for a shift in how these corridors are designed, advocating for better landscaping, improved pedestrian safety, and a transition away from "empty concrete parking lots" toward more visually appealing and human-scaled development.

5.3 SURVEY Q14: WHAT TYPES OF COMMERCIAL DEVELOPMENT WOULD YOU LIKE TO SEE MORE OF IN BILLINGS?



ACHIEVING PLAN THEMES

The public's vision for community character is ultimately about ensuring that as Billings grows, it does not lose the qualities that make it unique. Residents are asking the city to reject generic, cookie-cutter development in favor of architecture and neighborhood design that respond to the local context, whether that is the historic grid of the central city, the agricultural heritage of the rural edges, or the distinct topography of the Heights. Prioritizing context-sensitive design and investing in the vitality of downtown are not merely aesthetic choices; they are essential strategies for retaining the city's soul and economic competitiveness in a changing region.

The overwhelming demand for neighborhood-scale commercial spaces, such as the corner coffee shop, the local bakery, and the small market, signals a fundamental shift in how residents want to live. People want to spend less time driving across town for basic needs and more time connecting with their neighbors. Integrating these small-scale services into existing and future residential areas is a direct investment in the quality of life citywide, ensuring that every neighborhood can function as a complete, vibrant community rather than just a collection of houses.

This shift toward complete neighborhoods is inextricably linked to how people move through the city. A neighborhood cannot truly function as a community hub if its streets are unsafe or if it is isolated by high-speed arterials. By redesigning commercial corridors to prioritize human beings over fast-moving traffic, and by insisting that new development supports walkability and varied transit options, the city can stitch its fragmented landscape back together.

The Future Land Use Map was designed to acknowledge the community desire to further support and allow neighborhood services and mixed use development



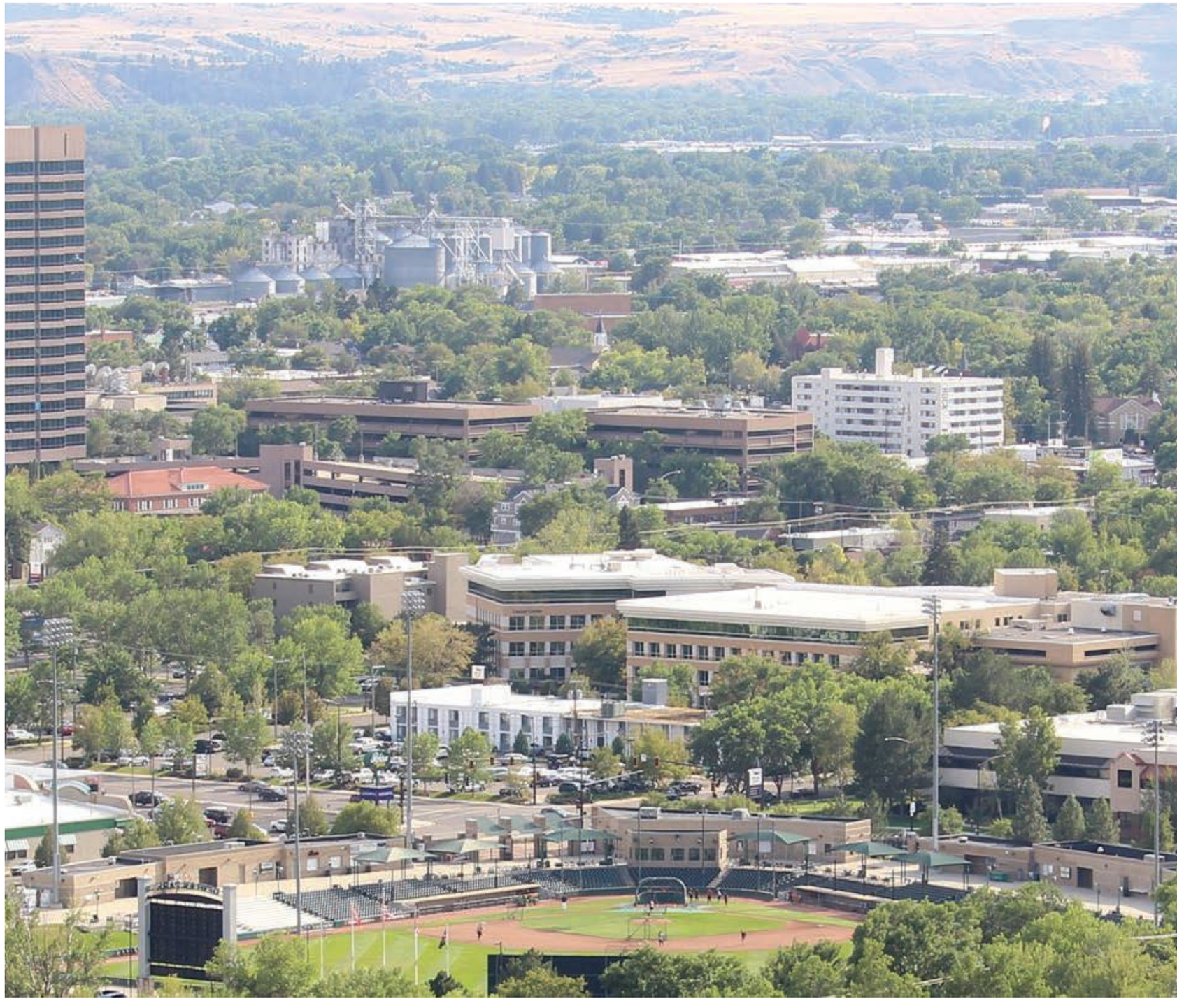




5.4 NEIGHBORHOOD COFFEE SHOPS IN BILLINGS



BILLINGS 2045



6

FROM PRESENT TO FUTURE

PLACETYPES

In Billings, a placetype is a descriptive framework used to define the character, function, and experience of both the natural and built environment. Traditional land use categories focus primarily on how land is used. Placetypes expand on this by also addressing development intensity, building scale, site design, and how an area relates to its surroundings.

Each placetype helps explain how a part of the city fits within the larger community. It identifies the types of amenities that support daily activities, the general form and pattern of development, and the overall character people can expect to experience. This approach provides guidance for how areas should grow and change while maintaining a consistent and recognizable identity.

For Billings, a set of placetypes has been established to guide future growth and reinvestment. These placetypes reflect existing development patterns as well as the community's vision for how different areas should evolve. As the city continues to grow, a combination of infill development, redevelopment, and outward expansion will be needed to support new housing, jobs, and services. The placetype framework helps ensure that these changes strengthen community character, improve connectivity, and support long-term livability.

Rather than prescribing rigid outcomes, the placetype system provides a flexible structure. It recognizes current conditions while setting clear expectations for future improvements. This allows Billings to accommodate change without losing the qualities that define its neighborhoods, commercial areas, and open spaces.

OVERVIEW OF THE BILLINGS PLACETYPE FRAMEWORK

The placetypes for Billings are based on local conditions, community input, and projected growth trends. Earlier planning efforts, including the West Billings Plan, helped inform this framework. The placetypes have since been refined to apply across the entire city and reflect a wider range of development contexts.

Billings includes established neighborhoods, evolving commercial corridors, industrial districts, and significant open space resources. The placetype framework recognizes this diversity while supporting appropriate transitions between different areas. Public input emphasized the importance of maintaining neighborhood character, improving access to services and amenities, and guiding infill and new development so it fits within the existing pattern of the city.

The following placetypes represent current and desired future conditions across Billings:

- Rural Residential and Agricultural
- County Neighborhoods
- Suburban Residential*
- Urban Residential Limited
- Urban Residential
- Urban Residential Mixed
- Urban Node
- Commercial Mixed
- Downtown Urban
- Employment and Industrial
- Open Space
- Public Institutional

These placetypes have been applied across the city to reflect existing land use patterns and development character. This provides a baseline understanding of how Billings functions today.

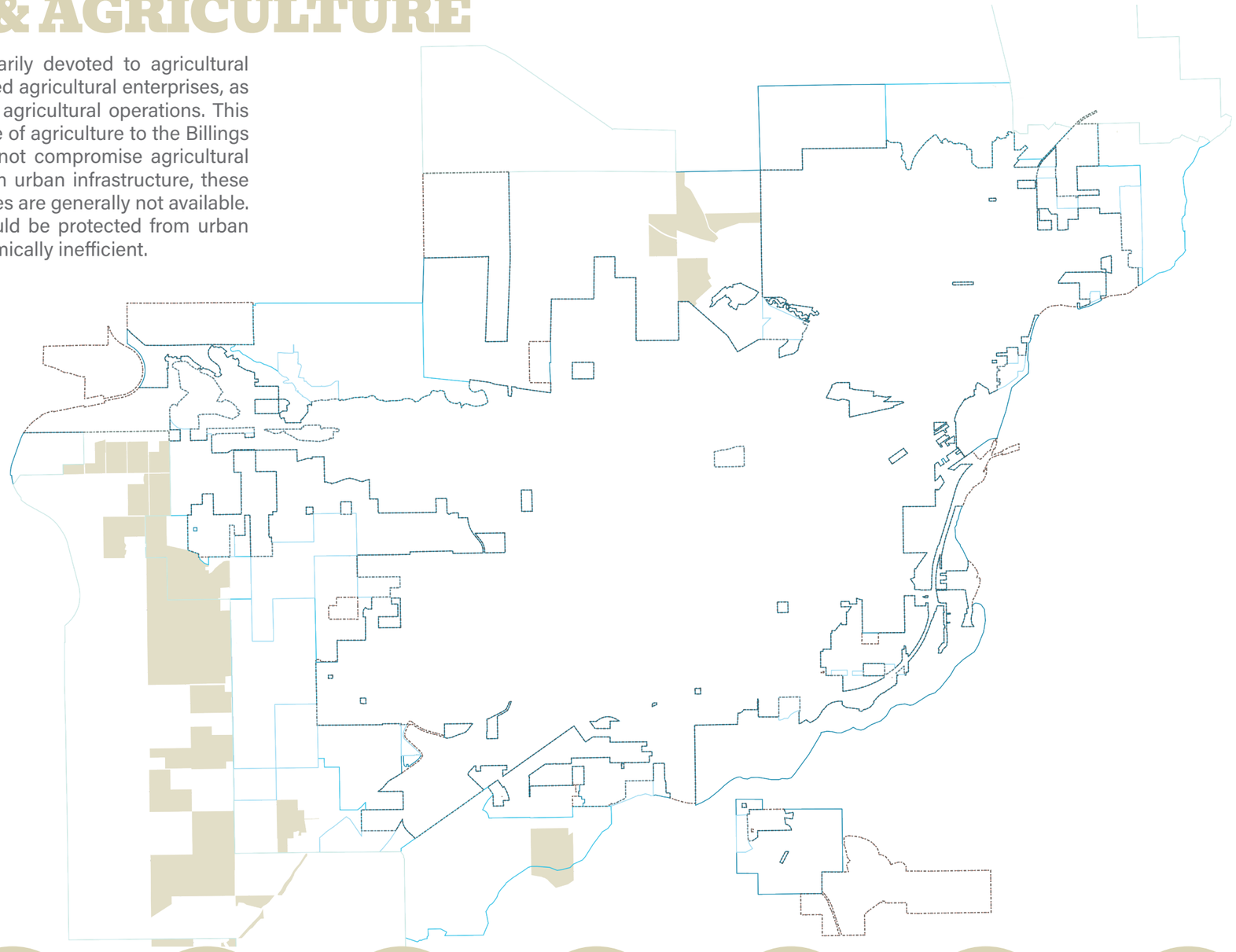
The framework also identifies where change is expected over time. Future growth will be directed to key opportunity areas, including redevelopment sites, strategic corridors, and expanding edges of the city. The Future Placetype Map illustrates how different areas are expected to evolve over the planning horizon and helps guide decisions related to land use, infrastructure, and investment.

This operating plan map does not reflect any changes resulting from public feedback collected on the Billings 2045 Land Use Plan and Future Land Use Map. Summary maps for each placetype follow; the full composite map can be found in Appendix B of this plan.

*This placetype has been added at the request of the City Council following public outreach events conducted April 6-9.

RURAL RESIDENTIAL & AGRICULTURE

The Rural Residential & Agriculture category encompasses lands primarily devoted to agricultural production, including crop cultivation, livestock operations, and value-added agricultural enterprises, as well as very low-density residential development that is compatible with agricultural operations. This category recognizes the economic, cultural, and environmental importance of agriculture to the Billings region while accommodating limited residential development that does not compromise agricultural viability. Due to the low-density nature of development and distance from urban infrastructure, these areas are all outside the City Limits and public water and wastewater utilities are generally not available. This category is appropriate for areas where agricultural operations should be protected from urban encroachment and where the extension of urban services would be economically inefficient.



PRIMARY USES & BUILDING TYPES

- Crop production and livestock operations
- Agricultural support facilities (barns, equipment storage, grain storage)
- Single-unit detached residences
- Manufactured homes
- Accessory dwelling units
- Agricultural worker housing
- Hobby farms, ranchettes ad equestrian facilities

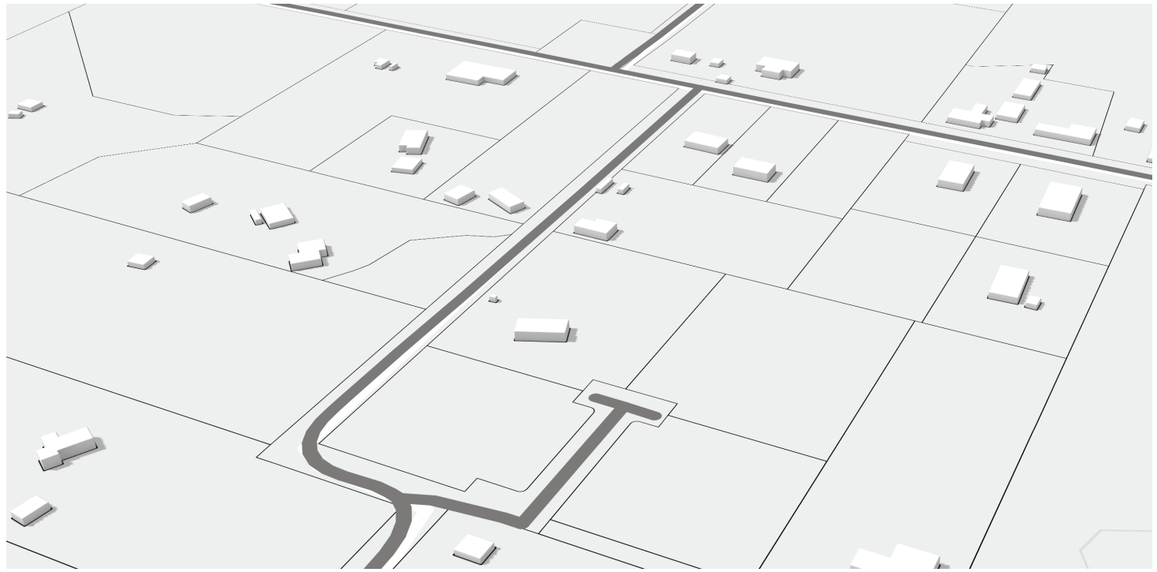
SECONDARY USES & BUILDING TYPES

- Agricultural tourism
- Value-added agricultural processing
- Agricultural education facilities
- Home-based businesses (compatible with rural character)
- Renewable energy production
- Conservation easements and wildlife habitat preservation
- Limited outdoor recreation

RRA

PLACETYPE FEATURES

Density	Generally one dwelling unit per acre or less.
Lot Size	Lot sizes are typically one acre or larger, with 5-40 acres preferred for agricultural operations.
Building Height	Structures are generally low-rise, with residential buildings around 35 feet and agricultural structures up to 45 feet.
Setbacks	Deep setbacks are characteristic, typically 25-35 feet from the front and 25-50 feet from side and rear property lines to maintain an open, rural feel.
Character	Site design should prioritize the preservation of the existing agricultural landscape and natural vegetation. Formal, manicured landscaping is not required.
Buffering	Encourage the use of landscape buffers and screening to mitigate potential conflicts between agricultural operations and residential uses.
Parking	On-site parking is typically accommodated on gravel or pervious surfaces appropriate to the rural context.
Miscellaneous	Promote the use of low-impact development techniques that preserve natural drainage patterns.



MOBILITY & CONNECTIVITY

- The transportation network is primarily composed of rural roads that follow the section line grid, designed to accommodate both passenger vehicles and large agricultural equipment.
- Connectivity should be maintained for agricultural access while connecting to the larger road network.
- Pedestrian and bicycle facilities are generally not provided, reflecting the rural, low-density nature of the area.



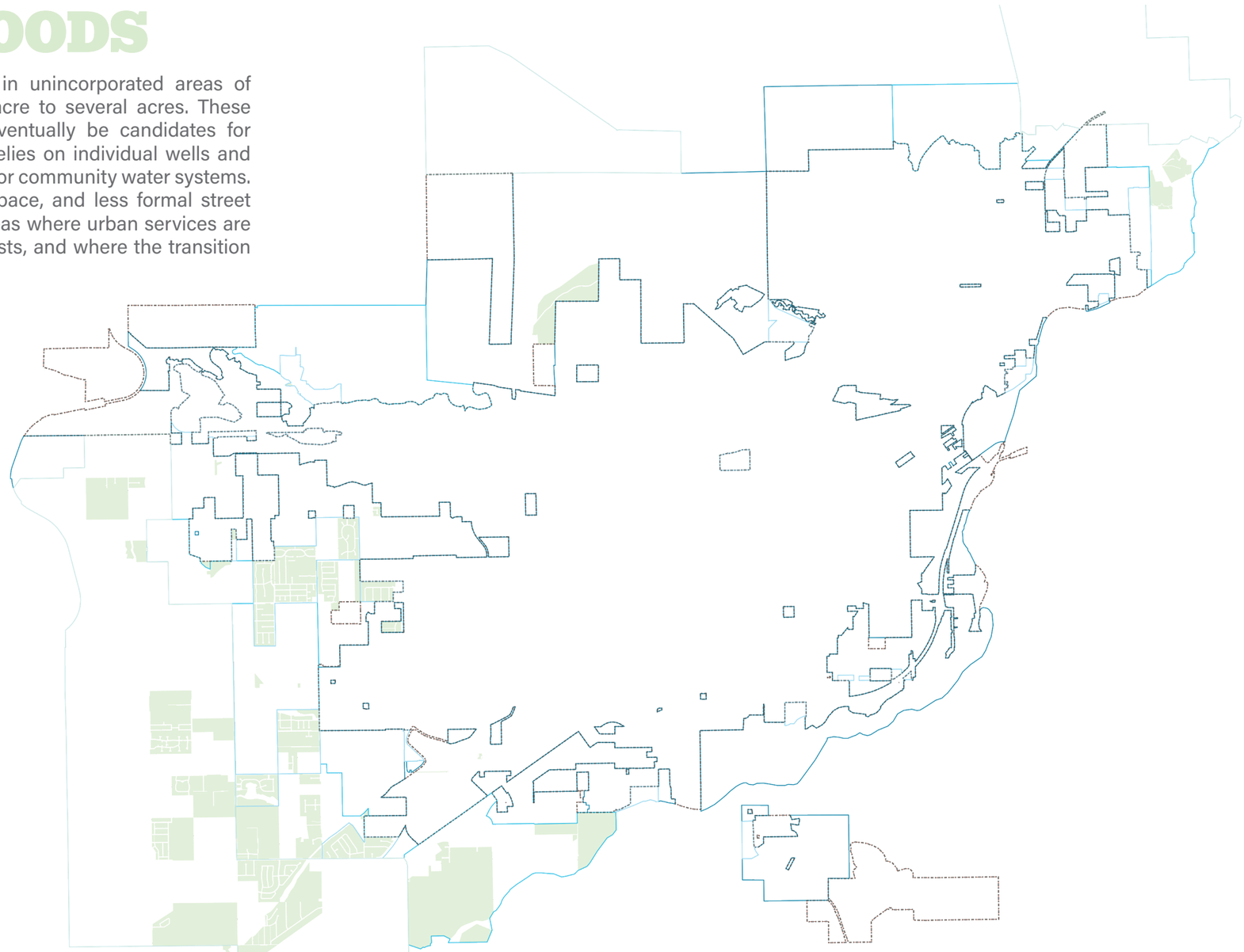






COUNTY NEIGHBORHOODS

County Neighborhoods represent low-density residential development in unincorporated areas of Yellowstone County, characterized by lot sizes ranging from one-third acre to several acres. These neighborhoods often develop along existing county roads and may eventually be candidates for annexation as the city expands. Development in this category typically relies on individual wells and septic systems, though some areas may have access to rural water districts or community water systems. The character is distinctly suburban-rural, with larger lots, more open space, and less formal street networks than urban residential areas. This category is appropriate for areas where urban services are not immediately available but where residential development pressure exists, and where the transition from rural to urban land uses should occur gradually over time.



PRIMARY USES & BUILDING TYPES

- Single-unit detached residences
- Manufactured homes
- Accessory dwelling units
- Small-scale agricultural uses

SECONDARY USES & BUILDING TYPES

- Home-based businesses (compatible with rural character)
- Bed and breakfast establishments
- Day care facilities
- Recreational facilities and open space
- Community gardens
- Equestrian facilities (personal use)
- Small-scale renewable energy systems

PLACETYPE FEATURES

Density	Densities are low, generally ranging from 0.33 to 0.99 dwelling units per acre.
Lot Size	Lots are typically large, with a general minimum of one-third of an acre.
Building Height	Buildings are typically limited to a maximum height of around 34 feet (3 stories).
Setbacks	Setbacks are generous, around 10-30 feet in the front and 10-25 feet on the side and rear, to maintain a spacious, semi-rural character.
Character	Encourage landscaping that utilizes drought-tolerant and native species. A significant portion of each lot should be maintained as landscaped or natural open space.
Buffering	Where these neighborhoods abut more intensive agricultural or industrial uses, landscape buffers should be used to provide a transition.
Parking	Provide adequate on-site parking, typically two spaces per home. The use of pervious surfaces is encouraged.
Miscellaneous	Promote the use of low-impact development techniques that preserve natural drainage patterns.



MOBILITY & CONNECTIVITY

- These neighborhoods are connected to the larger road network via collectors or arterials, with internal streets that may be paved or gravel.
- Future development should be planned to allow for future pedestrian and bicycle connectivity if the area is annexed and urbanized.
- Sidewalks are not required in unzoned area, but rights-of-way should be preserved for future installation.



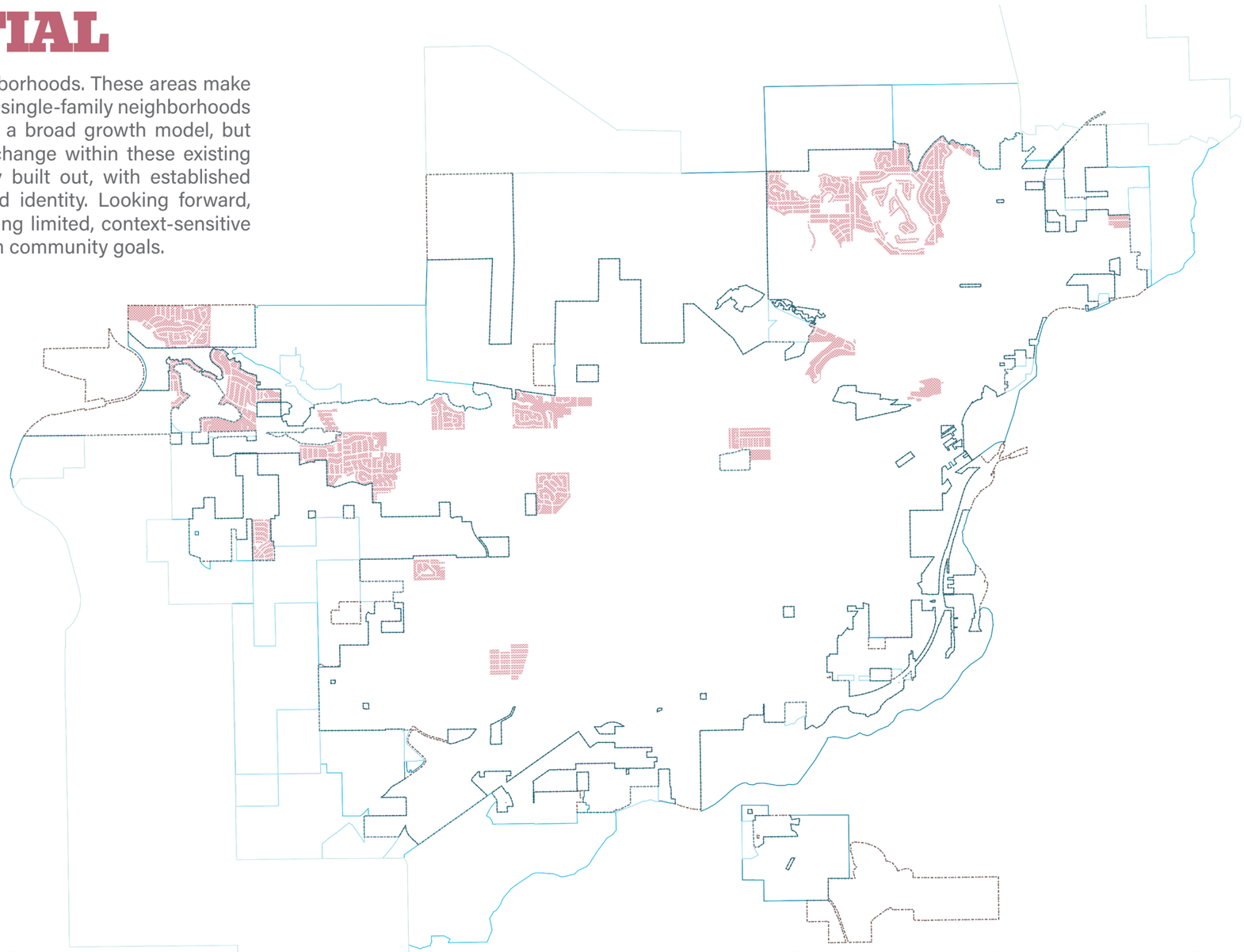






SUBURBAN RESIDENTIAL

Suburban Residential areas represent primarily existing, established neighborhoods. These areas make up a portion of the city's current residential fabric and are defined by stable, single-family neighborhoods with consistent development patterns. This placetype is not intended as a broad growth model, but rather as a framework to recognize, preserve, and incrementally guide change within these existing neighborhoods. Suburban Residential areas are typically fully or largely built out, with established infrastructure, mature landscaping, and a strong sense of neighborhood identity. Looking forward, this placetype focuses on maintaining neighborhood stability while allowing limited, context-sensitive evolution to address housing needs, infrastructure efficiency, and long-term community goals.



PRIMARY USES & BUILDING TYPES

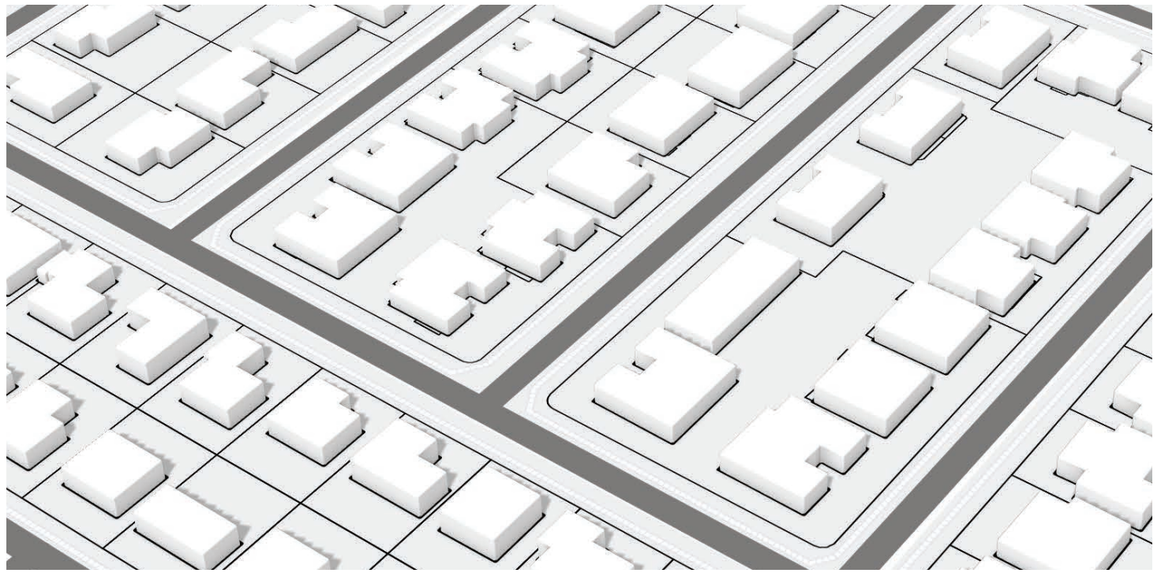
- Single-unit detached residences
- Accessory dwelling units

SECONDARY USES & BUILDING TYPES

- Existing duplexes and townhomes
- Neighborhood parks and open space
- Schools and civic uses embedded within neighborhoods

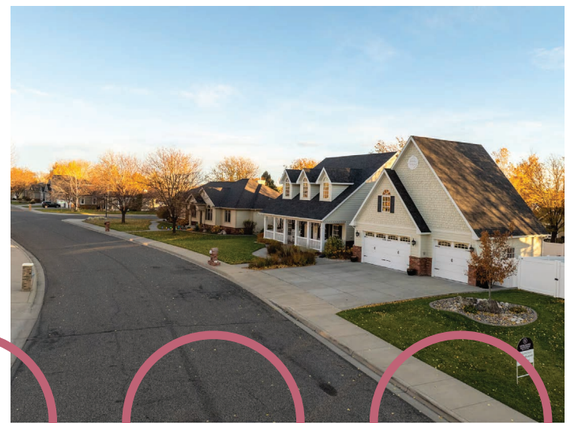
PLACETYPE FEATURES

Density	Densities are low to moderate, generally ranging from 2 to 6 dwelling units per acre.
Lot Size	Lots are typically medium in size, generally ranging from 7,000 to 15,000 square feet, with some variation based on subdivision age and location.
Building Height	Buildings are typically limited to a maximum height of around 30–35 feet.
Setbacks	Setbacks are uniform, typically 20 feet in the front and 5-20 feet on the sides and rear, creating a consistent streetscape.
Character	Preserve the established suburban neighborhood character, including consistent building scale, yard patterns, and mature landscaping. Encourage reinvestment and landscaping that incorporates drought-tolerant and regionally appropriate species.
Buffering	Where Suburban Residential areas abut higher-intensity uses or major corridors, landscape buffering, fencing, or transitional building forms should be used to protect neighborhood character and reduce impacts.
Parking	Provide adequate on-site parking, typically two spaces per dwelling unit, primarily in garages or driveways. Minimize visual impacts of front-loaded garages where feasible.
Miscellaneous	Promote incremental, context-sensitive infill and redevelopment that is compatible with existing neighborhood form. Encourage infrastructure reinvestment and low-impact development techniques where feasible within established conditions.



MOBILITY & CONNECTIVITY

- The street network consists of paved neighborhood streets with multiple connections to the city's collector and arterial road system.
- Sidewalks are required to ensure a safe environment for pedestrians.
- Bicycle connectivity to local destinations like schools and parks should be provided via low-traffic streets or shared-use paths.









URBAN RESIDENTIAL LIMITED

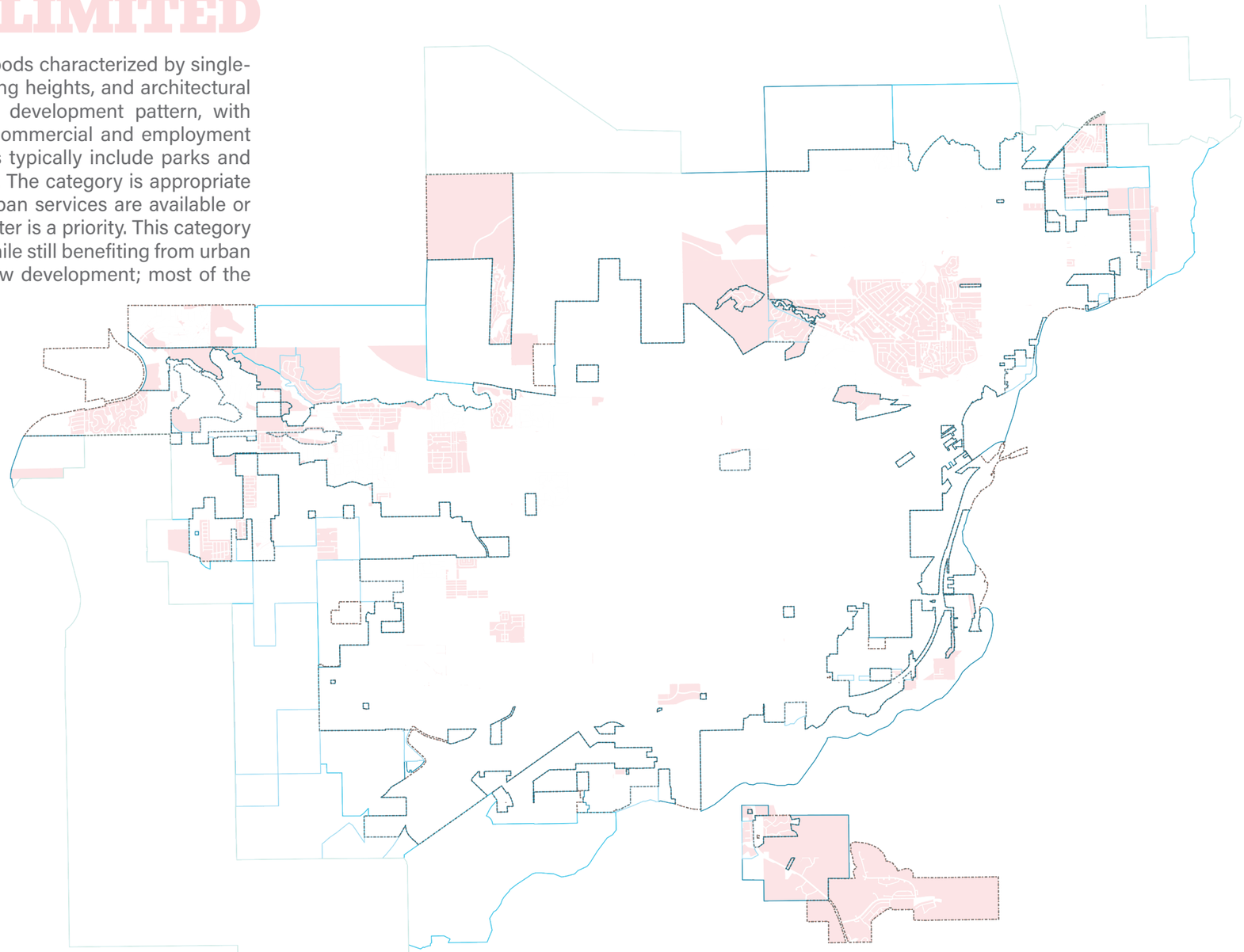
Urban Residential Limited encompasses established suburban neighborhoods characterized by single-family detached homes on individual lots, with consistent setbacks, building heights, and architectural character. This category represents the traditional American suburban development pattern, with curvilinear streets, cul-de-sacs, and separation of residential uses from commercial and employment areas. Public water and sewer services are provided, and neighborhoods typically include parks and other community amenities within reasonable walking or driving distance. The category is appropriate for areas where low-density residential development is desired, where urban services are available or planned, and where the preservation of single-family neighborhood character is a priority. This category is typified by larger lots with private yards, and a residential environment while still benefiting from urban infrastructure and services. These neighborhoods are less common in new development; most of the areas classified as URL are existing neighborhoods in the City.

PRIMARY USES & BUILDING TYPES

- Single-unit residential
- Duplexes
- Accessory dwelling units

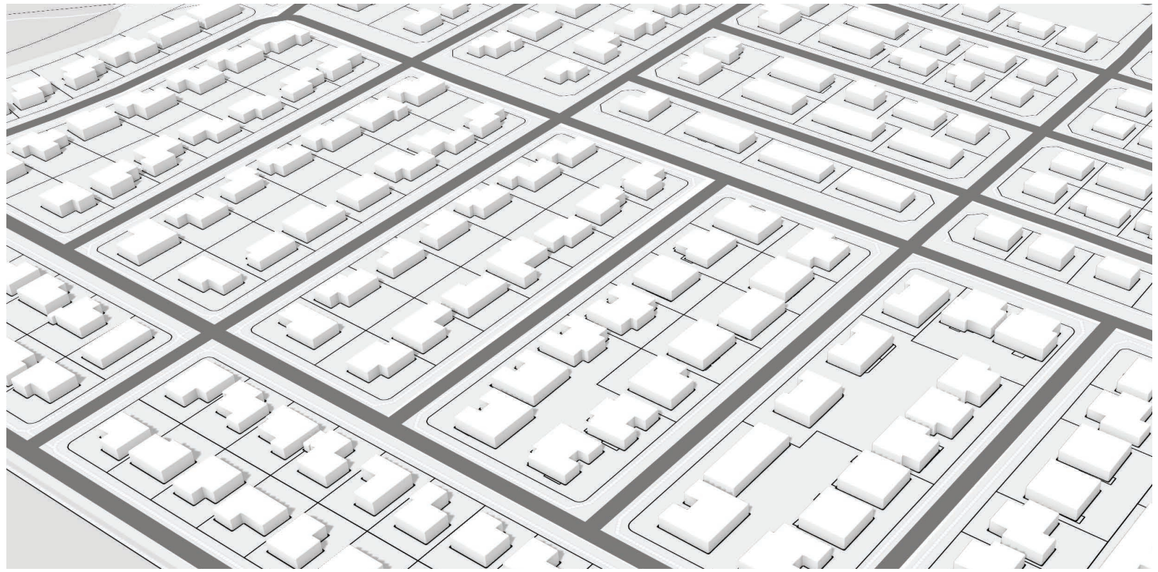
SECONDARY USES & BUILDING TYPES

- Parks and playgrounds
- Places of assembly
- Community centers
- Home occupations
- Day care facilities
- Bed and breakfast establishments
- Urban agriculture



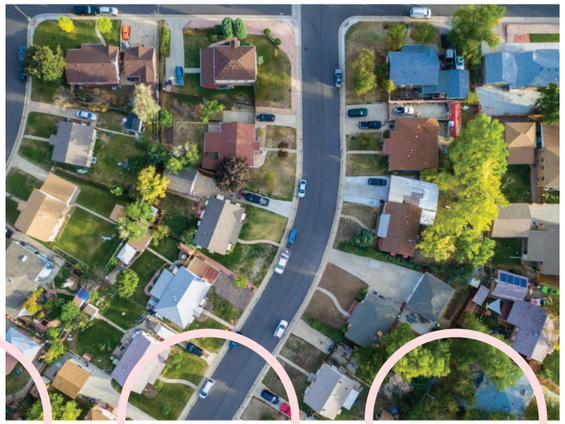
PLACETYPE FEATURES

Density	A low-density suburban pattern, with densities generally ranging from 3.5 to 7 dwelling units per acre.
Lot Size	Typical lot sizes range from 5,000 to 15,001 square feet.
Building Height	Building heights are consistent, generally around 30-35 feet (3 stories).
Setbacks	Setbacks are uniform, typically 20 feet in the front and 5-20 feet on the sides and rear, creating a consistent streetscape. Build-to zones may be used.
Character	Encourage well-maintained landscapes that contribute to an attractive streetscape. A significant portion of the lot, particularly the front yard, should be landscaped.
Buffering	Where adjacent to non-residential uses, landscape buffers should be used to screen and soften the transition.
Parking	Policy supports providing two off-street parking spaces per home, typically in a garage and driveway.
Miscellaneous	All utilities should be placed underground to improve the visual quality of the neighborhood.



MOBILITY & CONNECTIVITY

- The street network consists of paved neighborhood streets with multiple connections to the city's collector and arterial road system.
- Sidewalks are required to ensure a safe environment for pedestrians.
- Bicycle connectivity to local destinations like schools and parks should be provided via low-traffic streets or shared-use paths.









URBAN RESIDENTIAL

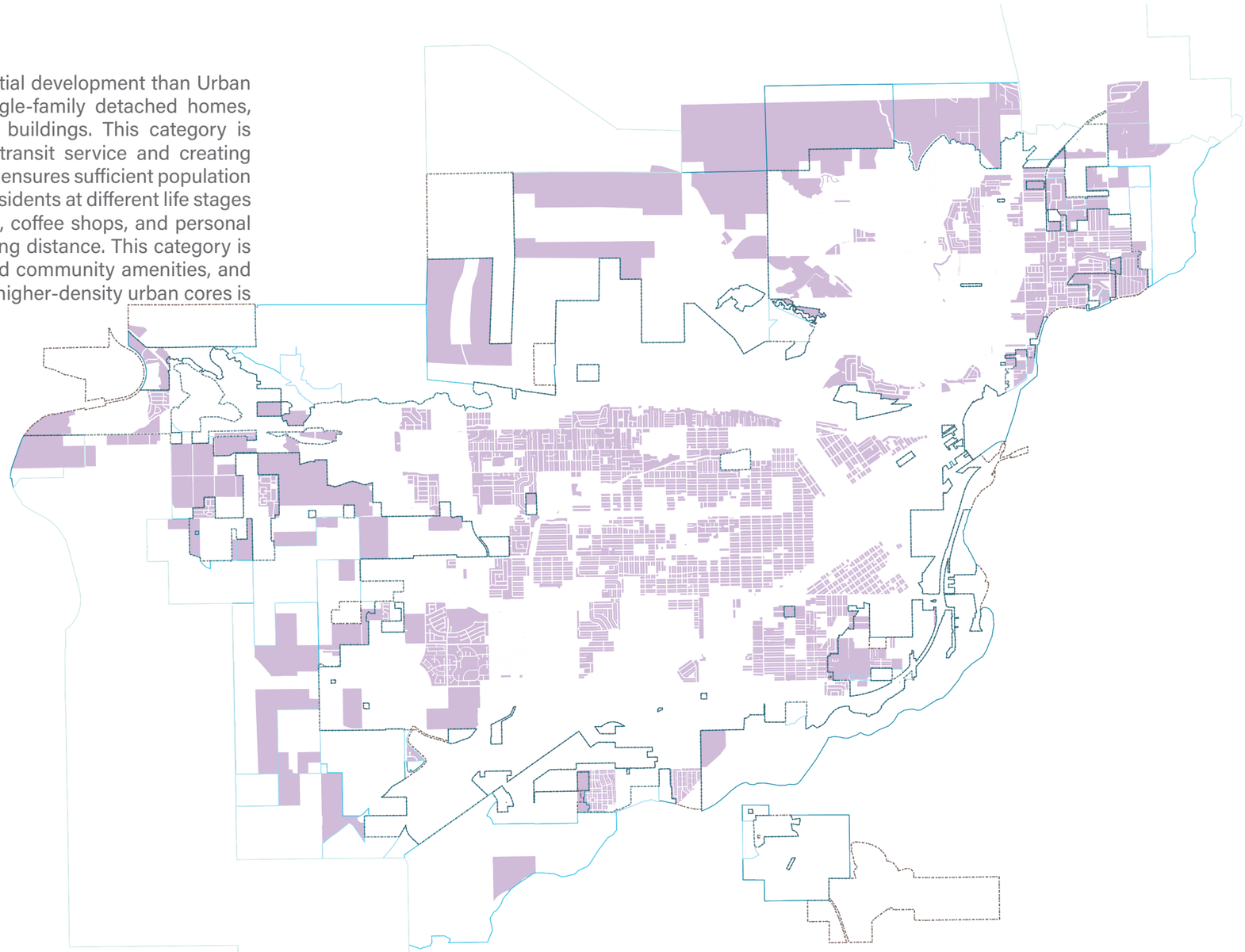
Urban Residential represents a more diverse and compact form of residential development than Urban Residential Limited, incorporating a mix of housing types including single-family detached homes, duplexes, triplexes, fourplexes, townhomes, and small-scale multifamily buildings. This category is designed to provide housing choice and affordability while supporting transit service and creating walkable neighborhoods with convenient access to daily needs. The density ensures sufficient population to support bus transit, while the mix of housing types provides options for residents at different life stages and income levels. Neighborhood commercial uses such as corner stores, coffee shops, and personal services are permitted on a limited basis to serve daily needs within walking distance. This category is appropriate for areas along transit corridors, near employment centers and community amenities, and in locations where a transition between lower-density suburban areas and higher-density urban cores is desired.

PRIMARY USES & BUILDING TYPES

- Single-unit residential
- Duplexes, triplexes & fourplexes
- Townhomes
- Accessory dwelling units
- Live-work units
- Neighborhood parks and plazas

SECONDARY USES & BUILDING TYPES

- Neighborhood commercial (corner stores, coffee shops, bakeries)
- Professional offices and personal services (dental, legal, salons)
- Places of assembly
- Home occupations
- Day care facilities
- Small-scale group homes
- Short-term rentals
- Urban agriculture



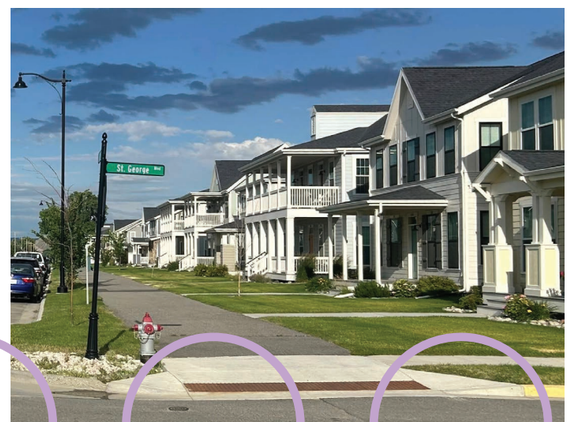
PLACETYPE FEATURES

Density	A moderate density range of 6 to 16 dwelling units per acre is encouraged to support transit and walkability.
Lot Size	Lot sizes vary by housing type, generally starting at 4,000 sq ft for single-family and increasing for multifamily structures.
Building Height	Building heights are generally up to 35-40 feet (3 stories).
Setbacks	Setbacks are reduced, with build-to zones of 5-20 feet, to create a more pedestrian-oriented streetscape.
Character	Encourage pedestrian-oriented landscaping with a strong emphasis on street trees. Front yard design should help define the public and private realm through low walls, fences, or hedges.
Buffering	Where more intensive multifamily buildings are located next to single-family homes, buffers, greater property line setbacks and stepped stories should be used to ensure compatibility.
Parking	Policy should support a flexible approach to parking, with reduced off-street requirements (e.g., 1-1.5 spaces per unit) and the use of on-street parking.
Miscellaneous	The use of green infrastructure, such as rain gardens and permeable pavement, is strongly encouraged. All utilities should be placed underground to improve the visual quality of the neighborhood.



MOBILITY & CONNECTIVITY

- The street network should be highly interconnected with short block lengths (300-400 feet) to create a walkable environment.
- Sidewalks are required.
- A network of bike lanes and shared-use paths should connect the neighborhood to the wider city.
- Streets should be designed with traffic calming measures to prioritize pedestrian safety.









URBAN RESIDENTIAL MIXED

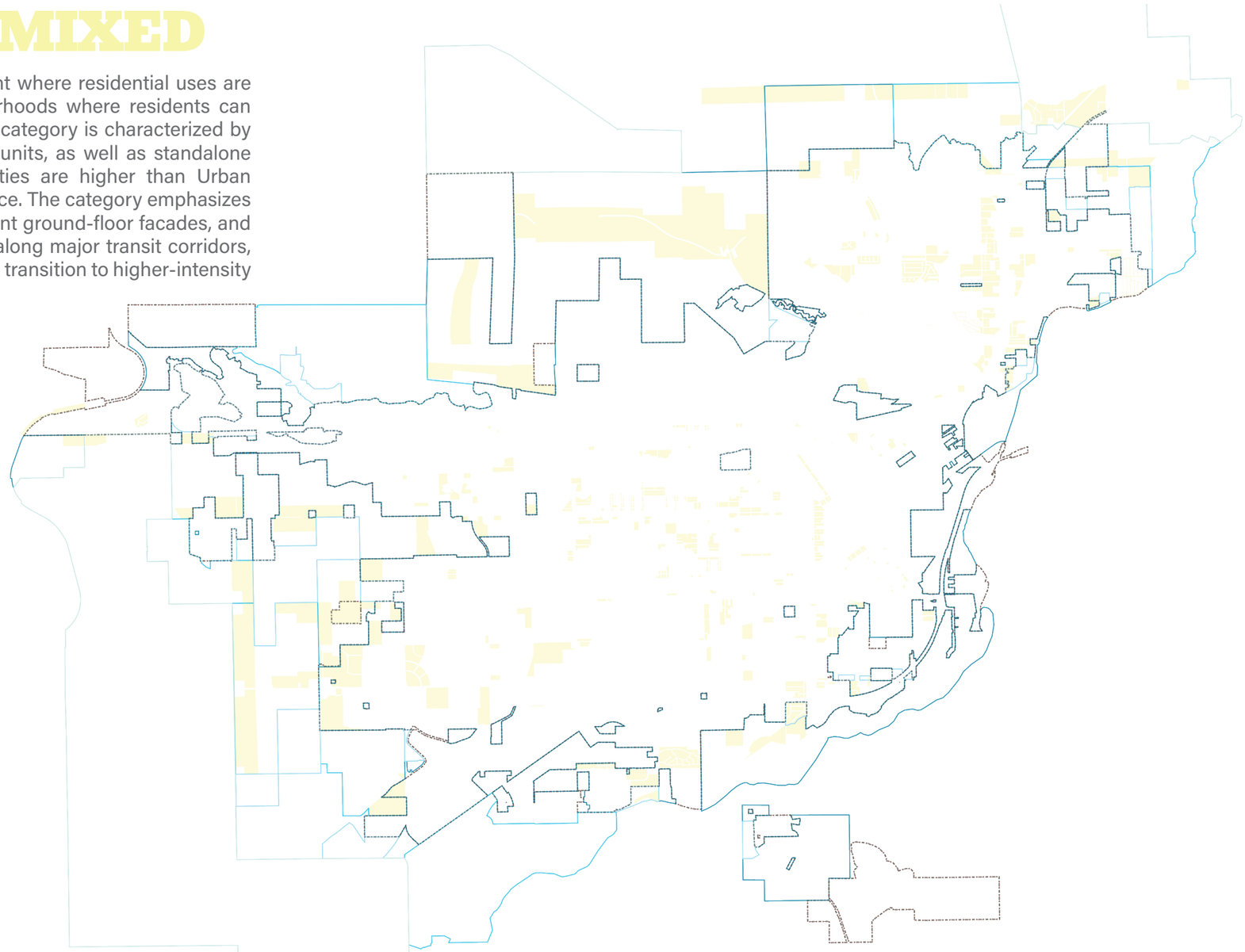
Urban Residential Mixed represents a vibrant, walkable urban environment where residential uses are integrated with commercial and office uses, creating complete neighborhoods where residents can live, work, and access daily services without relying on automobiles. This category is characterized by buildings with ground-floor commercial uses and upper-floor residential units, as well as standalone residential buildings in close proximity to commercial corridors. Densities are higher than Urban Residential to support a greater mix of uses and more frequent transit service. The category emphasizes pedestrian-oriented design, with buildings close to the sidewalk, transparent ground-floor facades, and active uses that engage the street. This category is appropriate for areas along major transit corridors, adjacent to Urban Nodes and employment centers, and in locations where a transition to higher-intensity development is desired.

PRIMARY USES & BUILDING TYPES

- Single-unit residential
- Duplexes and multi-unit residential (apartments, condominiums)
- Accessory dwelling units
- Townhomes and rowhouses
- Live-work units
- Mixed-use buildings (residential above commercial)
- Senior housing
- Public space (parklets, public plazas, pocket parks)

SECONDARY USES & BUILDING TYPES

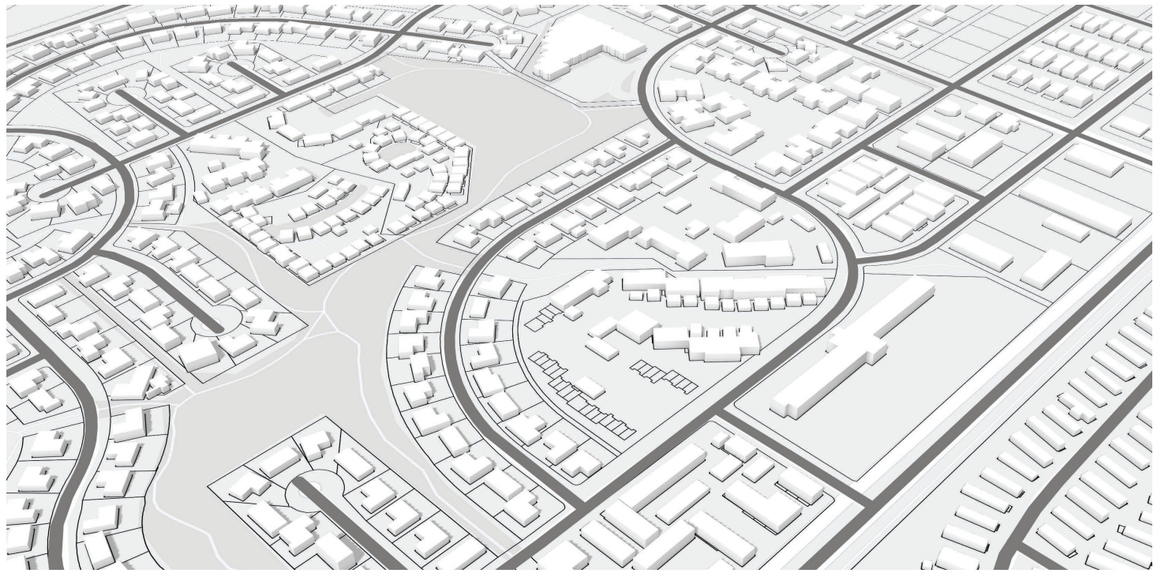
- Retail (grocery stores, boutiques, personal services)
- Offices (medical, dental, legal, financial, real estate)
- Restaurants & cafes
- Coworking spaces and business incubators
- Community facilities (libraries, community centers, health clinics)
- Cultural uses (galleries, performance spaces, studios)
- Short-term accommodations



URM

PLACETYPE FEATURES

Density	Higher densities of 12 to 24 dwelling units per acre are appropriate to support a mix of uses and frequent transit.
Lot Size	Lot sizes are flexible, generally starting around 5,000 sq ft, with smaller configurations possible for townhomes.
Building Height	Building heights are typically in the range of 45 to 55 feet (4 stories).
Setbacks	Buildings should be built close to the sidewalk (0-10 foot setback) to create a continuous, active street edge.
Character	Site design should focus on creating an active and engaging pedestrian realm. Encourage the use of street trees, green walls, and rooftop gardens in place of traditional yard space.
Buffering	Where this category abuts lower-density residential zones, a landscape buffer should be provided to ensure a graceful transition.
Parking	Policy encourages reduced parking ratios (e.g., 1 space per unit) and the use of structured parking that is either screened or wrapped with active uses.
Miscellaneous	The use of green roofs, rain gardens, and permeable pavement should be a standard practice. All utilities should be placed underground to improve the visual quality of the neighborhood.



MOBILITY & CONNECTIVITY

- A highly walkable environment is a key policy goal, supported by short blocks, wide sidewalks (6-8 feet) and shared use pathways to connect community amenities and commercial areas .
- The area should be served by frequent transit.
- Major corridors should feature complete streets design with protected bike lanes.
- Ample bicycle parking and connections to the citywide bicycle network are essential.









URBAN NODE

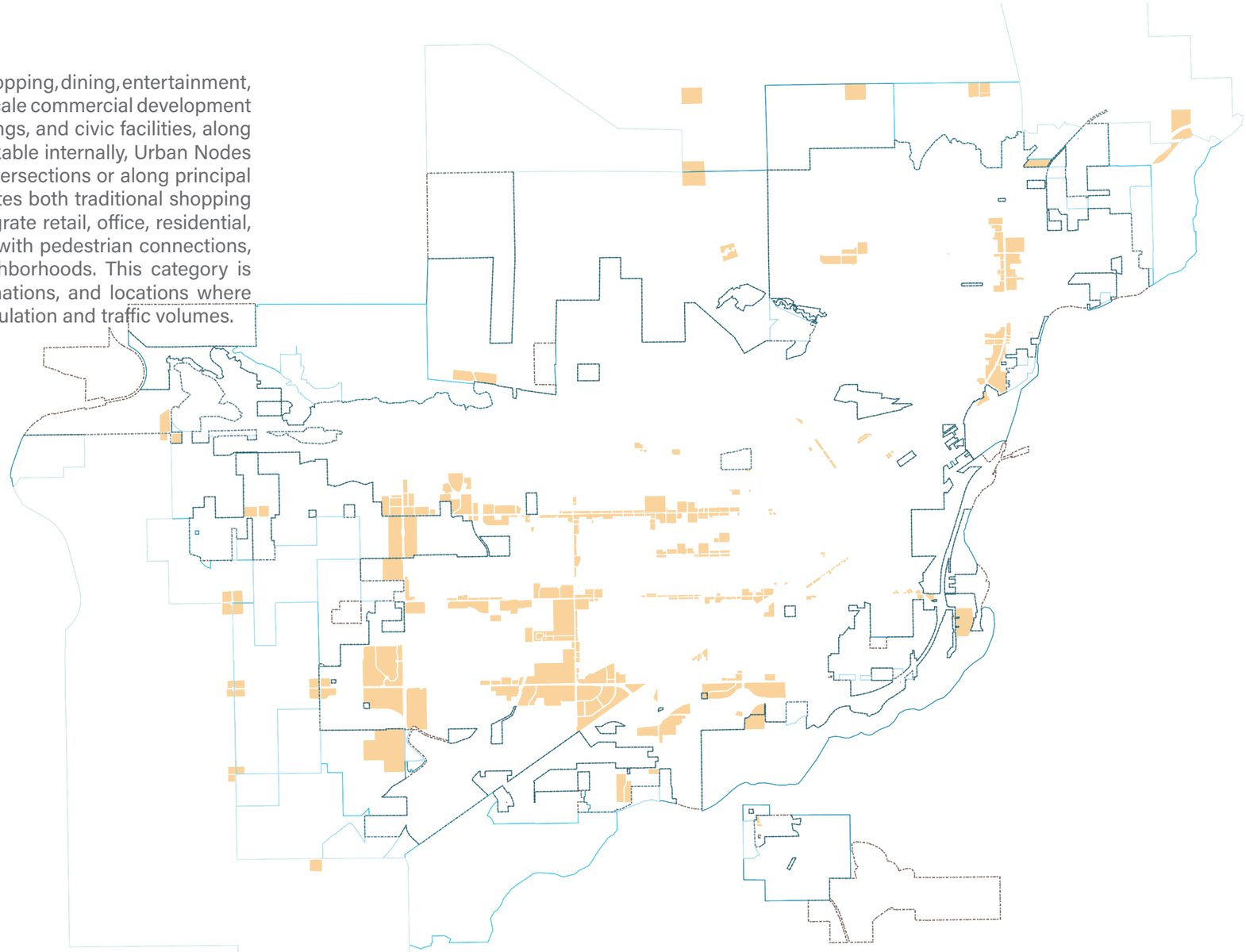
Urban Nodes represent major activity centers that serve as destinations for shopping, dining, entertainment, employment, and civic functions. These nodes are characterized by larger-scale commercial development including shopping centers, big-box retail, restaurants, hotels, office buildings, and civic facilities, along with supporting higher-density residential uses. While designed to be walkable internally, Urban Nodes are primarily accessed by automobile and are typically located at major intersections or along principal arterials with high visibility and traffic volumes. The category accommodates both traditional shopping center formats and newer mixed-use town center developments that integrate retail, office, residential, and public spaces. Urban Nodes should be designed as complete places with pedestrian connections, public gathering spaces, and transitions to surrounding residential neighborhoods. This category is appropriate for major commercial intersections, regional shopping destinations, and locations where significant commercial development can be supported by surrounding population and traffic volumes.

PRIMARY USES & BUILDING TYPES

- Shopping centers and retail complexes
- Big-box retail and department stores
- Grocery stores and supermarkets
- Restaurants (sit-down and fast food)
- Hotels and conference facilities
- Offices and business parks
- Multifamily residential (mid-rise apartments and condominiums)
- Civic and cultural facilities

SECONDARY USES & BUILDING TYPES

- Entertainment venues and recreational facilities
- Banks and financial institutions
- Automobile-oriented uses (gas stations, car washes, auto repair)
- Day care centers and educational facilities
- Public plazas and gathering spaces
- Transit centers and park-and-ride facilities
- Structured parking facilities



PLACETYPE FEATURES

Density	Where residential is included, densities should be 16 dwelling units per acre or greater.
Lot Size	Lots are typically large, 10,000 sq ft or more, to accommodate large-format development
Building Height	Building heights generally range up to 55 feet (5 stories), with opportunities for taller buildings (up to 75 feet) with design review
Setbacks	Setbacks are flexible but should encourage buildings to be oriented towards the street where feasible, with parking to the side or rear.
Character	Encourage high-quality landscaping, particularly along street frontages and within parking areas, to create a more attractive and comfortable environment.
Buffering	A substantial landscape buffer (e.g., 25 feet) with screening should be provided where these nodes are adjacent to residential areas.
Parking	Policy supports shared parking arrangements between different uses to improve efficiency. Parking lots should be broken up with landscaped islands.
Miscellaneous	It is a key policy to ensure safe and direct pedestrian walkways connect buildings, parking areas, and transit stops.



MOBILITY & CONNECTIVITY

- These areas should have excellent access to the arterial and collector street network.
- The internal street network should be designed to prioritize pedestrian safety with well-marked crosswalks and other traffic calming features.
- Nodes should serve as hubs for transit service, with high-quality shelters and amenities.
- Bicycle and pedestrian connections to surrounding neighborhoods are encouraged.









COMMERCIAL MIXED

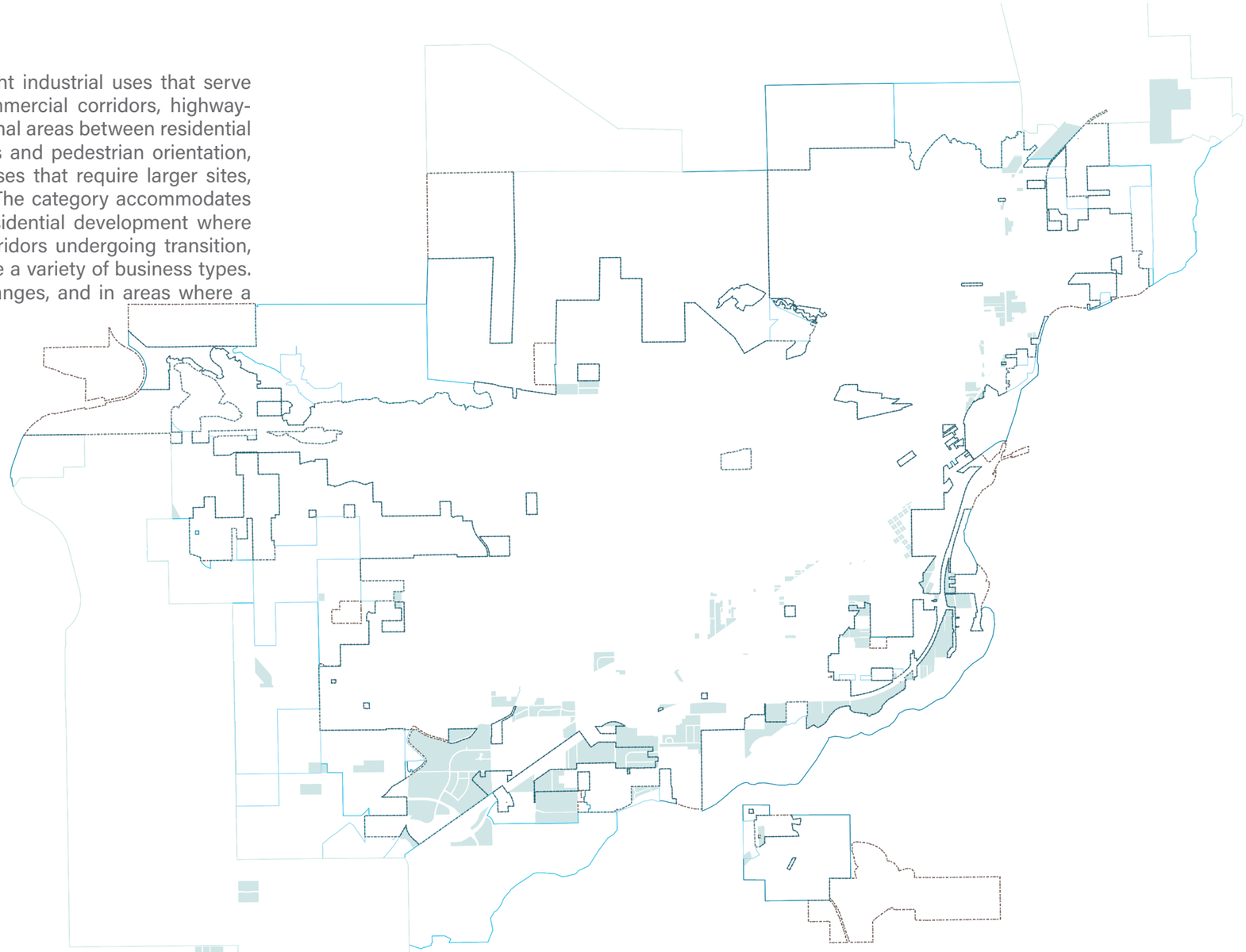
Commercial Mixed encompasses a diverse range of commercial and light industrial uses that serve both local and regional markets. This category includes traditional commercial corridors, highway-oriented commercial development, service commercial areas, and transitional areas between residential and industrial uses. Unlike Urban Nodes which emphasize a mix of uses and pedestrian orientation, Commercial Mixed areas are primarily auto-oriented and may include uses that require larger sites, outdoor storage, or are less compatible with residential neighborhoods. The category accommodates retail, office, service, and light industrial uses, as well as supporting residential development where appropriate. Commercial Mixed areas may include older commercial corridors undergoing transition, new highway-oriented development, or flex spaces that can accommodate a variety of business types. This category is appropriate along major arterials, near highway interchanges, and in areas where a buffer between residential and industrial uses is needed.

PRIMARY USES & BUILDING TYPES

- Retail stores and shopping centers
- Restaurants and bars
- Professional and business offices
- Hotels and motels
- Service commercial and contractor shops
- Self-storage facilities
- Wholesale and distribution
- Light manufacturing
- Flex space and business parks

SECONDARY USES & BUILDING TYPES

- Multifamily residential
- Automobile sales and service
- Gas stations and convenience stores
- Outdoor recreation retail (RV sales, boat sales, sporting goods)
- Fitness centers and recreational facilities
- Renewable energy facilities



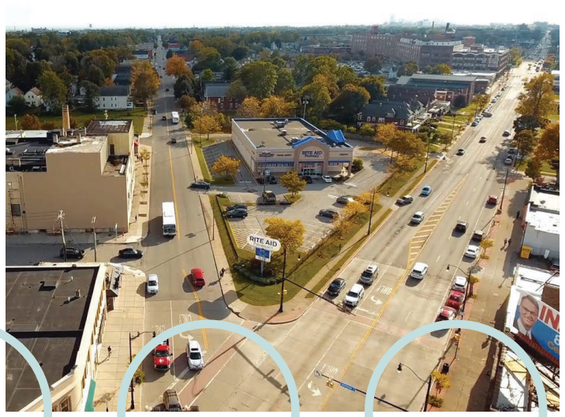
PLACETYPE FEATURES

Density	Where residential is included, densities should be 12 dwelling units per acre or greater.
Lot Size	Lot sizes are flexible, generally 5,000 sq ft or larger.
Building Height	Building heights are typically up to 45 feet (4 stories), with the potential for taller buildings (up to 60 feet).
Setbacks	Setbacks are flexible, but should include deeper buffers (e.g., 20 feet) when adjacent to residential areas.
Character	Encourage landscaping to soften the auto-oriented character of these areas, particularly along street frontages.
Buffering	A robust landscape buffer with a screening wall or fence is a key policy where these areas abut residential zones.
Parking	Policy supports providing adequate on-site parking for a mix of uses. Parking lots should include landscaping to break up large expanses of pavement.
Miscellaneous	Any outdoor storage areas should be screened from public view.



MOBILITY & CONNECTIVITY

- These areas are typically located on collector or arterial streets with a focus on managing access to minimize traffic conflicts.
- Sidewalks are required along all street frontages.
- Internal pedestrian connections should link buildings to transit stops.
- Transit service should be provided along major corridors.



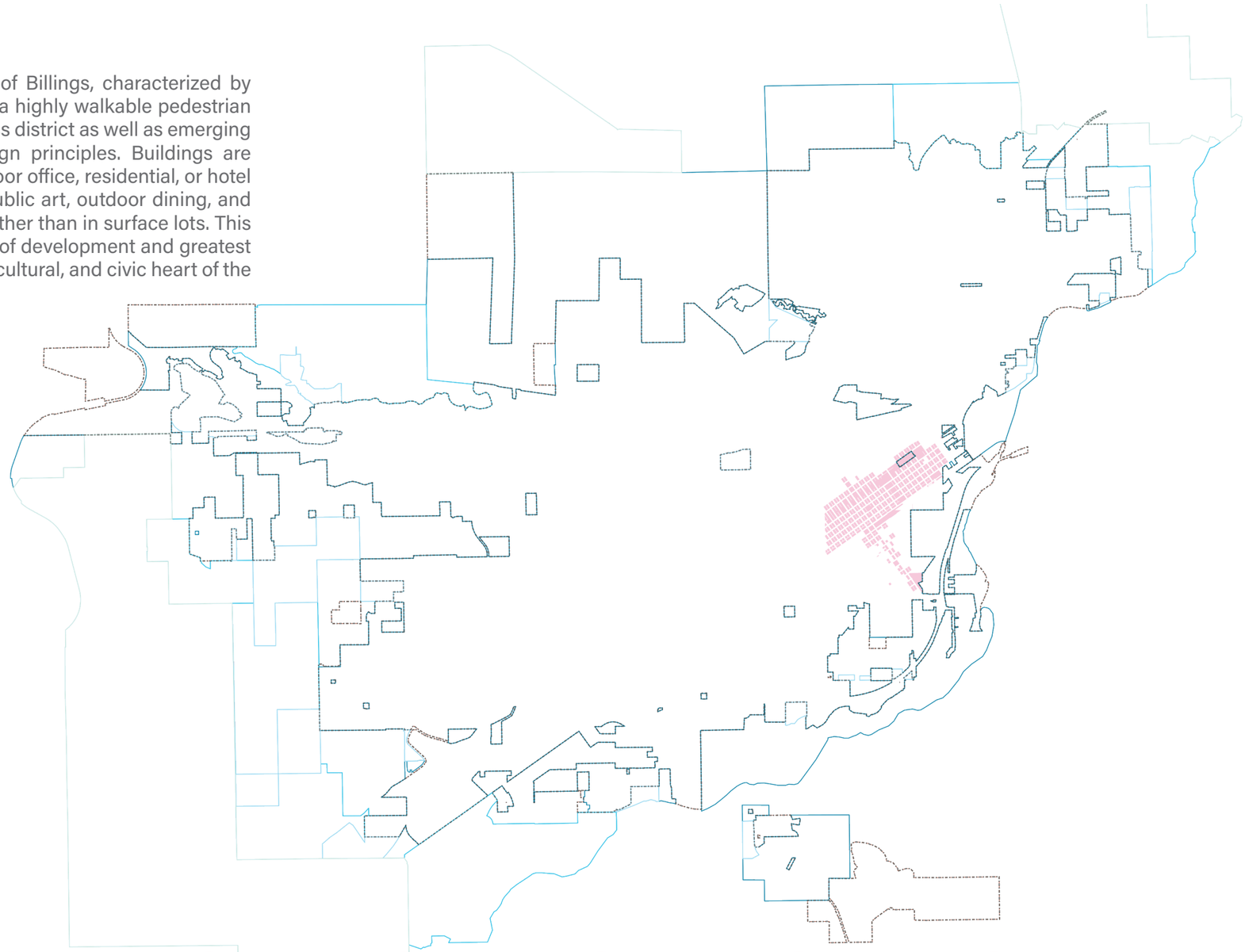






DOWNTOWN URBAN

Downtown Urban represents the historic and contemporary urban core of Billings, characterized by multi-story buildings built to the sidewalk, a fine-grained mix of uses, and a highly walkable pedestrian environment. This category encompasses the traditional downtown business district as well as emerging urban neighborhoods and mixed-use districts that embody urban design principles. Buildings are predominantly multi-story with ground-floor commercial uses and upper-floor office, residential, or hotel uses. The public realm is emphasized with wide sidewalks, street trees, public art, outdoor dining, and gathering spaces. Parking is provided primarily in structures or on-street rather than in surface lots. This category is appropriate for the downtown core where the highest intensity of development and greatest diversity of uses is desired. Downtown Urban areas serve as the economic, cultural, and civic heart of the community.



PRIMARY USES & BUILDING TYPES

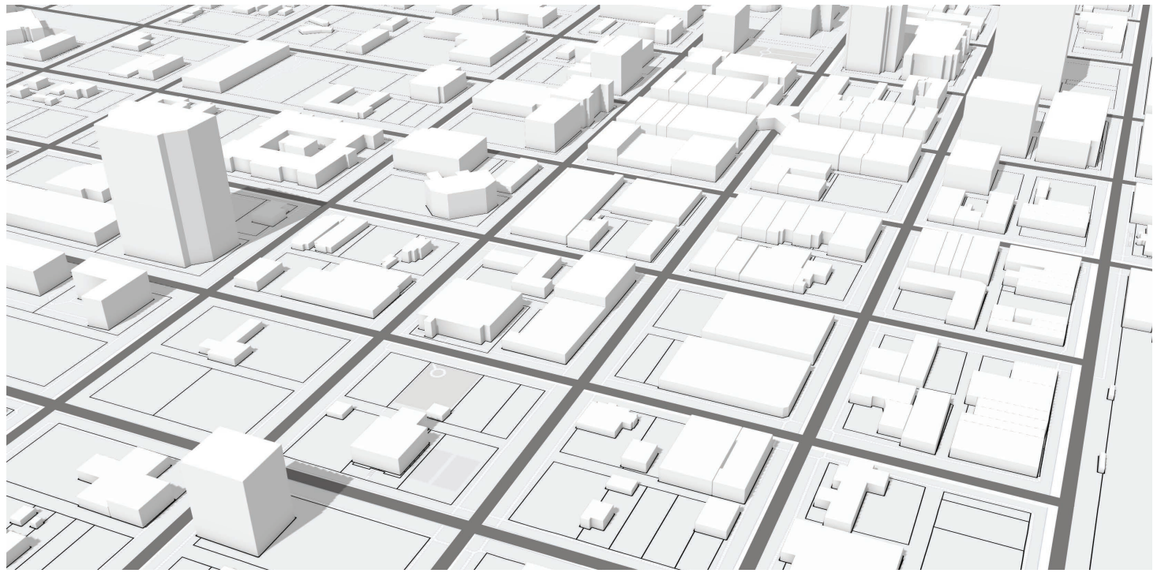
- Mixed-use buildings (retail/office/residential)
- Multi-story office buildings
- High-density residential (apartments, condominiums, lofts)
- Hotels and conference facilities
- Restaurants, cafes, and bars
- Retail and boutique shops
- Cultural facilities, civic and government buildings
- Financial institutions

SECONDARY USES & BUILDING TYPES

- Entertainment venues
- Medical and dental offices
- Coworking and maker spaces
- Public markets and food halls
- Public plazas and parks
- Transit stations and mobility hubs
- Structured parking facilities
- Urban agriculture (rooftop gardens, vertical farms)

PLACETYPE FEATURES

Density	This category supports the highest residential densities in the city, starting at 16 dwelling units per acre with no maximum.
Lot Size	There is no minimum lot size; consolidation of lots is encouraged.
Building Height	Building heights are generally in the 6-8 story range (up to 75 feet), with the potential for taller buildings without height restrictions.
Setbacks	Buildings must be built directly to the sidewalk (zero-foot setback) to create a continuous urban street wall.
Character	Site design policy focuses on the quality of the public realm. Instead of traditional landscaping, encourage the use of street trees in grates, planters, green walls, and rooftop gardens.
Buffering	Where this category abuts lower-density residential zones, a landscape buffer should be provided to ensure a graceful transition.
Parking	Policy strongly encourages shared, structured parking. Surface parking is discouraged. On-street parking is a valued resource.
Miscellaneous	Promote the use of innovative green infrastructure, such as underground detention and green roofs. Wide sidewalks are essential, furnished with benches, bike racks, and public art.



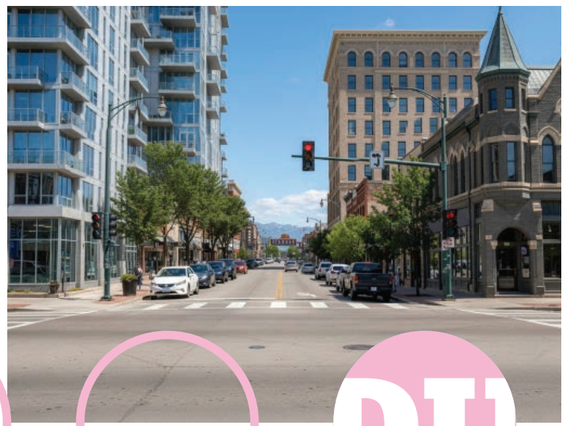
MOBILITY & CONNECTIVITY

- The highest priority is to create a safe, comfortable, and interesting pedestrian environment.
- The street network should feature complete streets with protected bike lanes and transit priority measures.
- Downtown should be the hub of the regional transit network.
- Support for bike share and scooter share facilities is encouraged.









EMPLOYMENT & INDUSTRIAL

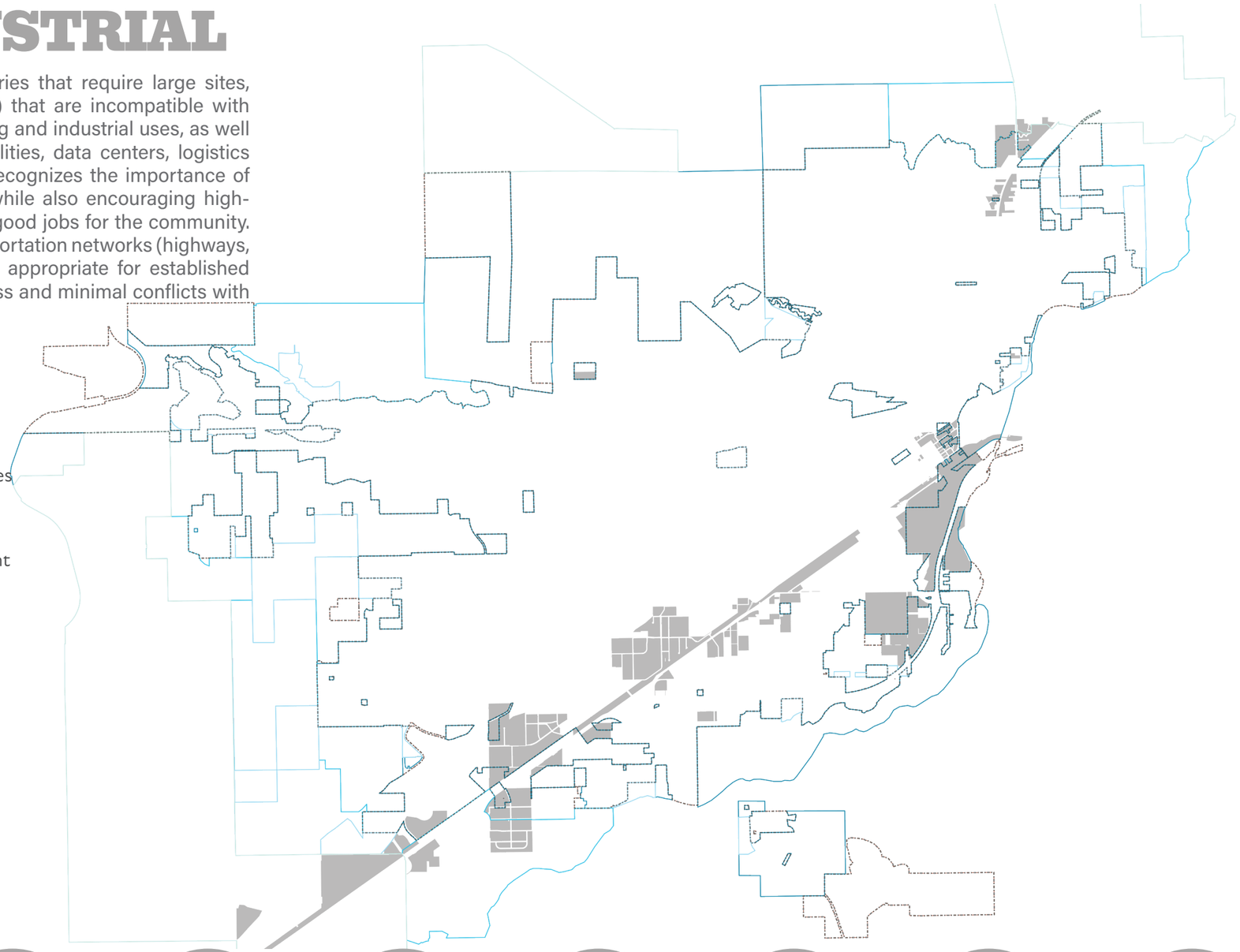
Employment & Industrial areas are dedicated to businesses and industries that require large sites, specialized infrastructure, or generate impacts (noise, traffic, odors, etc.) that are incompatible with residential neighborhoods. This category includes traditional manufacturing and industrial uses, as well as modern employment centers such as research and development facilities, data centers, logistics and distribution centers, and energy production facilities. The category recognizes the importance of preserving industrial land for economic development and job creation, while also encouraging high-quality development that minimizes environmental impacts and provides good jobs for the community. Employment & Industrial areas should be located with good access to transportation networks (highways, rail, air) and should be buffered from residential areas. This category is appropriate for established industrial areas, new business parks, and locations with good freight access and minimal conflicts with residential uses.

PRIMARY USES & BUILDING TYPES

- Manufacturing, production, and processing
- Warehousing, distribution, logistics, and freight operations
- Research, development, laboratories, and technology/data facilities
- Construction, contractor yards, equipment storage, and outdoor storage areas
- Wholesale trade, industrial sales, and recycling/waste management

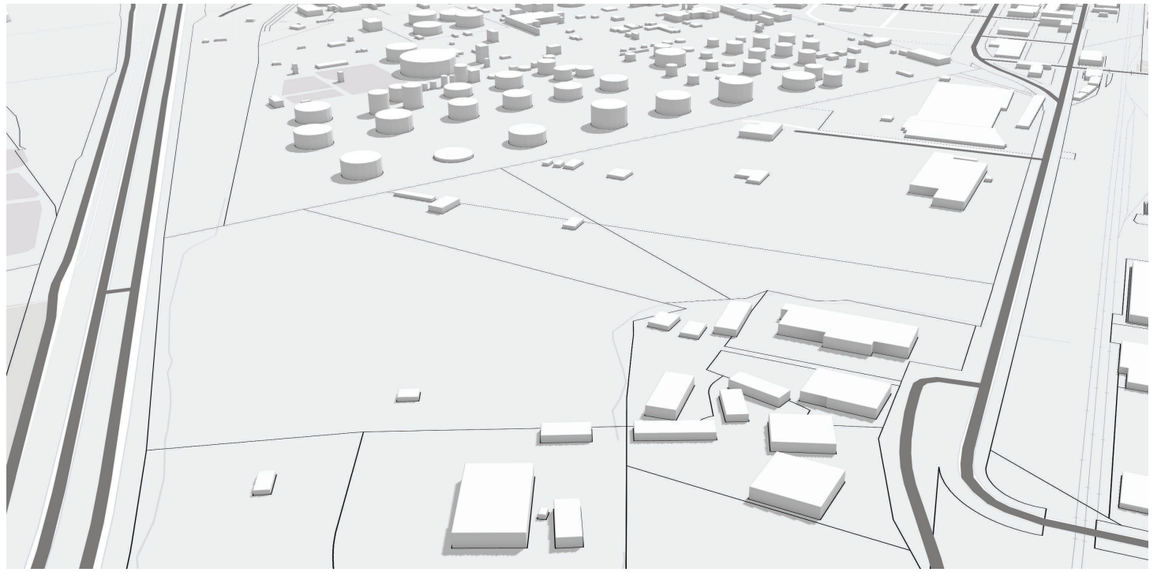
SECONDARY USES & BUILDING TYPES

- Office and administrative support spaces
- Flex/light industrial, maker spaces, and artisan production
- Breweries, wineries, and distilleries (with tasting rooms)
- Indoor recreation and training/educational facilities
- Energy production and infrastructure
- Vehicle storage, truck stops, and fleet services
- Employee amenities and limited accessory retail



PLACETYPE FEATURES

Density	Residential uses are generally not appropriate in this category.
Lot Size	Lots are typically large, 10,000 sq ft or more, to accommodate industrial operations.
Building Height	Building heights are generally up to 70 feet, with flexibility for taller structures required for specific industrial processes.
Setbacks	Generous setbacks are required, particularly a deep buffer (e.g., 20 feet) when adjacent to residential zones.
Character	Encourage landscaping along street frontages and adjacent to residential areas to screen industrial activities and improve visual character.
Buffering	A substantial, densely planted landscape buffer is a key policy to mitigate impacts on adjacent residential zones.
Parking	Policy supports providing adequate on-site parking for employees and fleet vehicles, as well as safe and efficient loading areas.
Miscellaneous	All outdoor storage must be screened from public view.



MOBILITY & CONNECTIVITY

- These areas must have excellent access to the regional transportation network, including highways, rail, and air.
- The street network should be designed to safely accommodate heavy truck traffic.
- Transit service should be provided to major employment centers, especially during peak hours.



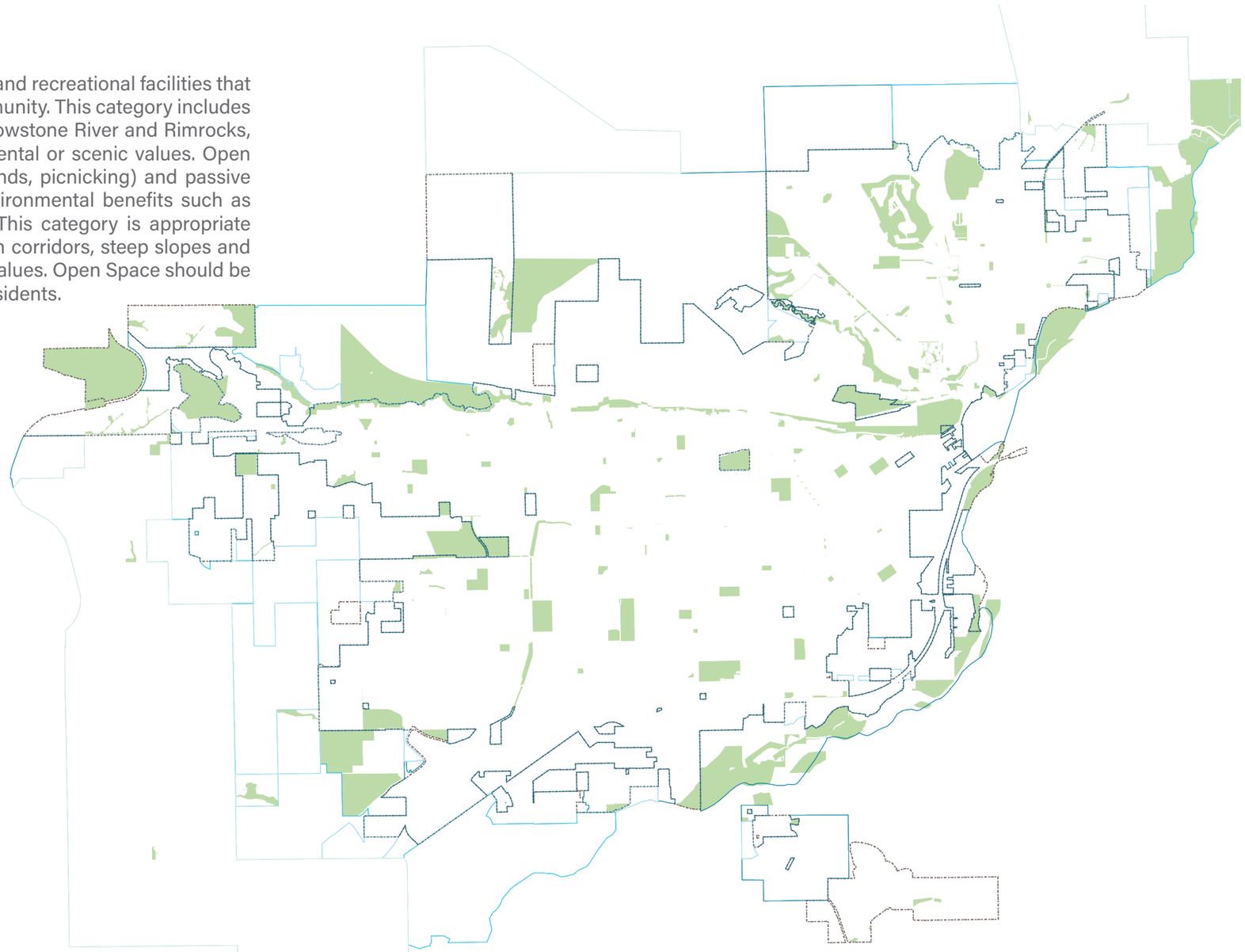






OPEN SPACE

Open Space encompasses public parks, natural areas, conservation lands, and recreational facilities that provide environmental, recreational, and quality-of-life benefits to the community. This category includes regional parks with sports fields and facilities, natural areas along the Yellowstone River and Rimrocks, trail corridors, and sensitive lands that should be preserved for environmental or scenic values. Open Space areas provide opportunities for active recreation (sports, playgrounds, picnicking) and passive recreation (walking, wildlife viewing, nature appreciation), as well as environmental benefits such as stormwater management, wildlife habitat, and air quality improvement. This category is appropriate for public lands dedicated to parks and recreation, floodplains and riparian corridors, steep slopes and geologic hazards, and lands with significant scenic, cultural, or ecological values. Open Space should be distributed throughout the community to provide equitable access to all residents.



PRIMARY USES & BUILDING TYPES

- Parks and open space
- Sports and active recreation facilities
- Natural areas and conservation lands
- Trail systems and corridors

SECONDARY USES & BUILDING TYPES

- Recreation and community facilities
- Specialized recreation features
- Cultural and gathering spaces
- Community agriculture
- Support and operational facilities
- Temporary events and festivals

OS

PLACETYPE FEATURES

Density	Not applicable. Buildings and structures should cover a very small percentage of the site (e.g., less than 5%).
Lot Size	Not applicable.
Building Height	Structures should be low-profile (e.g., under 25-35 feet aside from larger recreational facilities) and subordinate to the natural landscape.
Setbacks	Not applicable.
Character	The primary policy is to preserve and enhance the natural landscape. Encourage the use of native vegetation and habitat restoration.
Buffering	Not applicable.
Parking	Where parking is necessary, the use of pervious surfaces is encouraged, and lots should be well-landscaped.
Miscellaneous	Promote the preservation of natural drainage patterns and the use of green infrastructure.



MOBILITY & CONNECTIVITY

- A key policy is to ensure parks and open spaces are well-connected to surrounding neighborhoods via a network of sidewalks and trails.
- Trail systems should connect parks to other community destinations like schools and commercial areas.
- Regional parks should be accessible by transit.





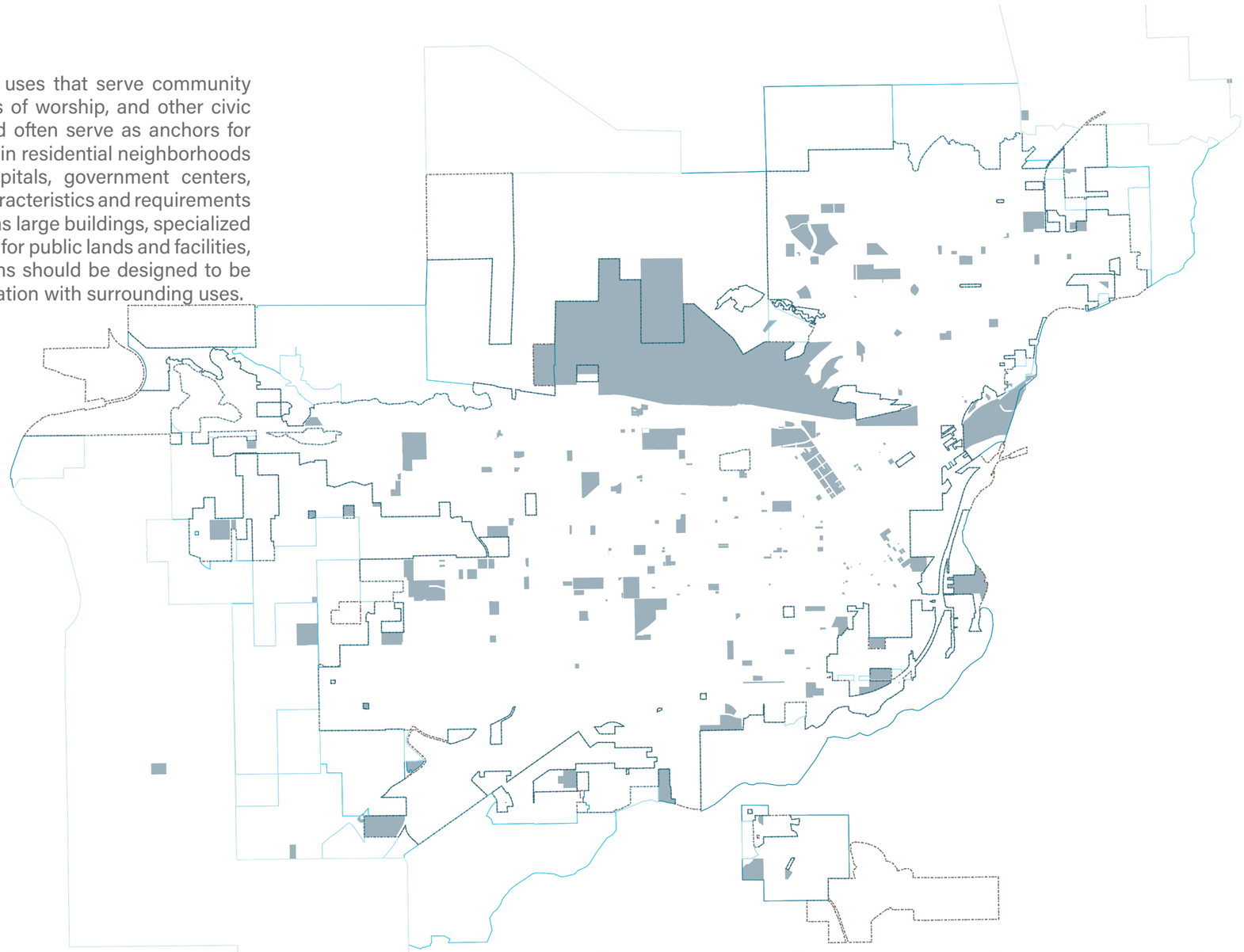




OS

PUBLIC INSTITUTION

Public Institution encompasses a wide range of public and quasi-public uses that serve community needs, including schools, libraries, government facilities, hospitals, places of worship, and other civic and institutional uses. These facilities are essential to community life and often serve as anchors for neighborhoods and activity centers. Public institutions may be located within residential neighborhoods (schools, libraries, fire stations) or in more centralized locations (hospitals, government centers, universities). The category recognizes that institutional uses have unique characteristics and requirements that may not fit within standard residential or commercial categories, such as large buildings, specialized parking needs, and irregular hours of operation. This category is appropriate for public lands and facilities, as well as private institutions that serve public purposes. Public institutions should be designed to be good neighbors, with attention to building scale, parking, traffic, and integration with surrounding uses.



PRIMARY USES & BUILDING TYPES

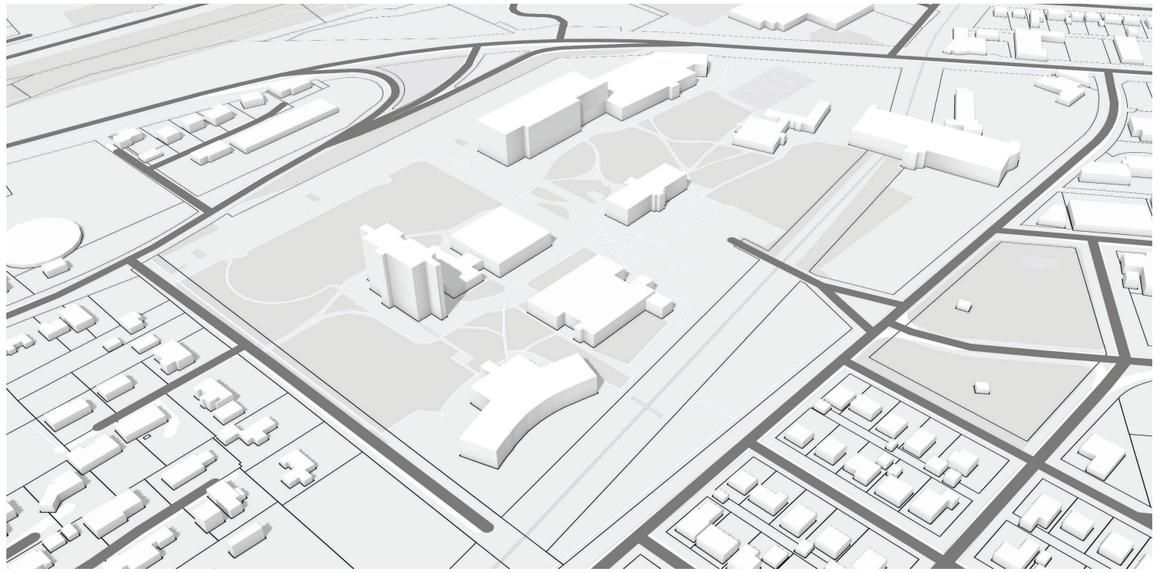
- Educational facilities
- Public safety and emergency services
- Government and civic buildings
- Community and recreation facilities
- Higher education and major institutional uses
- Healthcare facilities

SECONDARY USES & BUILDING TYPES

- Religious, cultural, and civic assembly uses
- Cemeteries and memorial park
- Utility and infrastructure facilities
- Support and accessory uses
- Public safety training and associated outdoor recreation areas

PLACETYPE FEATURES

Density	Varies widely based on the specific use.
Lot Size	Varies widely based on the specific use.
Building Height	Building heights are generally up to 45 feet, but can be taller for major institutions like hospitals or universities (up to 50 feet) with appropriate design and buffering.
Setbacks	Setbacks should be designed to ensure compatibility with the surrounding context, with deeper buffers provided next to residential areas.
Character	Encourage high-quality site design that creates a welcoming and attractive campus-like environment.
Buffering	A landscape buffer is a key policy to ensure compatibility with adjacent residential uses.
Parking	Policy supports providing adequate on-site parking to serve the institution's needs while minimizing impacts on surrounding neighborhoods.
Miscellaneous	Not applicable.



MOBILITY & CONNECTIVITY

- Institutions should have safe and convenient pedestrian and bicycle access from the surrounding community.
- Major institutions should be served by transit.
- For schools, providing safe routes for walking and biking is a high priority.











BILLINGS 2045



FROM PLAN TO REALITY

PLAN IMPLEMENTATION

A comprehensive land use plan is a community's blueprint for the future, establishing a shared, community-wide vision and defining the goals that will guide physical, economic, and social growth and investment over time. To be truly impactful, however, a plan requires a robust implementation strategy that turns ideas into action.

National best practices in comprehensive planning emphasize that implementation should not be an afterthought but a central component of the planning process. The American Planning Association and allied professional organizations highlight several key principles for effective implementation:

- **Action-Oriented Matrices.** Translating broad goals into specific, measurable, achievable, relevant, and time-bound (SMART) objectives. An implementation matrix is the standard tool for organizing these actions, identifying top priorities, responsible parties, timelines, and measures of success.
- **Integration with Capital Improvements.** A community's capital improvement program creates a vital bridge between the comprehensive plan and the actual construction of public improvements. Aligning the City of Billings' CIP with the land use plan and future land use map ensures that infrastructure investments support the desired growth patterns, prioritizing utility upgrades in areas targeted for infill development or annexation.
- **Regulatory Updates.** Recognizing that private sector investment drives much of a city's physical change, the plan must guide how the community vision will be translated into updates to zoning and subdivision regulations.
- **Continuous Monitoring and Evaluation.** Establishing clear metrics to track progress allows the City to adjust strategies as conditions change. Annual reporting and regular comprehensive reviews (such as MLUPA's five-year requirement) ensures the plan stays relevant and accountable.

The implementation phase bridges the gap between long-term aspirations and tangible results. Without a structured implementation framework, local governments risk losing the momentum generated during the public engagement process, leaving plans to fall short in achieving their intended outcomes due to insufficient funding, lack of political will, or unclear responsibilities. Establishing a clear, predictable, and measurable implementation strategy ensures that the goals established in the Billings 2045 Land Use Plan are systematically achieved through coordinated public and private actions.



REGULATORY CONTEXT: THE MONTANA LAND USE PLANNING ACT (MLUPA)

The adoption of the Montana Land Use Planning Act (MLUPA) in 2023 fundamentally shifted the planning paradigm for qualifying municipalities in the state, including the City of Billings. MLUPA was designed to replace outdated, inconsistent, and duplicative land use statutes with a more streamlined and predictable framework. For Billings, which meets the population threshold of over 5,000 residents within a county of over 70,000 residents, compliance with MLUPA is mandatory and carries specific statutory deadlines.

Under MLUPA, the land use plan serves as the foundational document guiding subsequent regulatory and capital investment decisions. Specifically, Montana Code Annotated (MCA) § 76-25-216 mandates that the land use plan must include an implementation section that "establishes meaningful and predictable implementation measures for the use and development of land within the jurisdiction based on the contents of the land use plan and future land use map".

To comply with MLUPA, the Billings 2045 Land Use Plan implementation framework has been based on the following:

1. **Regulatory Analysis:** As part of the planning process, the City's development regulations, specifically the zoning and subdivision codes, were analyzed for consistency with plan goals and alignment with future growth potential. Specifically, the zoning regulations informed the development of future placetype classifications, and inconsistencies between existing zoning districts and the intent of established placetypes have been addressed through recommended changes to the zoning specifically in this implementation strategy. Furthermore, the City's zoning and subdivision application and review processes, including public engagement methods and requirements, were evaluated to ensure conformance with the required changes in statute; recommendations on these changes have also been outlined in the strategy below.
2. **Infrastructure Alignment:** When thinking about future growth potential for Billings over the next twenty years, it was imperative that future infrastructure investment and necessary improvements were considered as part of the growth equation. This plan and implementation strategy builds upon past and ongoing efforts, including the City's long-range transportation plan, the transportation corridor planning process that is still underway, the West End and Heights neighborhood planning efforts, and inputs from utility and service providers engaged throughout this process. Priority additions and amendments to the City's capital improvements plan have been identified, to align with the future land use map and policy objectives set forth in this plan.
3. **Future Expansion:** Where and how the City of Billings grows was a key concern among stakeholders and the public. This implementation strategy highlights future priorities areas for growth, supported by the future land use map and aligned with infrastructure expansion and improvements necessary to support growth out, as well as up. Balancing horizontal growth with urban infill is a key consideration of this plan, based on community input throughout the process and sound fiscal and service delivery considerations of the City, and the implementation strategy set forth in the following pages seeks to articulate that balance and provide a road map for success., and the implementation strategy set forth in the following pages seeks to articulate that balance and provide a road map for success.

INTEGRATING COMMUNITY PRIORITIES INTO IMPLEMENTATION

The public outreach process for the Billings 2045 Land Use Plan revealed strong community consensus around several key issues:

Housing Affordability and Choice. With the median home sale price increasing by over 50% between 2018 and 2023, a current deficit of 10,000 residential units, and projected demand for 26,200 units by 2045 to address growing population and unmet need, implementation actions must prioritize regulatory reforms that reduce barriers to housing production. Implementation actions include zoning amendments to allow diverse housing types and incentivizing infill development, in alignment with the future land use map, are two critical strategies and reflected in public comments received during the process.

Managing Growth and Infrastructure. Public feedback highlighted concerns about urban sprawl, loss of agricultural land, and the fiscal strain of expanding infrastructure to the west and north. Implementation strategies balance capital improvements in support of existing neighborhoods and establish clear policies for the logical, phased extension of services.

Parks, Recreation, and Open Space. The community expressed a strong desire for enhanced trail connectivity, preservation of natural areas like the Rims and the Yellowstone River waterfront, and equitable access to parks. The implementation matrix includes specific capital projects for trail completion and regulatory tools for open space dedication in new developments.

The implementation framework has been organized in alignment with these issues, as expressed by the plan's vision statement introduced in Chapter 1. Implementation strategies have been organized and prioritized according to the following community values:

- Managed Growth and Fiscal Resilience
- Enhanced Connectivity
- Expanded Housing Opportunity
- Equitable Access and Participation
- Protection of Community Assets
- Community Identity and Vitality

This structure has been put in place to ensure that specific policy and regulatory actions reinforce the goals and interests expressed by the community.

IMPLEMENTATION ACTION MATRIX

The core of this strategy is the comprehensive Implementation Action Matrix. This matrix categorizes actions according to the community values expressed above and assigns specific parameters to each action. To ensure the City's efforts are both strategic and impactful, the implementation matrix is centered around a clear, priority-based framework. This approach moves beyond a simple list of goals to create a dynamic action plan that distinguishes between immediate needs, intermediate objectives, and long-term ambitions. It provides a clear sequence of operations, allowing the City to focus resources, coordinate efforts, and build momentum over the life cycle of this plan. The matrix does not obligate the City to spend money on any of the strategies

Matrix Components:

- Action Item: A specific, actionable task (e.g., "Amend zoning code to allow for middle housing types by-right in residential zones").
- Plan Goal/Theme Alignment: The overarching goal the action supports (e.g., "Enhanced Connectivity").
- Action Type: Categorization of the tool used (e.g., Regulatory, Capital Investment, Programmatic, Partnership/Study).
- Lead Department/Agency: The entity primarily responsible for executing the action (e.g., Planning & Community Services, Public Works, Parks & Recreation).
- Supporting Partners: Other city departments, external agencies, or community organizations that are critical partners for successful implementation.
- Timeframe:
  - ◇ Immediate/Short-Term (1-3 years): Actions required for immediate MLUPA compliance, such as zoning updates.
  - ◇ Medium-Term (4-7 years): Actions requiring additional study, funding acquisition, or CIP integration.
  - ◇ Long-Term (8+ years): Complex, large-scale infrastructure projects or ongoing programmatic efforts.
  - ◇ Ongoing: Continuous administrative or operational practices.
- Potential Funding Sources: General fund, specific grants, impact fees, or public-private partnerships.
- Measures of Success: A barometer for the City to self-evaluate annually, confirm a strategy has been successfully implemented, and gauge overall impact.

MONITORING, EVALUATION, AND PLAN MAINTENANCE

The most effective plans are treated as living documents. By regularly monitoring progress, assessing the effectiveness of certain strategies, and shifting course if conditions warrant a reframing of priorities, the City will ensure that the Billings 2045 Land Use Plan remains a relevant and effective tool for years to come. The following measures are recommended to support this approach:

Annual Progress Report: Produce an annual, public-facing report, to present to the Planning Commission and the City Council, detailing which action items have been completed, which are underway, and the status of key performance indicators (e.g., number of housing units permitted by type, acres of parkland added). Highlight specific actions or strategies that should be added, or those that may need reprioritization based on evolving conditions.

The Five-Year Review: Establish set protocols for the mandatory MLUPA five-year review by the Planning Commission. This will include procedures for assessing new or increased impacts on local facilities, natural resources, and hazards, and determining whether a formal update to the land use plan or FLUM is necessary.

Amendment Procedures: Adopt clear guidelines on how the plan and FLUM can be amended outside of the five-year review cycle, to respond to unforeseen opportunities or challenges.

Plan Theme: Plan and manage growth to align fiscal sustainability with long-term community goals.

ACTION ITEM	ACTION TYPE	LEAD DEPARTMENT / AGENCY	SUPPORTING PARTNERS	TIME-FRAME	POTENTIAL FUNDING SOURCES	MEASURES OF SUCCESS
1.1 Per 2011 City Infill Policy - **Develop a Vacant and Underutilized Land Inventory and Monitoring System**: Create a GIS-based inventory of vacant, underutilized, and tax-delinquent parcels within the existing city limits to identify infill development opportunities and track progress toward infill goals.	Programmatic	Planning & Community Services	Finance, IT Services, Building Division, Big Sky Economic Development	Short-Term (1-3 yrs)	General Fund, Countywide Planning Levy, partner contributions	Inventory published and updated annually; number of infill parcels converted to productive use.
1.2 Continue Neighborhood Planning for Targeted Growth Areas: Ensure detailed sub-area plans for central Billings Heights, South Billings, and other high-growth areas (beyond the existing Heights and West Billings plans) remain updated in order to provide parcel-level guidance on land use, infrastructure phasing, and design expectations.	Programmatic / Partnership	Planning & Community Services	Public Works, Parks & Recreation, School Districts, City Council	Medium-Term (4-7 yrs)	Countywide Planning Levy, General Fund, Planning Grants	Number of neighborhood plans adopted; percentage of growth areas covered by sub-area plans.



Plan Theme: Align land use decisions with the capacity and long-term sustainability of infrastructure, public services, and facilities.

ACTION ITEM	ACTION TYPE	LEAD DEPARTMENT / AGENCY	SUPPORTING PARTNERS	TIME-FRAME	POTENTIAL FUNDING SOURCES	MEASURES OF SUCCESS
2.1 Integrate FLUM with Capital Improvements Program (CIP): Amend the CIP scoring criteria to prioritize infrastructure investments (water, sewer, stormwater, streets) in areas targeted for infill, redevelopment, and planned annexation according to the FLUM.	Capital Investment	Public Works	Planning & Community Services, Finance, City Council	Short-Term (1-3 yrs)	Enterprise Funds, Impact Fees	Revised CIP scoring matrix adopted; percentage of CIP funds directed to infill areas.
2.2 Establish Clear Infrastructure Sequencing Policies: Develop policies for the logical, phased extension of municipal services in the West End and Heights to prevent fragmented growth and reduce long-term maintenance costs.	Policy / Regulatory	Public Works	Planning & Community Services, City Council	Medium-Term (4-7 yrs)	General Fund	Updated infrastructure extension policy; reduction in leapfrog development.
2.3 Evaluate and Update Impact Fees: Conduct a comprehensive review of development impact fees to ensure growth pays its proportionate share of infrastructure expansion costs.	Programmatic / Study	Finance	Administration, City Council, Public Works, Planning & Community Services	Medium-Term (4-7 yrs)	General Fund, Impact Fee Revenue	Updated impact fee schedule and expanded program.
2.4 Update the City's Water and Sewer Master Plans to reflect FLUM growth projections, identify capacity constraints, and prioritize capital investments in areas targeted for infill and planned growth.	Capital Investment / Study	Public Works	Planning & Community Services, Finance	Short-Term (1-3 yrs)	Enterprise Funds, State Revolving Fund	Master plans updated and adopted; capital projects programmed consistent with FLUM.
2.5 Similar to the recomendations and code options in the EBURD Code, **Consider Developing Citywide Green Infrastructure Incentive Program**: Create incentives (fee credits, density bonuses) for private developments that incorporate green infrastructure elements (bioswales, permeable pavement, rain gardens) exceeding minimum stormwater requirements, leveraging the new stormwater utility to fund public demonstration projects.	Programmatic / Policy	Public Works	Planning & Community Services, Finance	Medium-Term (4-7 yrs)	Stormwater Utility Fees, EPA Grants, General Fund	Incentive program adopted; number of projects utilizing incentives; gallons of stormwater managed on-site.

Plan Theme: Support a transportation system that improves connectivity, safety, and access through multiple travel options.

ACTION ITEM	ACTION TYPE	LEAD DEPARTMENT / AGENCY	SUPPORTING PARTNERS	TIME-FRAME	POTENTIAL FUNDING SOURCES	MEASURES OF SUCCESS
3.1 Continue Implementation of "Complete Streets" Design Standards: Continue application of street design standards that safely accommodate pedestrians, cyclists, transit users, and motorists, particularly on major corridors and in growing subdivisions.	Regulatory/ Capital Investment	Public Works	Planning & Community Services, MPO, MET Transit	Short-Term (1-3 yrs)	General Fund, Enterprise Funds, State/Federal Grants, Developer Contribtions	Maintain and update Complete Streets Policy; miles of complete streets constructed.
3.2 Complete the Marathon Loop and Regional Trail Gaps: Prioritize funding and construction to close gaps in the 53-mile regional trail network, improving north-south connectivity and safe routes to schools and parks.	Capital Investment	Parks & Recreation	Public Works, Planning & Community Services, MPO, School Districts, Community Organizations	Medium-Term (4-7 yrs)	CIP, Federal/State/ Local Grants, Philanthropy	Miles of new trail constructed; completion of the Marathon Loop.
3.3 Expand Transit Service and Infrastructure: Work with MET Transit to expand bus service routes, improve stop amenities, and evaluate long-term high-capacity transit options along key mixed-use corridors.	Capital Investment / Programmatic	MET Transit	Public Works, Planning & Community Services, MPO	Medium-Term (4-7 yrs)	Federal Transit Grants, CMAQ Funds, Transit Levy	Increased transit ridership; number of improved transit stops.
3.4 Enhance Pedestrian Safety at Major Intersections: Continue program to identify and upgrade high-risk intersections with improved crosswalks, pedestrian refuge islands, and traffic calming measures to reduce barriers to active transportation.	Capital Investment	Public Works	Planning & Community Services, MPO, MET Transit	Ongoing	CIP, SRTS Program, Safe Streets For All Grant, Highway Safety Grants	Reduction in pedestrian/ cyclist accidents; number of intersections improved.
3.5 As part of a future update to the Billings MPO Pedestrian and Bicycle Master Plan, **Develop a Citywide Bicycle Network Plan** that identifies priority corridors and establishes a connected system of protected bike lanes, neighborhood greenways, shared-use paths, neighborhood bikeways, and other high comfort facilities. The plan should build on the existing trail system, close key network gaps, and improve connections between neighborhoods, employment centers, schools, parks, transit, and other destinations.	Programmatic / Capital Investment	Planning & Community Services, MPO	Public Works, Parks & Recreation, Community Organizations	Short-Term (1-3 yrs)	MPO PL, TA Grants	Updated Bicycle/Pedestrian Master Plan; identified areas for low level of stress of protected on-street bicycle facilities constructed annually.
3.6 Improve Arterial Connectivity in the Heights and West End through evaluation of the Billings MPO Functional Classification Map. By identifying future connections and approving through the Long Range Transportation Plan, future development in identified locations will be required to address arterial contribution.	Capital Investment	MPO, Planning & Community Services, Public Works	Emergency Services (Fire, Police, Sheriff), MDT	Short-Term (1-3 yrs)	MPO PL	Number of new arterial connections identified and preserved for future development.
3.7 Develop Continue Implementation of the Billings Area Wayfinding Signage Plan for Active Transportation: Design and install a unified wayfinding system for pedestrians and cyclists that identifies routes, distances, and destinations to encourage non-motorized travel throughout the city.	Programmatic / Capital Investment	Public Works, Parks & Recreation	Parks & Recreation, Planning & Community Services, Downtown Partnership	Medium-Term (4-7 yrs)	CIP, TA Grants, Philanthropy	Increased wayfinding as part of non-motorized network connectivity.

Plan Theme: Expand housing options and affordability to support residents across incomes, ages, and household types.

ACTION ITEM	ACTION TYPE	LEAD DEPARTMENT / AGENCY	SUPPORTING PARTNERS	TIME-FRAME	POTENTIAL FUNDING SOURCES	MEASURES OF SUCCESS
4.1 Consider 2011 Infill Policy Recommendations, including creating an expedited permitting process and reduce regulatory barriers (such as parking minimums where applicable) for infill housing and mixed-use projects in the downtown core and designated activity centers.	Regulatory / Programmatic	Planning & Community Services	Public Works, City Council, Building Division, Administration	Short-Term (1-3 yrs)	General Fund, Possible Federal ProHousing Grant	Reduction in average permitting time for infill projects.
4.2 Promote Accessory Dwelling Units (ADUs): Develop pre-approved ADU building plans to reduce costs for homeowners.	Regulatory / Programmatic	Planning & Community Services	Building Division	Short-Term (1-3 yrs)	General Fund, Building Division funds, Possible Federal ProHousing Grant	Number of ADUs permitted annually.
4.3 Support Affordable Housing Development: Utilizing the existing Property Disposition Program, partner with non-profit developers/housing authority to identify city-owned land suitable for affordable housing and leverage tools like Tax Increment Financing (TIF) to subsidize development costs.	Partnership / Capital Investment	Planning & Community Services	Housing Authority, Non-Profit Developers, Community Develpoment Division	Medium-Term (4-7 yrs)	TIF, CDBG, HOME Funds, MT Community Development Trust	Number of deed-restricted affordable units produced.
4.4 Create a Local Housing Trust Fund: Establish a dedicated local housing trust fund capitalized through a combination of TIF set-asides, voluntary developer contributions, and general fund appropriations to provide flexible gap financing for affordable and workforce housing projects.	Policy / Capital Investment	Finance	Planning & Community Services, City Council, Housing Authority	Medium-Term (4-7 yrs)	TIF Set-Asides, General Fund, Voluntary Contributions, State Housing Credits	Trust fund established and capitalized; number of housing units financed through the fund annually.



Plan Theme: Promote equitable access to services and reinvestment in existing neighborhoods to support quality of life citywide.

ACTION ITEM	ACTION TYPE	LEAD DEPARTMENT / AGENCY	SUPPORTING PARTNERS	TIMEFRAME	POTENTIAL FUNDING SOURCES	MEASURES OF SUCCESS
5.1 Prioritize Neighborhood Park Improvements in Underserved Areas: Direct parks funding to improve existing neighborhood parks and address service gaps, particularly in the Heights and West End, before acquiring new undeveloped land.	Capital Investment	Parks & Recreation	Planning & Community Services, City Council	Short-Term (1-3 yrs)	General Fund (Parks Budget), CDBG	Number of park improvement projects completed in target areas.
5.2 Complete Development of an Indoor Recreation and Wellness Center: Finish construction and plan for future components of the multi-use indoor recreation facility at Amend Recreation Campus to address deficit in year-round recreation space.	Capital Investment	Parks & Recreation	City Administration, Community Partners	Ongoing	TIF, Public-Private Partnerships, Tourism BID, General Fund (Parks Budget)	Facility constructed, open to the public, and ongoing added programming and elements.
5.3 Strengthen Neighborhood-Level Engagement: Evaluate communication channels, enagagement and support for Neighborhood Task Forces to ensure City investment for consistent, equitable input for ongoing land use and capital investment decisions.	Programmatic	Planning & Community Services	City Administration, PIO, and City Council	Ongoing	General Fund	Effective City communication on City programs and actitivies; frequency of engagement events; use of public funds to convey public information.
5.4 Coordinate Planning with School Districts: Establish a formal working group with local school districts (beyond current City-County, School Dist. Meetings) to align future school siting and facility planning with the Future Land Use Map and anticipated residential growth patterns.	Partnership	Planning & Community Services	City Council, Planning Commission, School Districts	Short-Term (1-3 yrs)	School District, Enterprise Fund, and General Fund	Execution of a joint planning memorandum of understanding.
5.5 Develop an Equity-Based Capital Investment Scoring Criteria: Integrate equity metrics (poverty rate, park access, transit access, sidewalk coverage) into the CIP scoring framework to ensure historically underserved neighborhoods receive proportionate infrastructure investment.	Programmatic / Policy	Finance	Planing and Community Services, Public Works, Finance, City Administration	Short-Term (1-3 yrs)	Enteprise Funds, General Fund, CDBG	Equity criteria adopted in CIP scoring; percentage of CIP funds directed to underserved areas.
5.6 Develop a Multilingual Community Engagement Strategy: Create a formal strategy for engaging non-English-speaking residents in planning processes, including translated materials, bilingual staff or interpreters at public meetings, and culturally appropriate outreach methods.	Programmatic	City Administration, City PIO	City Administration, City PIO, Community Organizations	Short-Term (1-3 yrs)	General Fund, Planning Grants	Strategy adopted; increase in participation from non-English-speaking residents at public meetings.

Plan Theme: Protect natural resources and integrate parks, open space, and environmental considerations into growth decisions.

ACTION ITEM	ACTION TYPE	LEAD DEPARTMENT / AGENCY	SUPPORTING PARTNERS	TIME-FRAME	POTENTIAL FUNDING SOURCES	MEASURES OF SUCCESS
6.1 Reform Parkland Dedication Standards: Update subdivision regulations per MLUPA to clarify land dedication percentages based on housing units; require basic improvements (irrigation, seeding) upon dedication.	Regulatory	Planning & Community Services	Parks & Recreation, Planning Commission, City Council, School District #2	Immediate (1-3 yrs)	Land dedication as value or land resale.	Adoption of revised parkland dedication ordinance.
6.2 Establish a Sustainable Parks Funding Strategy: Explore and implement a dedicated, long-term funding source (e.g., expanded park districts, Mill Levy, General Fund allocation, local option tax, or conservation foundation) for the perpetual maintenance of parks, trails, and open space.	Policy / Programmatic	Parks and Recreation	Parks & Recreation, Finance, City Council	Medium-Term (4-7 yrs)	New or Re-allocated Revenue Mechanisms	Adoption of a dedicated funding mechanism; increase in parks maintenance budget.
6.3 Enhance and Maintain ROW Landscaping and Tree Canopy: Develop City Ordinance provisions to implement a robust urban forestry program to maintain Billings' Tree City USA status, address City ROW tree care, better match City landscaping with private commercial property landscaping.	Regulatory / Programmatic	Parks & Recreation	Public Works, Administration,Planning and Community Services, City Council	Ongoing	General Fund, Public Works ROW Maintenance Funds, Urban Forestry Grants	Number of City ROWs landscaped and maintained; maintained and increased urban tree canopy.
6.4 Enhance the Current ROW Permitting System for Tree Planting and Pruning in the ROW, Enforce Zoning requirement at Certificate of Occupancy for required street trees, and Develop a Boulevard Tree Replacement Cost-Share Program: Create a formal cost-sharing program to assist homeowners and neighborhoods with the removal and replacement of dead, diseased, or hazardous boulevard trees, supporting canopy continuity on residential streets.	Programmatic	Parks & Recreation	Public Works, Planning and Community Services	Short-Term (1-3 yrs)	General Fund, Urban Forestry Grants, Philanthropy	Number of boulevard trees added, properly pruned or replaced annually through the program; net canopy change on streets.
6.5 Update the Parks, Recreation, and Open Space Master Plan: Conduct a comprehensive update to the 2017 Parks Master Plan to reflect current population, incorporate FLUM growth projections, reassess level-of-service standards, and establish a new 10-year capital improvement priority list.	Programmatic / Study	Parks & Recreation	Administration, Planning & Community Services, Community Partners	Short-Term (1-3 yrs)	General Fund	Updated master plan adopted; capital projects programmed consistent with identified priorities.

Plan Theme: Reinforce Billings' identity through context-sensitive development, downtown vitality, and distinctive neighborhoods.

ACTION ITEM	ACTION TYPE	LEAD DEPARTMENT / AGENCY	SUPPORTING PARTNERS	TIMEFRAME	POTENTIAL FUNDING SOURCES	MEASURES OF SUCCESS
7.1 Support Downtown Revitalization and Mixed-Use: Utilize Urban Renewal Districts and Tax Increment Financing (TIF) to incentivize commercial and residential reinvestment in the downtown core and historic commercial corridors.	Capital Investment / Programmatic	TIF Districts	Administration, City Council	Ongoing	TIF, Economic Development Grants	Increase in downtown residential population; reduction in commercial vacancy rates.
7.2 Consider Context-Sensitive Design Guidelines: Create design standards for commercial and multifamily developments to ensure new construction respects the historic character and scale of adjacent established urban neighborhoods.	Regulatory	Planning & Community Services	Historic Preservation Board, Building Department	Medium-Term (4-7 yrs)	General Fund	Adoption of design guidelines.
7.3 Develop Gateway and Corridor Beautification Standards: Create design standards and a phased improvement plan for major community gateways (I-90 interchanges, Highway 87 corridor) and commercial corridors to improve visual quality and reinforce community identity.	Regulatory / Capital Investment	Planning & Community Services	Public Works, MDT, City Council	Medium-Term (4-7 yrs)	CIP, TIF, MDT Enhancement Funds, General Fund	Standards adopted; number of gateway/ corridor improvement projects completed.
7.4 Establish a Dark Sky Ordinance: Adopt outdoor lighting standards for City ROW lighting (including new subdivision street lighting), Parks Lighting and consider it for all commercial and multifamily development to reduce light pollution, protect views of the night sky, and minimize impacts on adjacent residential neighborhoods and wildlife.	Regulatory	Public Works and Parks and Recreation	Planning and Community Services, Building Division, City Council, Planning Commission	Short-Term (1-3 yrs)	General Fund	Ordinance adopted; percentage of new developments complying with dark sky standards.
7.5 Further Enhance Neighborhood Identity and Branding: Work with neighborhood task forces to develop distinct visual identities (signage, banners, streetscape elements) for established neighborhoods, reinforcing local character and supporting community pride.	Programmatic / Partnership	RiverStone Health	Parks & Recreation, Public Works, Neighborhood Task Forces	Ongoing	General Fund, Philanthropy, Neighborhood Contributions	Number of neighborhoods with adopted identity programs; installation of neighborhood gateway signs and banners.



BILLINGS 2045 APPENDIX

A. MARKET ANALYSIS & GROWTH PROJECTIONS

B. COMPOSITE OPERATING PLAN FUTURE LAND USE MAP

C. FLUM PUBLIC INPUT

D. COMMUNITY SURVEY RESULTS

A. Market Analysis & Growth Projections



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GROWTH PROJECTIONS	31

INTRODUCTION

PROJECT INTRODUCTION

Billings Land Use Plan & Future Land Use Map

- In 2023, the Montana Legislature adopted the Montana Land Use Planning Act (MLUPA), which requires certain Montana cities to adopt a new land use plan and update local zoning and subdivision regulations. Cities have up to three years from the effective date (May 2023) of the MLUPA to adopt new regulations.
- In April 2025, the City of Billings (the "City") engaged a planning team led by Orion Planning + Design (Orion) with SB Friedman Development Advisors, LLC (SB Friedman) and Kittleson & Associates to develop a citywide land use plan and future land use map in conformance with MLUPA requirements.
- As part of this work, SB Friedman analyzed the city's existing and projected housing needs given anticipated population growth; assessed current and future economic development conditions and opportunities; and evaluated potential market constraints on future development. These analyses will inform the forthcoming City of Billings land use plan and future land use map.

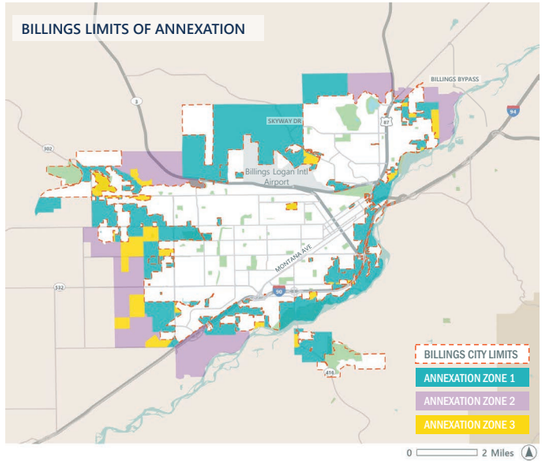


Source: Orion Planning + Design
SB Friedman Development Advisors, LLC

ANNEXATION ZONES

Billings has identified three different types of annexation zones in surrounding Yellowstone County

- Land within Yellowstone County can be incorporated into the city of Billings through annexation. The City's Annexation Policy provides guidance on evaluating potential annexations with a focus on orderly growth, adequate provision of municipal services, and equal benefits to annexed land and existing city land.
- The City's Annexation Policy divides potential annexation areas into three zones:
  - **Zone 1 (City Annexation Petition Area)**. Zone 1 is the primary area in which City Council considers petitions for annexation.
  - **Zone 2 (Long Range Urban Planning Area)**. Zone 2 includes areas that can be considered for inclusion into Zone 1. With certain exceptions, properties cannot be included in Zone 1 without first being in Zone 2.
  - **Zone 3 (County Developed Area).** Zone 3 includes properties developed by the county that are not using municipal services but are adjacent to or near municipally-serviced properties. City Council can consider petitions in Zone 3 as well as Zone 1.

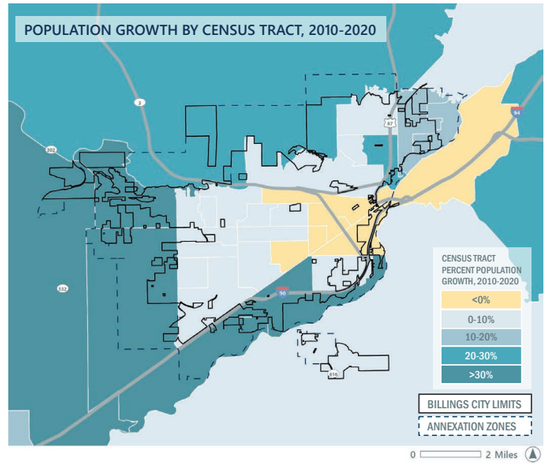


Source: City of Billings Annexation Policy, SB Friedman
SB Friedman Development Advisors, LLC

AREA POPULATION CHANGE, 2010-2020

Census tracts at the western edges of Billings experienced up to 95% population growth

- According to the U.S. Census, the population of Yellowstone County was 147,972 in 2010. By 2020, the population increased by 16,759 to 164,731. From 2010 to 2020, the population of Yellowstone County grew at a compound annual growth rate (CAGR) of 1.1%.
- From 2010 to 2020, Billings' population grew by 12.4%. However, population growth was not distributed evenly throughout the city.
- Most areas within the city limits experienced moderate growth between 0 and 10% from 2010 to 2020. The historic core of Billings, including Census tracts overlapping downtown, experienced population decline during this period.
- Areas on the edges of Billings, including Billings Heights and West Billings, grew much more rapidly and saw population increases above 20%. The population in tracts overlapping annexation areas to the west of city limits increased by up to 95%.



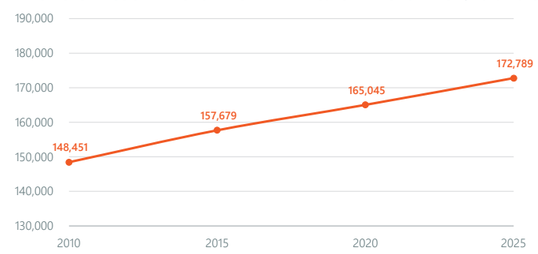
Source: SB Friedman, U.S. Decennial Census (2010, 2020)
SB Friedman Development Advisors, LLC

POPULATION PROJECTIONS

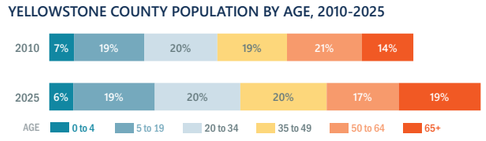
Yellowstone County's population is projected to continue growing, albeit at a slower rate

- Based on estimates published by the Big Sky Economic Development Agency, the 2025 population of Yellowstone County was 172,789. This 2025 population projection reflects an increase of over 24,000 in the span of fifteen years.
  - During stakeholder interviews, interviewees attributed population growth to people moving from outside of Montana in search of a different lifestyle, as well as people moving to Billings from other parts of Montana where the cost of living has increased.
  - According to IRS tax return data, Yellowstone County gained 2,200 households or approximately 4,200 individuals, due to net migration between 2020 and 2022.
- The population of Yellowstone County has aged over the last 15 years. The share of the population that was less than 19 years old was 26% in 2010 and is projected to be 25% in 2025. Meanwhile, the share of the population age 65 and older was 14% in 2010 and is projected to be 19% in 2025.

YELLOWSTONE COUNTY POPULATION AND PROJECTED POPULATION, 2010-2025



YELLOWSTONE COUNTY POPULATION BY AGE, 2010-2025



Source: Big Sky Economic Development Agency, IRS Statistics of Income, Regional Economic Models Incorporated (REMI) compiled by Montana Department of Commerce, SB Friedman
SB Friedman Development Advisors, LLC

HOUSING

PRIOR HOUSING STUDIES

Studies identify rising home prices as a challenge for Billings

Recently, several housing studies have assessed local and regional housing market conditions. Though the geographic focus of the studies ranges from local to regional, each study identifies rising median home prices, affordability gaps and financial barriers to residential development as ongoing challenges in Billings.

ACCELERATING PRODUCTION OF ATTAINABLE HOUSING

NOVEMBER 2024

The Billings Association of REALTORS® estimates an annual deficit of up to 1,300 housing units and a current shortage of almost 10,000 housing units. Additionally, the study reports that four of the five top occupations in Billings do not provide enough income to buy a median-priced home.

The study identifies infill development, expediting review processes, and establishing design-build toolkits as avenues to address the shortage of affordable, workforce and family housing in Billings.

DOWNTOWN BILLINGS HOUSING STUDY UPDATE

SEPTEMBER 2022

Downtown has seen relatively little new residential development, as much of the new residential development has occurred on the edges of Billings. In addition, single-family homes have remained the most common form of new residential development.

The study suggests that the downtown market cannot support rents high enough to offset rising construction costs. The study recommends the use of incentives to make downtown residential development financially feasible and more attractive.

BRCD REGIONAL HOUSING STUDY

MAY 2022

This regional housing study identifies cost burdens, lack of inventory, and displacement as challenges present in the Billings housing market.

The study identifies market-rate rental housing, affordable rental housing, and first-time buyer and missing middle homeownership as priorities for Yellowstone County. The study recommends the use of fee deferrals/waivers, tax increment financing, land banking, Housing Trust Funds, park lands and revisions to land use codes as strategies to address housing priorities.

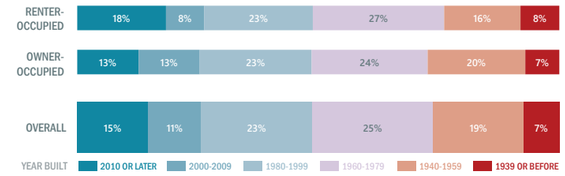


BILLINGS EXISTING HOUSING STOCK

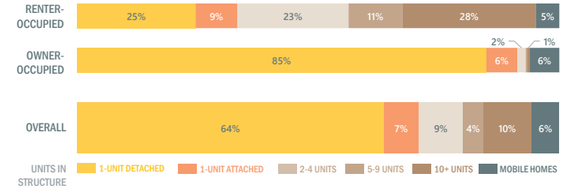
64% of Billings' housing units are single-family detached; 61% of housing units are owner-occupied

- Billings has approximately 53,540 total housing units. Of all housing units in Billings, 61% are owner-occupied (32,600 units) and 33% are renter-occupied (17,700 units). The remaining 3,200 units are vacant. This figure includes 290 units that are sold/rented but not yet occupied, and 310 units occupied seasonally. There are 850 vacant units available for rent and 290 units for sale, per the American Community Survey. The 6% vacancy rate indicates a healthy housing market.
- Over a quarter (26%) of the housing units in Billings were built in or after 2000. While only 13% of owner-occupied units have been built since 2010, 18% of rental units have been built since 2010.
- The majority (71%) of housing units in Billings are single-family homes. Approximately 64% of all housing units are single-family detached units and 7% are single-family attached units. Meanwhile, 23% of all housing units are in multifamily structures (2+ units). An additional 6% of all housing units are mobile homes.
- The housing composition in Billings varies by tenure. Of the owner-occupied units, 85% are single-family detached units, compared to 25% of renter-occupied units. Only 3% of owner-occupied units are in multifamily structures, compared to 62% of renter-occupied. The shares of owner- and renter-occupied single-family attached units and mobile homes are more evenly split.

SHARE OF BILLINGS HOUSING UNITS BY TENURE AND YEAR BUILT, 2023



SHARE OF BILLINGS HOUSING UNITS BY TENURE AND UNITS IN STRUCTURE, 2023



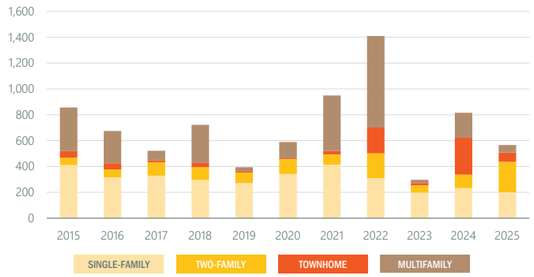
Source: American Community Survey (ACS) 5-Year Estimates (2023), SB Friedman

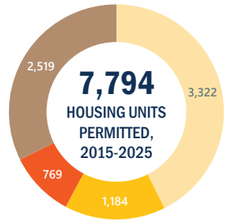
BILLINGS RESIDENTIAL BUILDING PERMITS

Since 2020, new housing production in Billings has shifted towards denser housing typologies

Since 2015, approximately 7,800 residential units have been permitted in Billings. Of the residential housing units permitted, 43% have been single-family homes, 15% have been two-family homes, 10% have been townhomes and 32% have been multifamily homes. The mix of new housing has shifted towards denser options, while total housing production has also grown. From 2015 to 2020, 328 single-family homes and 299 homes in two-family, townhome, and multifamily buildings were permitted annually, on average. Between 2021 and 2025, the average number of single-family homes permitted annually fell to 271, while the average annual number of homes in other typologies increased to 537. Per City data, as of February 2026 subdivision applications have been submitted for over 500 additional residential units.

BILLINGS RESIDENTIAL UNITS PERMITTED, 2015-2025





AVERAGE UNITS PERMITTED ANNUALLY

	2015-2020	2021-2025
SINGLE-FAMILY	328	271
TWO-FAMILY	86	134
TOWNHOME	28	121
MULTIFAMILY	185	282
TOTAL	627	808

Source: Census Building Permits Survey, City of Billings, SB Friedman, U.S. Census Bureau

MARKET-RATE MULTIFAMILY SUPPLY IN BILLINGS

Almost a third of existing market-rate multifamily units were built since 2015

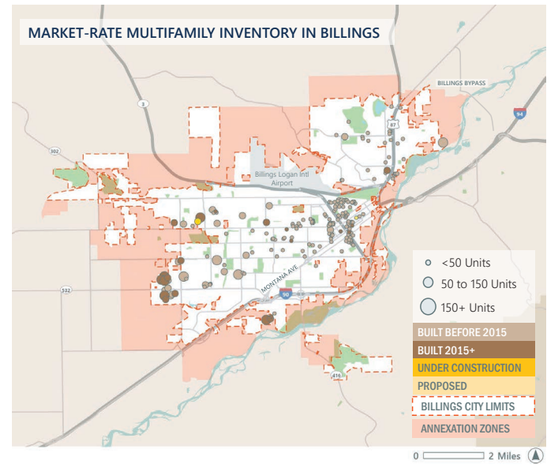
- According to CoStar, Billings has 7,894 market-rate multifamily rental units. An additional 60 units are located in annexation zones. Market-rate multifamily rents average $1.57 per square foot (SF). The overall vacancy rate is 7.7%, which indicates a healthy market; per Cushman & Wakefield, the U.S. average is 9.0%.
- Market-rate units are distributed throughout Billings, with a large concentration of older, smaller developments near the downtown.
- Since 2015, 23 market-rate multifamily developments have been built, adding 2,304 units total, or 29% of Billings' total market-rate multifamily units.
- Newer market-rate developments tend to have more units and are located toward the edges of the city. Market-rate multifamily developments built before 2015 have an average of 29 units compared to those built since 2015, which have an average of 100 units.
- Per CoStar, there are 139 units currently under construction (one project) and 16 additional units proposed (one project) in Billings.

7,894 TOTAL MARKET-RATE UNITS

2,444 MARKET-RATE UNITS BUILT SINCE 2015

7.7% MARKET-RATE VACANCY RATE

MARKET-RATE MULTIFAMILY INVENTORY IN BILLINGS



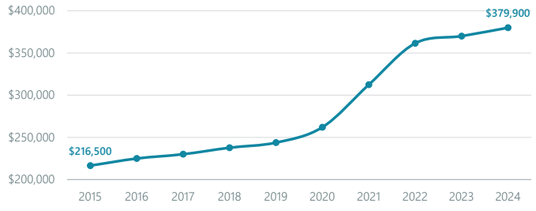
Source: City of Billings, CoStar (May 2025), Cushman & Wakefield (Q3 2025), SB Friedman

BILLINGS RESIDENTIAL SALE TRENDS

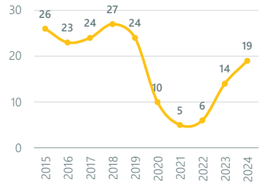
The median home sales price in Billings has increased by over $163,000 since 2015

- In 2015, the median home sales price in Billings was $216,500. The median price increased to $379,900 by 2024 (75% growth since 2015).
- Most of the recent increase in median home sales price occurred between 2020 and 2024. The median home sales price grew at a CAGR of 3.9% from 2015 to 2020. From 2020 to 2024, the median price grew at a higher rate of 9.7%. Over the entire period, the median price increased at a CAGR of 6.4%.
- The median number of days on market for residential property in Billings has varied over the last decade. Between 2015 to 2019, the median number of days on market for residential property ranged from 23 to 27 days. Between 2020 and 2024, the median number of days on the market ranged from 5 to 19 days. The shorter time on market coincided with sharp increases in median sales prices.
- From 2016 to 2020, the number of sales closed increased each year, reaching a high of 2,733 in 2020. From 2020 to 2023, the number of sales closed decreased each year, reaching 1,953 in 2023. In 2024, the number of sales closed increased to 1,979.

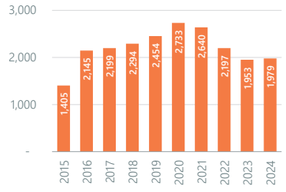
BILLINGS MEDIAN RESIDENTIAL SALES PRICE, 2015-2024



MEDIAN DAYS ON MARKET



RESIDENTIAL SALES CLOSED



Source: Billings Association of Realtors (2025), SB Friedman

SB Friedman Development Advisors, LLC

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AFFORDABLE MULTIFAMILY SUPPLY IN BILLINGS

Several affordable multifamily developments have been completed in Billings since 2015

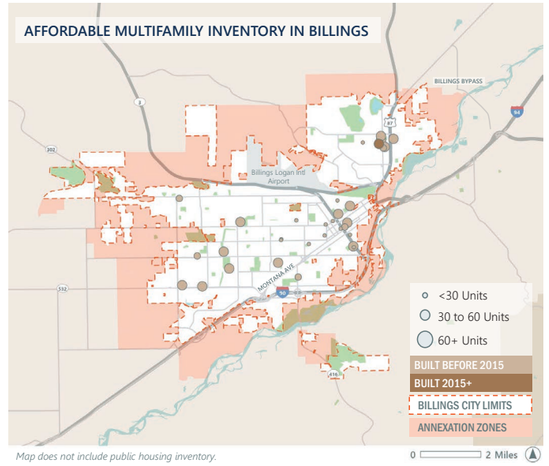
- According to Homefront, Billings has 2,013 legally-restricted affordable multifamily rental units (housing with income and rent limits and enforced by legal agreements often tied to funding sources). This figure is inclusive of 216 public housing units operated by Homefront. The overall vacancy rate for affordable multifamily rental units is 5.5%. There are no legally restricted affordable multifamily developments currently located in annexation zones.
- Affordable multifamily rental units are relatively evenly distributed throughout Billings. Clusters of affordable developments are concentrated in the northwest portion of Billings and near the downtown.
- Six affordable multifamily developments (254 units) have been built since 2015, according to Homefront.

2,013
TOTAL AFFORDABLE UNITS

254
AFFORDABLE UNITS BUILT SINCE 2015

5.5%
AFFORDABLE VACANCY RATE

AFFORDABLE MULTIFAMILY INVENTORY IN BILLINGS



Map does not include public housing inventory.

Source: City of Billings, CoStar (May 2025), Homefront, SB Friedman

SB Friedman Development Advisors, LLC

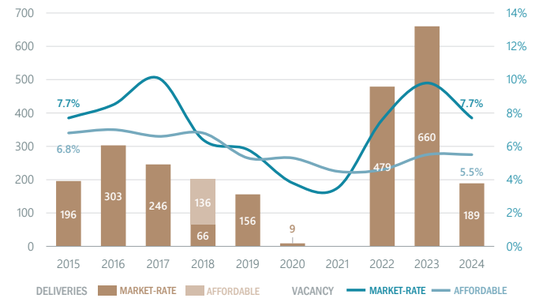
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BILLINGS MULTIFAMILY PERFORMANCE TRENDS

Multifamily deliveries increased post-COVID with over 1,300 units delivered between 2022 and 2024

- Approximately 2,440 multifamily rental units have been built in Billings since 2015. Of these units, 2,304 are market-rate and 136 are affordable. All the affordable units were delivered in 2018, whereas the market-rate unit deliveries were distributed throughout the period.
- After the delivery of 549 market-rate units in 2016 and 2017, the market-rate multifamily vacancy rate reached 10.1% in 2017. Once deliveries slowed over the next couple years, this vacancy decreased, eventually reaching a low of 3.5% in 2021. In 2022 and 2023, 1,139 market-rate units were delivered, resulting in vacancy rising to 9.8%. As of 2024, market-rate vacancy decreased to 7.7%.
- The affordable multifamily vacancy rate has remained between 4.5% and 7.0% from 2015 to 2024.

BILLINGS MULTIFAMILY UNITS DELIVERED AND VACANCY RATE



Source: CoStar (May 2025), SB Friedman

SB Friedman Development Advisors, LLC

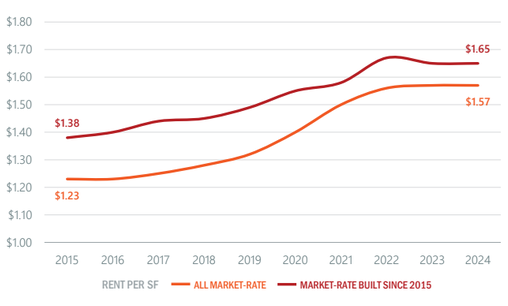
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MARKET-RATE MULTIFAMILY RENT TRENDS

Market-rate multifamily rents increase steadily between 2015 and 2022, but have since levelled off

- Since 2015, market-rate rents across all units have increased from $1.23 per SF to $1.57 per SF. Market-rate rents have grown at a CAGR of 2.7%. Market-rate rents for projects built since 2015 have increased from $1.38 per SF in 2015 to $1.65 per SF in 2024.
- Compared to all market-rate projects, rents of projects built since 2015 have grown at a slower CAGR of 2.0%. From 2015 to 2024, projects built since 2015 have had a premium between $0.08 and $0.19 per SF over all market-rate projects.

BILLINGS MARKET-RATE MULTIFAMILY EFFECTIVE RENT PER SF



Source: CoStar (May 2025), SB Friedman

SB Friedman Development Advisors, LLC

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CONCLUSIONS

Home sale prices and rents have increased over the last decade; affordability is a growing concern

- Billings has over 53,500 total housing units, a majority of which (64%) are single-family detached homes. An additional 7% are single-family attached units, 23% are multifamily units, and 6% are mobile homes.
- Since 2000, approximately 15,500 residential units have been permitted in Billings, 77% of which have been single-family homes and the remaining 23% have been multifamily units. Since 2020, multifamily permitting has increased relative to previous years.
- Housing affordability remains a challenge in Billings. From 2015 to 2025, the median home sales price grew at a CAGR of 6.4%, increasing by over $163,000. Multifamily rents have also increased from 2015 to 2024, albeit at a more moderate CAGR of 2.7%.
- Amidst housing affordability concerns, several recent studies identified infill residential development as a potential avenue to increasing the supply of housing attainable to Billings residents. While 2,444 market-rate multifamily units have been built since 2015, most have been built near the edges of city limits. Additionally, only one affordable multifamily development with 136 units has been built since 2015.
- Recent housing studies also identified development incentives, land banking and zoning revisions as strategies, among others, to address housing priorities.

Market-Rate Multifamily Units	7,894
Built Since 2015	*2,444*
Vacancy	7.7%
Average Rent/SF	$1.57
Affordable Multifamily Units	1,748
Built Since 2015	136
Vacancy	5.5%
Average Rent/SF	$1.34
Single-Family Owner-Occupied Units [1]	29,772
Closed Sales 2015-2024	21,999
2024 Median Days on Market	19
2024 Median Sales Price	$379,900

- Planning for a diversity of housing types, including single-family detached homes, townhomes, affordable and market-rate multifamily or condominium homes, would help ensure that there are housing options for people and households at different stages of life and with varying needs.

Source: Billings Association of Realtors (2025), CoStar (May 2025), SB Friedman

ECONOMIC DEVELOPMENT

YELLOWSTONE COUNTY WORKFORCE PROFILE

Wholesale and Retail Trade is the largest employment sector in Yellowstone County

- The 2024 Yellowstone County workforce consists of 88,924 people. This accounts for 15.4% of Montana's total workforce. Yellowstone County and Billings serve as a regional hub and catchment area for people and businesses within approximately 500 miles.
- With 2,493 unemployed people in the Yellowstone County workforce, the overall unemployment rate is 2.8%. The Yellowstone County workforce unemployment rate of 2.8% is slightly lower than the unemployment rate of Montana's overall workforce, which is 3.0%. Both Yellowstone County and Montana have unemployment rates below the national average of 4.0%.
- Wholesale and Retail Trade is the largest employment sector in Yellowstone County, followed by Health Care and Social Assistance, Accommodation and Food Services, and Construction. Together, the four largest employment sectors account for 54% of all jobs in Yellowstone County.
- Yellowstone County's two largest private employers, Billings Clinic and Intermountain Health, are in the Health Care and Social Assistance sector. Each of these private employers provides over 1,000 jobs. The third- and fourth-largest private employers, Walmart and Albertsons, are in the Wholesale and Retail Trade sector and provide over 1,000 and between 500 and 999 jobs, respectively.

LARGEST PRIVATE EMPLOYERS IN YELLOWSTONE COUNTY, 2021

- Billings Clinic (1,000+ jobs)
- Intermountain Health (1,000+ jobs)
- Walmart (1,000+ jobs)
- Albertsons (500-999 jobs)

LARGEST PUBLIC EMPLOYERS IN YELLOWSTONE COUNTY, 2024

- City of Billings (1,000+ jobs)
- Billings Public Schools (1,000+ jobs)

LARGEST EMPLOYMENT SECTORS IN YELLOWSTONE COUNTY, 2024

- Wholesale and Retail Trade
- Health Care and Social Assistance
- Accommodation and Food Services
- Construction

88,924
YELLOWSTONE COUNTY WORKFORCE

15.4%
SHARE OF MONTANA WORKFORCE IN YELLOWSTONE COUNTY

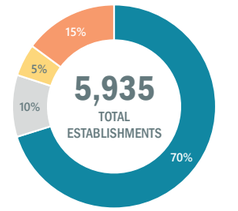
Source: City of Billings, Montana Department of Labor & Industry (2024), SB Friedman, U.S. Bureau of Labor Statistics (2024)

YELLOWSTONE COUNTY SMALL BUSINESS PROFILE

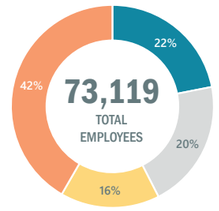
Approximately 70% of establishments in Yellowstone County have less than 20 employees

- In 2022, Yellowstone County had approximately 5,935 business establishments. Of the 5,935 establishments, 70% had fewer than 20 employees, while another 10% of establishments had between 20 and 99 employees. Only 5% of establishments had between 100 and 499 employees and the remaining 15% had at least 500 employees.
- Of the 73,100 employees in Yellowstone County, approximately 22% worked at establishments with fewer than 20 employees. Meanwhile, approximately 42% of total employees worked at establishments with over 500 employees. While most establishments are small businesses with fewer than 20 employees, the majority (58%) of employees in Yellowstone County work at establishments with 100 or more employees.
- Average employee pay in Yellowstone County increases with establishment size. Establishments with over 500 employees had an average annual pay of $66,030, whereas those with fewer than 20 employees had an average pay of $44,573.
- During interviews, multiple business and economic development stakeholder identified Billings as a "business-friendly" city.

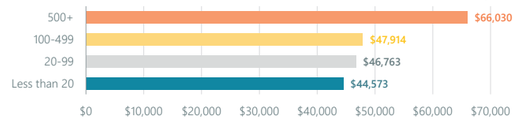
YELLOWSTONE COUNTY ESTABLISHMENTS BY SIZE, 2022



YELLOWSTONE COUNTY EMPLOYEES BY ESTABLISHMENT SIZE, 2022



YELLOWSTONE COUNTY AVERAGE ANNUAL PAY BY ESTABLISHMENT SIZE, 2022



Source: SB Friedman, U.S. Census Statistics of U.S. Businesses (SUBS) (2022)

ECONOMIC CLUSTERS

Regional economies consist of traded (primary) and local (secondary) clusters

Regional economies can be categorized into economic clusters or industry groups. A cluster is a regional concentration of related industries. Regional economies are made up of two types of clusters, each with different patterns of geographic presence and different competitive dynamics.

- Traded clusters, also known as primary job clusters, are groups of related industries that export products/serve markets beyond the region in which they are located. Since primary clusters compete in cross-regional markets, they are exposed to competition from other regions. Typically, approximately 30% of jobs in a geography are within primary clusters.
  - Examples: Business Services, Financial Services, Hospitality & Tourism, Manufacturing, Transportation & Warehousing
- Local clusters, also known as secondary job clusters, consist of industries that serve the local market. They are found in every region of the country, regardless of the competitive position of a particular location. A region's employment in secondary clusters is usually proportional to the population of that region.
  - Examples: Local Government, Real Estate, Schools & Hospitals

Location quotients (LQ) quantify the specialization of a region's industry compared to national employment averages. High location quotients are typically indicative of high-export businesses. Of the largest industry clusters, Yellowstone County has the highest employment concentrations and specializations within the following sectors:

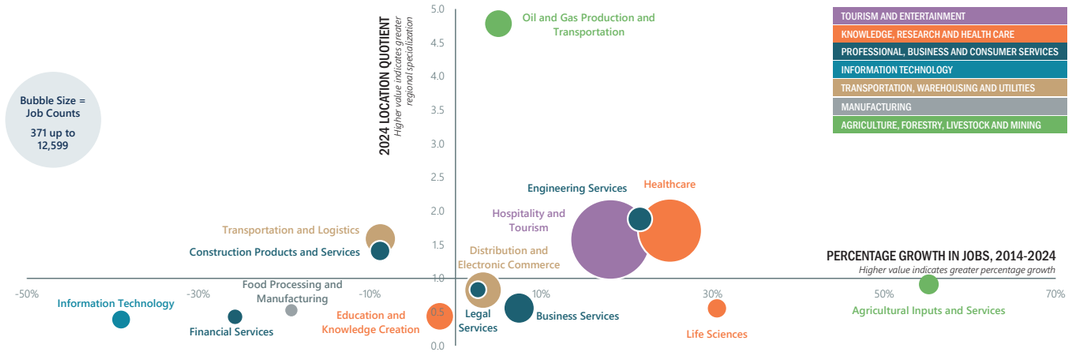
- Oil and Gas Production and Transportation (LQ=4.78)
- Engineering Services (LQ=1.88)
- Health Care (LQ=1.71)

Source: Lightcast (2025), SB Friedman

YELLOWSTONE COUNTY PREDOMINANT ECONOMIC CLUSTERS

Agricultural Inputs and Services was the fastest-growing sector in the last decade

Yellowstone County has experienced growth across many economic clusters since 2014. The Agricultural Inputs and Services cluster grew by over 55% from 2014 to 2024, making it the fastest growing top-ten traded cluster in the county. Despite its significant growth, it only provides 775 jobs, making it the tenth-largest traded cluster in the county. The two largest traded clusters, Hospitality and Tourism and Health Care, which provide 12,599 and 7,985 jobs, respectively, had more moderate growth rates of 18% and 25%.

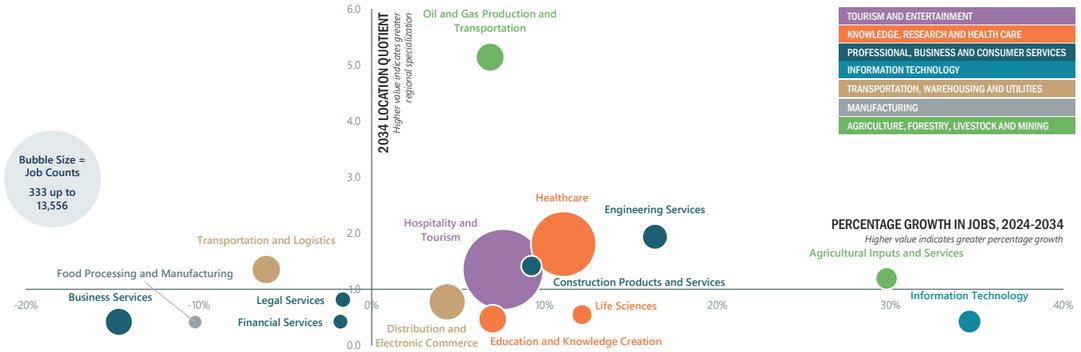


[1] Lightcast projected employment only extends to 2034. Therefore, the analyses are through 2034, rather than 2045 like the growth projections.
Source: Lightcast, SB Friedman

YELLOWSTONE COUNTY PROJECTED CLUSTER GROWTH

Job growth is projected to be driven largely by the Health Care and Hospitality and Tourism sectors

Hospitality and Tourism is projected to remain Yellowstone County's largest employment cluster and add 960 jobs from 2024 to 2034. Hospitality and Tourism's growth will account for 16% of projected job growth during the period. Health Care is projected to remain the second-largest traded cluster and add 890 jobs, or 15% of projected job growth, over the same the period. While Information Technology and Agricultural Inputs and Services are projected to be the fastest-growing top-ten traded clusters due to their smaller size, their growth will only account for a combined 8% of net job growth.



[1] Lightcast projected employment only extends to 2034. Therefore, the analyses are through 2034, rather than 2045 like the growth projections.
Source: Lightcast, SB Friedman

HISTORIC & PROJECTED MAJOR ECONOMIC CLUSTER GROWTH

Eight of ten largest traded clusters in the county are projected to grow between 2024 and 2034

Eight of the ten largest traded employment clusters in Yellowstone County are projected to grow from 2024 to 2034. The two major employment clusters that are projected to lose jobs from 2024 to 2034 are Transportation and Logistics and Business Services.

Hospitality and Tourism has remained the largest employment cluster in Yellowstone County since 2014. Hospitality and Tourism provided 12,600 jobs in 2024 and is projected to provide 13,560 jobs in 2034. As a result, there is likely to be greater demand for hotels, event spaces and tourist activities going forward. Although Hospitality and Tourism is the largest sector, it has the lowest average wage of the ten largest employment sectors. Health Care has remained the second-largest cluster in the county since 2014, and Distribution and Electronic Commerce has remained the third-largest cluster.

TOP TEN TRADED EMPLOYMENT CLUSTERS IN YELLOWSTONE COUNTY, 2014-2034

	Employment, 2014	Employment, 2024	Projected Employment, 2034	Employment CAGR, 2014-2024	Employment CAGR, 2024-2034	Average Wage, 2024
Hospitality and Tourism	10,671	12,599	13,556	1.7%	0.7%	$30,000
Health Care	6,388	7,985	8,871	2.3%	1.1%	$110,800
Distribution and Electronic Commerce	2,612	2,696	2,814	0.3%	0.4%	$97,700
Transportation and Logistics [1]	2,041	1,862	1,749	-0.9%	-0.6%	$84,800
Business Services	1,725	1,853	1,582	0.7%	-1.6%	$95,700
Oil and Gas Production & Transportation	1,495	1,569	1,677	0.5%	0.7%	$212,500
Education and Knowledge Production	1,581	1,552	1,661	-0.2%	0.7%	$41,400
Engineering Services	952	1,157	1,346	2.0%	1.5%	$139,800
Construction Products and Services	855	780	852	-0.9%	0.9%	$108,100
Agricultural Inputs and Services	499	775	1,006	4.5%	2.6%	$43,900

[1] The decrease in Transportation and Logistics employment appears to be a product of how "traded" and "local" clusters are defined and organized. The traded "Transportation and Logistics" sector lost approximately 180 jobs, largely due to decreases in long distance freight trucking and freight transportation arrangement. However, jobs in local logistical services grew by ~800, driven largely by increases in express delivery services. Local cluster employment is shown on page 26.
Source: Lightcast (2025), SB Friedman

HISTORIC & PROJECTED ECONOMIC CLUSTER GROWTH

Yellowstone County is projected to gain over 5,800 jobs from 2024 to 2034

In 2024, Yellowstone County had approximately 89,298 jobs. Local cluster jobs accounted for 58% of total employment in Yellowstone County in 2024. Jobs in the ten largest traded clusters accounted for 37% of Yellowstone County's total employment. Jobs in other traded clusters accounted for an additional 5% of total employment. From 2014 to 2024, Yellowstone County employment increased by approximately 8,450 jobs. During this period, total employment grew at a CAGR of 1.0%, driven by growth in local clusters and the ten largest traded clusters. Yellowstone County is projected to gain 5,861 jobs from 2024 to 2034, bringing total employment to 95,159. During this period, total employment is projected to grow at a CAGR of 0.6%, which is slightly slower than the prior ten-year period.

EMPLOYMENT IN YELLOWSTONE COUNTY, 2014-2034

	Employment, 2014	Employment, 2024	Projected Employment, 2034	Employment CAGR, 2014-2024	Employment CAGR, 2024-2034	Weighted Average Wage, 2024
Ten Largest Traded Clusters	28,820	32,830	35,114	1.3%	0.7%	$77,327
All Other Traded Clusters	5,061	4,781	5,289	-0.6%	1.0%	$93,950
Real Estate, Construction & Development	6,583	8,055	8,698	2.0%	0.8%	$80,435
Local Health Services	4,757	5,241	5,924	1.0%	1.2%	$73,519
Local Motor Vehicle Products & Services	4,145	4,426	4,526	0.7%	0.2%	$71,793
Local Education and Training	3,593	3,913	3,994	0.9%	0.2%	$65,455
Local Commercial Services	3,466	3,561	3,601	0.3%	0.1%	$57,468
All Other Local Clusters	24,423	26,491	28,012	0.8%	0.6%	$67,613
YELLOWSTONE COUNTY TOTAL	**80,848**	**89,298**	**95,159**	**1.0%**	**0.6%**	

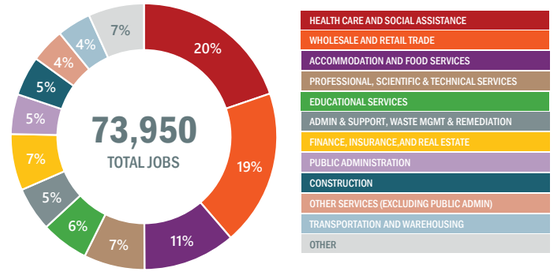
Source: Lightcast (2025), SB Friedman

BILLINGS EMPLOYMENT BASE

Health Care and Social Assistance is the largest employment sector in Billings

- Billings has a total of 73,950 jobs. The three largest sectors in Billings, Health Care and Social Assistance, Wholesale and Retail Trade, and Accommodation and Food Services account for half of all jobs in Billings.
- Health Care and Social Assistance is the largest employment sector in Billings and provides 14,600 jobs. Wholesale and Retail Trade, the second-largest employment sector, provides another 14,000 jobs. The next largest sectors are Accommodation and Food Services and Professional, Scientific & Technical Services, which provide 8,300 and 5,500 jobs, respectively.

BILLINGS JOBS BY SECTOR, 2022



Source: US Census Longitudinal Employment Household Dynamics (LEHD) (2022), SB Friedman

INDUSTRIAL SUPPLY IN BILLINGS

Industrial developments are densely concentrated along Montana Ave and I-90

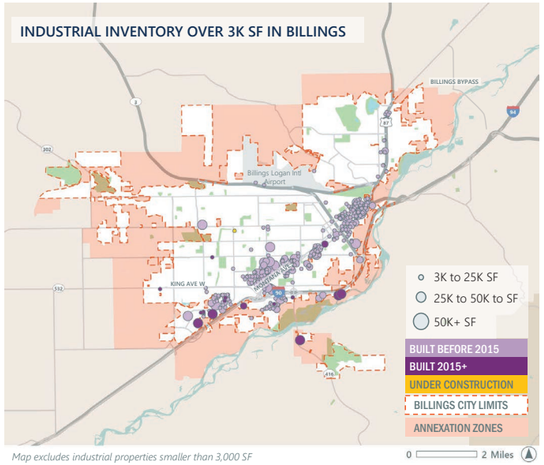
- Billings has approximately 7,912,000 SF of existing industrial space. The industrial building supply in Billings is largely concentrated along Montana Avenue or near I-90. The overall vacancy rate is 4.6% and the average triple-net rent is $8.79 per SF, according to CoStar. The vacancy rate indicates a healthy market; the U.S. average is 6.2%, per Cushman & Wakefield.
- Approximately 719,000 SF of industrial space has been built since 2015, which accounts for 9.4% of Billings' existing inventory. There is one 3,100-SF industrial development currently under construction in Billings.
- In addition, there is approximately 1,710,800 SF of existing industrial space in annexation zones, 648,200 SF of which have been built since 2015. While the city has more than four times as much industrial supply as the annexation zones, development since 2015 in the two geographies has been comparable.
- Per the City, as of February 2026 subdivision applications encompassing nearly 450 acres of land for proposed commercial uses have been submitted.

7.9M TOTAL INDUSTRIAL SF

0.7M INDUSTRIAL SF BUILT SINCE 2015

4.6% INDUSTRIAL VACANCY RATE

INDUSTRIAL INVENTORY OVER 3K SF IN BILLINGS



Map excludes industrial properties smaller than 3,000 SF

Source: City of Billings, CoStar (May 2025), Cushman & Wakefield (Q3 2025), SB Friedman

OFFICE SUPPLY IN BILLINGS

Less than 2% of the 6.3 million SF of office space in Billings was built since 2015

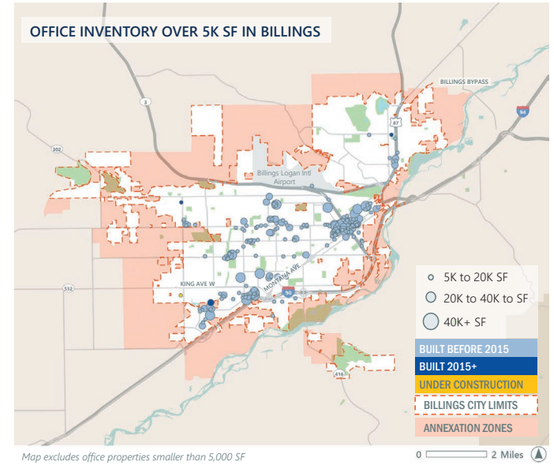
- Billings has approximately 6,273,000 SF of existing office space. The overall vacancy rate is 3.5% and the average triple-net rent is $20.40 per SF, according to CoStar. The vacancy rate indicates a constrained market, as the U.S. average is 19.9%, per Cushman & Wakefield. However, some of the office properties may be leased, but not fully occupied due to remote or hybrid work policies.
- Approximately 66,100 SF of additional office space is located in annexation zones.
- Much of the existing office inventory is concentrated in and around the downtown. There are additional office clusters in the western half of the city.
- Approximately 101,000 SF of office space has been built since 2015; therefore, 98.4% of the city's existing office inventory was built before 2015. There is one 5,000-SF office development currently under construction in Billings.

6.3M TOTAL OFFICE SF

0.1M OFFICE SF BUILT SINCE 2015

3.5% OFFICE VACANCY RATE

OFFICE INVENTORY OVER 5K SF IN BILLINGS



Map excludes office properties smaller than 5,000 SF

Source: City of Billings, CoStar (May 2025), Cushman & Wakefield (Q3 2025), SB Friedman

RETAIL SUPPLY IN BILLINGS

Less than 5% of the 10.6 million SF of retail space in Billings was built since 2015

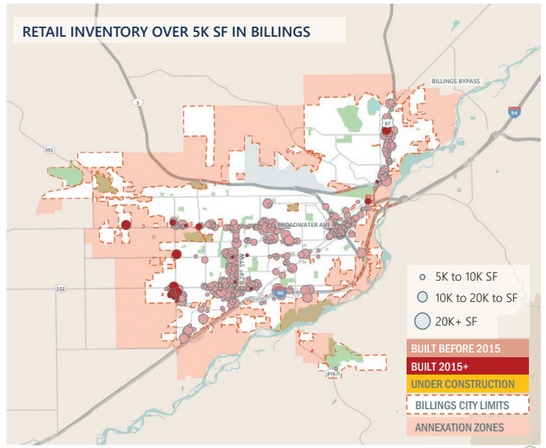
- Billings has approximately 10,608,000 SF of existing retail space. According to CoStar, the average triple-net rent is $10.95 per SF, while the overall vacancy rate is 2.1%, which indicates a constrained market (U.S. average is 5.3%). Approximately 435,500 SF of additional retail space is in annexation zones.
- Much of the retail supply is concentrated in the downtown, along major commercial corridors, including Broadwater Avenue, King Avenue W, 24th Street, or in the northwest portion of the city along US Highway 87.
- Approximately 447,000 SF of retail space has been built since 2015; therefore, 95.8% of Billings' existing retail inventory was built before 2015. There are no retail developments proposed or currently under construction in Billings.
- Although there has been limited new retail space built in Billings since 2015, the city remains an important retail hub for the county, region and state. In 2025, Billings had a $1.5 billion surplus of retail sales, indicating that the city's retail market captures significant spending from people living outside the city.

10.6M TOTAL RETAIL SF

0.4M RETAIL SF BUILT SINCE 2015

2.1% RETAIL VACANCY RATE

RETAIL INVENTORY OVER 5K SF IN BILLINGS



Map excludes retail properties smaller than 5,000 SF

[1] Retail properties and square footage estimates account for ground-floor retail space in mixed-use buildings.
Source: City of Billings, CoStar (May 2025), Cushman & Wakefield (Q3 2025), SB Friedman

CONCLUSIONS

Billings has experienced limited office and retail development; industrial is the strongest product type

- The 2024 Yellowstone County workforce consists of 88,924 people, or approximately 15.4% of Montana's total workforce. The overall county unemployment rate is 2.8%. Eight of the ten largest traded employment clusters in Yellowstone County are projected to grow from 2024 to 2034.
- Billings has a total of 73,950 jobs. The three largest sectors in Billings, Health Care and Social Assistance, Wholesale and Retail Trade, and Accommodation and Food Services account for half of all jobs in Billings.
- Industrial is the strongest commercial product type in Billings. Billings has approximately 7,912,300 SF of existing industrial space within its city limits and an additional 1,710,800 SF in its annexation zones. Approximately 9.4% of the city's industrial inventory has been built since 2015.
- Aligned with national post-COVID trends, Billings' office market has experienced limited growth recently. Billings has approximately 6,273,000 SF of office space. Less than 2% of existing office space has been built since 2015.
- Billings has approximately 10,608,000 SF of existing retail space. Only 447,000 SF of retail space has been built since 2015, which accounts for only 4.2% of the overall inventory. Despite limited recent retail development, Billings remains an important retail hub for the county, region and state.

	Billings	Annexation Zones
Total Industrial SF	7,912,300	1,710,800
Built Since 2015	*730,000*	*648,200*
Vacancy	4.6%	
Average Rent/SF	$8.79	
Total Office SF	6,273,100	66,100
Built Since 2015	*100,800*	--
Vacancy	3.5%	
Average Rent/SF	$20.40	
Total Retail SF	10,608,100	435,500
Built Since 2015	*447,200*	*27,100*
Vacancy	2.1%	
Average Rent/SF	$10.95	

Source: CoStar (May 2025), SB Friedman

GROWTH PROJECTIONS

BILLINGS GROWTH PROJECTIONS

The population of Billings is projected to grow to 153,800 by 2045

SB Friedman developed population and growth projections based on historic trends and anticipated future needs, which will inform future planning efforts and land use policy. The following assumptions inform the growth projection:

- **Population:** Between 2010 and 2023, the population of Billings grew at a 1.11% CAGR. The population projections assume that this historic population growth rate will continue. Population growth projections account for both natural growth (births minus deaths) and net in-migration (including annexation).
- **Housing Units:** Housing needs depend in large part on the population. The housing unit projections assume that Billings' current average household size (2.29) and ratio of households to housing units (0.94) will remain constant through 2045.
- **Jobs:** Job projections are based on projected population growth and the historic ratio of jobs to population in the labor force. Due to data limitations, job counts are estimated and projected for the four primary ZIP codes overlapping Billings: 59101, 59102, 59105 and 59106.
- **Commercial Space:** The projections for industrial, office and retail inventory are informed by existing inventory, recent development trends, historic SF per capita ratios and regional trends specific to each property type. Since 2010, office and retail space per capita has decreased in Billings; the commercial inventory projections assume that these trends continue.

BILLINGS GROWTH PROJECTIONS, 2025-2045

	2025 (Estimated)	2045 (Projected)	2025-2045 Proj. Change	2025-2045 CAGR
Population	123,500	153,800	+30,300	1.11%
Housing Units	55,300	71,500	+16,200	1.29%
Jobs	84,900	106,600	+22,700	1.21%
Industrial SF	7,912,300	10,169,000	+2,256,700	1.26%
Office SF	6,273,100	7,357,000	+1,083,900	0.80%
Retail SF	10,608,100	12,397,500	+1,789,400	0.78%

Source: CoStar (May 2025), Lightcast (2025), Montana Department of Commerce, SB Friedman

CONCLUSIONS

Projected population growth drives demand for additional residential and commercial development

- SB Friedman analyzed the city's existing and projected housing needs given anticipated population growth; assessed current and future economic development conditions and opportunities; and evaluated potential market constraints to future development.
- Billings is projected to continue growing through 2045. To accommodate that growth, the city will need to plan for new housing. Stakeholder interviews identified utilities as one of the biggest constraints to housing development and affordability. As a result, the city will likely need to plan for both infill housing development — which can rely on existing municipal infrastructure — as well as strategic extensions to accommodate residential development outside the existing municipal limits. Planning for a diversity of housing types, including single-family detached homes, townhomes, affordable and market-rate multifamily or condominium homes, would help ensure that there are housing options for people and households at different stages of life and with varying needs.
- Billings is a commercial and employment hub, drawing both consumers and workers from a broader region. As population is projected to grow over the next 20 years so too is employment, as well as the commercial space needed to accommodate the additional demand.
- Industrial is the strongest product type currently. Most recent industrial development has been located on the edges of Billings, or within annexation zones. Given land constraints in the city, we project that these locations will accommodate most of the future industrial development. Like with housing, strategic infrastructure planning will be key to accommodating demand.
- The office market is relatively weak, particularly as work-from-home and hybrid working arrangements become more commonplace, though lease vacancy remains relatively low. Most future office development is likely to be smaller-scale space for professional users like dentists, lawyers or accountants. Conversely, there will likely be less demand for corporate office space. Any near-term corporate office development is likely to be built-to-suit space led by specific companies, rather than speculative development.
- As the population and employment in Billings grows, demand for additional retail space will also increase, albeit at a slower rate given ongoing market trends. Most future retail development will likely be needed to meet the daily needs of new residents and workers, particularly in areas where population grows the most. Over the last decade the Heights and West Billings have grown the most. Given greater land constraints in the core of Billings, it is likely that these areas will accommodate much of the future growth in retail demand.



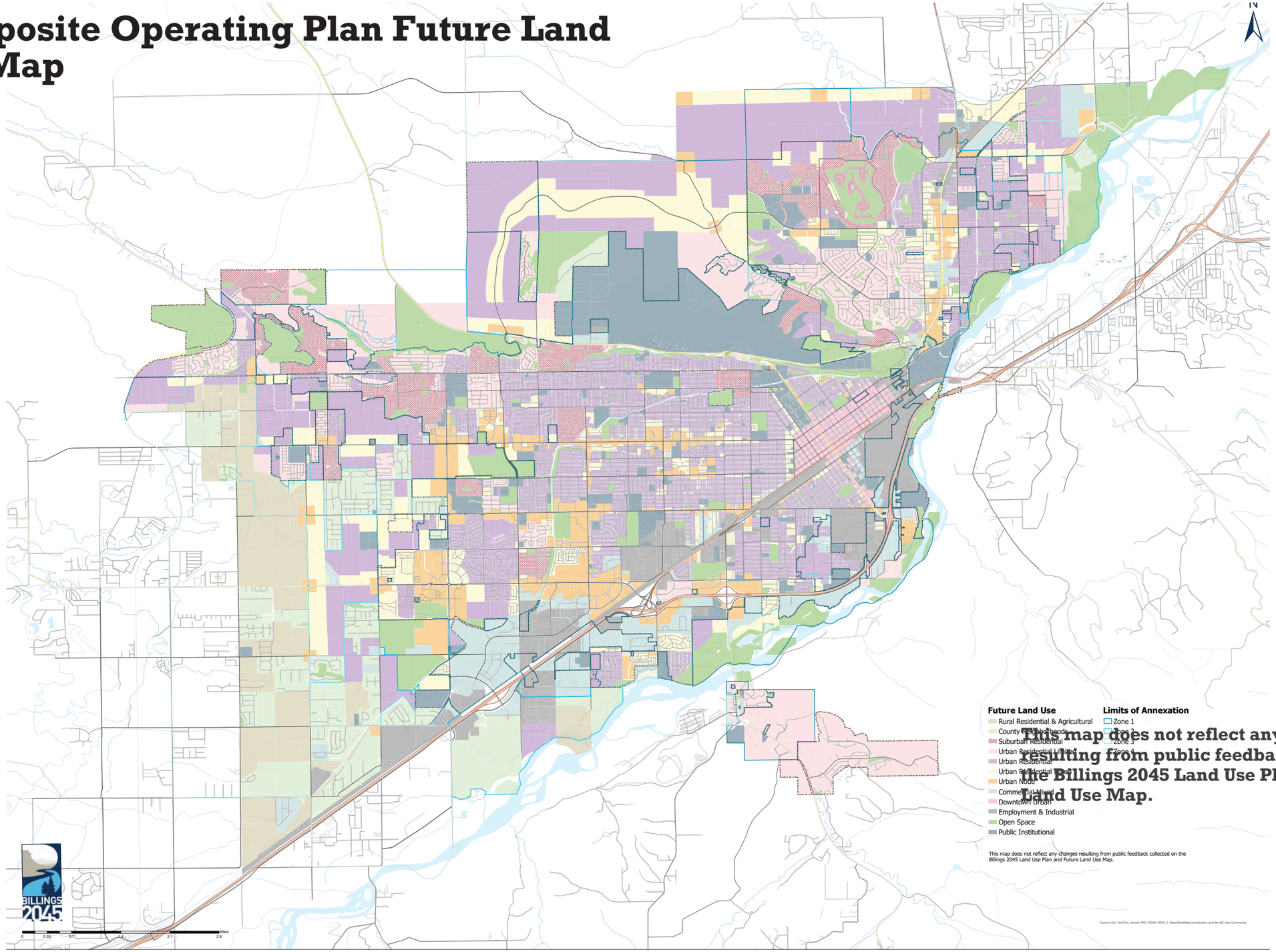
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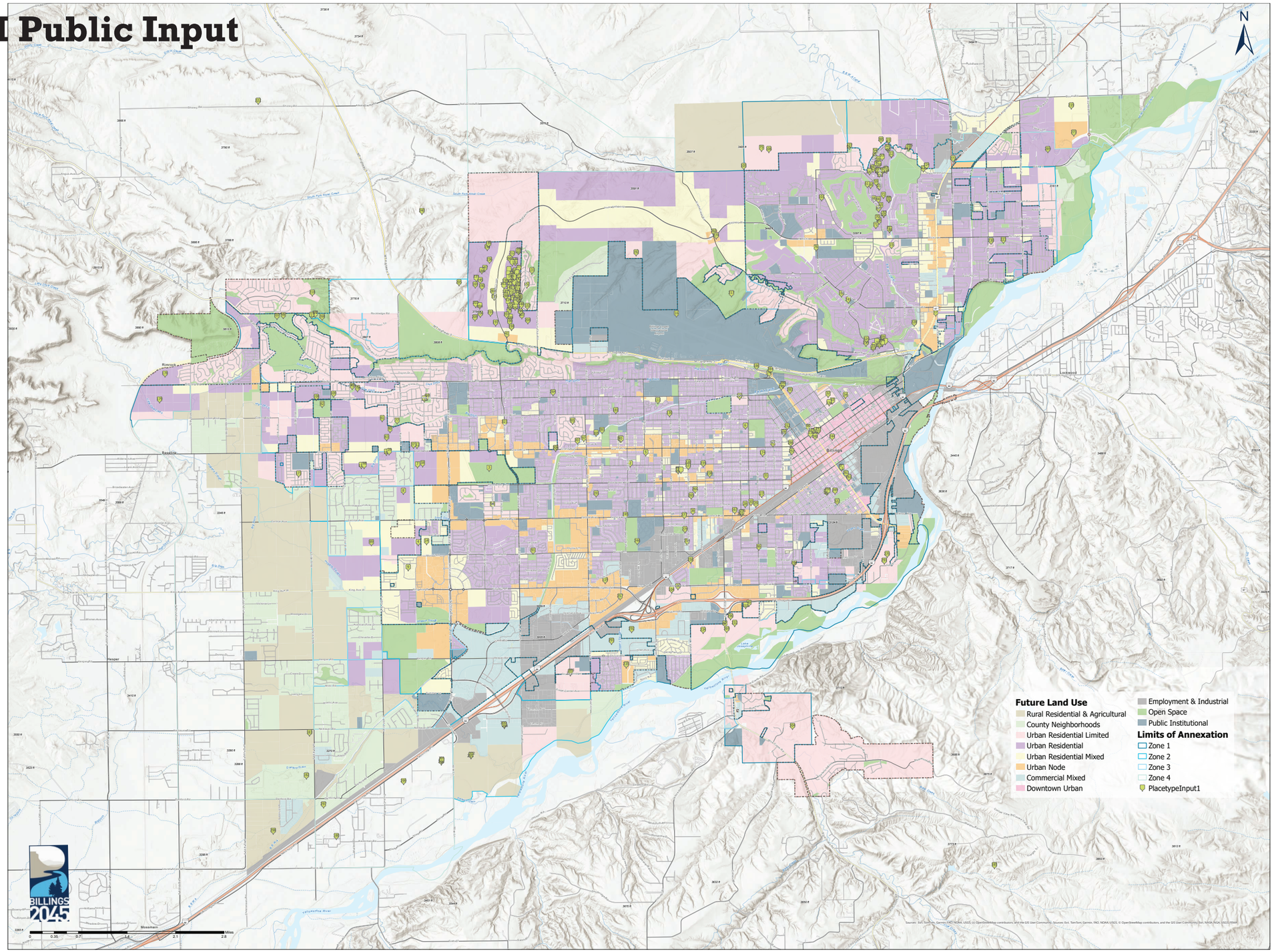
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B. Composite Operating Plan Future Land Use Map



This map does not reflect any changes resulting from public feedback collected on the Billings 2045 Land Use Plan and Future Land Use Map.

C. FLUM Public Input



OBJECTID	Comment	x	y
1	PI	-108.5	45.77889
2	PI	-108.5	45.77881
5	Urban Residential Mixed would fit this parcel better in my opinion due to zoning to the East, South, and Southwest.	-108.627	45.76424
6	Originally a Community Commercial parcel up until Project Recode, which would match Alpine Village zoning.	-108.559	45.78246
7	Does this proposed zoning allow for the reconstruction of it's original and current use? (4) 4plex buildings along Avenue E.	-108.529	45.7878
8	Urban Residential Limited seems like a better fit.	-108.627	45.7805
9	Urban Residential Limited seems like a better fit.	-108.631	45.775
10	Shouldn't this be Urban Node based on the current use?	-108.63	45.75902
11	Urban Residential Limited seems like a better fit.	-108.636	45.78319
12	Urban Residential Limited seems like a better fit.	-108.644	45.78049
13	Urban Residential Limited seems like a better fit.	-108.627	45.78457
14	Does Urban Node make more sense here as there is already an approved commercial use? Future development may include self storage or multifamily.	-108.475	45.84111
15	How is traffic flow going to be accessed to Monad as Bell is not a street capable of handling traffic it doesn't even have a line?	-108.624	45.76441
16	This area should be UR	-108.484	45.82517
17	I think this is great!	-108.549	45.81143
18	Should this be Urban Node and Commercial Mixes	-108.471	45.81092
19	This area from here west should be Urban Residential Limited	-108.486	45.84098
20	This area from here west should be Urban Residential Limited	-108.485	45.83476
21	This area from here west should be Urban Residential Limited	-108.487	45.83171
22	Almadin Ln should be Urban Residential Limited	-108.485	45.82854
23	This area from here west should be Urban Residential Limited	-108.484	45.84416
24	This area from here west should be Urban Residential Limited	-108.485	45.84709
25	This area should be Urban Residential Limited	-108.487	45.84069
26	This area should be Urban Residential Limited	-108.488	45.83749
27	This area should be Urban Residential Limited	-108.488	45.84069
28	This whole half-block could be urban residential mixed.	-108.524	45.77347
29	This is across from a grocery store and adjacent to bus stops. Urban Residential Mixed would make more sense.	-108.529	45.77142
30	Commercial mixed, to match the rest of this half-block. There's no residential here; it's a coffee kiosk currently.	-108.526	45.77143
31	Urban residential mixed, to match the rest of the half-block. This parcel has multiple businesses currently, so I think it wouldn't be an issue.	-108.527	45.77185
32	The lots facing Broadwater from 1st to 9th Sts could be Urban Residential Mixed. There are some apartments and small businesses on this stretch, plus bus stops + multiple adjacent schools. Would buffer the interior neighborhoods from Broadwater's traffic.	-108.523	45.77721
33	Urban Residential seems like a better fit for this whole area than Urban Residential Mixed. There's nothing particularly suburban about it!	-108.504	45.79423
34	The lots on the south side of this block, facing North Park, could all be Urban Residential Mixed. There are already some multi-unit buildings here, and an small older commercial building at the west end of the block.	-108.503	45.79283
35	Urban Residential seems like a better fit. It's currently a residence. No reason to encourage Urban Node development on a single parcel.	-108.499	45.79395
36	The South Side Triangle area feels very "patchwork" on this draft map. Is there a way to do this so the placetypes feel more intentional? At the very least, I would suggest switching the few Commercial Mixed parcels west of S. 27th to something else.	-108.505	45.77373
37	This whole half-block is primarily businesses currently, and faces a major road. Urban Road or Commercial Mixed seem more appropriate.	-108.545	45.77004
38	I disagree with the other comment on this parcel. This should be Residential or Urban Residential Mixed.	-108.628	45.78461
39	I disagree with the other comment on this parcel. This should be Residential or Urban Residential Mixed.	-108.625	45.78071
40	I disagree with the other comment on this parcel. This should be Residential or Urban Residential Mixed.	-108.635	45.7833
41	Urban Residential Limited next to the interstate doesn't seem practical.	-108.528	45.75073
42	I like the Urban Node proposed here!	-108.6	45.80752
43	This area should be Urban Residential Limited	-108.485	45.84535
44	This area should be Urban Residential Limited as SF only	-108.486	45.84108
45	This area should be Urban Residential Limited as SF only	-108.485	45.8348
46	This area should be Urban Residential Limited as SF only	-108.487	45.83177
47	This area should be Urban Residential Limited as SF only	-108.485	45.82851
48	This area should be Urban Residential Limited as SF only	-108.488	45.83749
49	This area should be Urban Residential Limited as SF only	-108.487	45.8408
50	This area should be Urban Residential Limited as SF only	-108.488	45.8408
51		-108.484	45.84424
52		-108.485	45.84557
53	This area should be Urban Residential Limited as SF only	-108.485	45.8456
54	This area should be Urban Residential Limited as SF only	-108.487	45.84362
55	This area should be Urban Residential Limited as SF only	-108.489	45.84489
56	This area should be Urban Residential Limited as SF only	-108.489	45.84395
57	This area should be Urban Residential Limited as SF only	-108.488	45.84321
58		-108.488	45.84225
59	This area should be Urban Residential Limited as SF only	-108.488	45.84218
60	This area should be Urban Residential Limited as SF only	-108.489	45.83839
61	This area should be Urban Residential Limited as SF only	-108.49	45.83782
62	This area should be Urban Residential Limited as SF only	-108.491	45.83799
63		-108.49	45.84146
64	This area should be Urban Residential Limited as SF only	-108.49	45.84119
65	This area should be Urban Residential Limited as SF only	-108.491	45.84066
66	This area should be Urban Residential Limited as SF only	-108.487	45.83353
67	This area should be Urban Residential Limited as SF only	-108.488	45.8348
68	This area should be Urban Residential Limited as SF only	-108.488	45.83287
69	This area should be Urban Residential Limited as SF only	-108.49	45.83494
70	This area should be Urban Residential Limited as SF only	-108.488	45.8303
71	This area should be Urban Residential Limited as SF only	-108.488	45.83099
72	This area should be Urban Residential Limited as SF only	-108.489	45.82941
73	This area should be Urban Residential Limited as SF only	-108.487	45.83569
74	Several families enjoy hiking and snowshoeing in this area. It is also home to wildlife.	-108.599	45.81627

75	These road islands ("Gateway Park") should be Open Space.	-108.522	45.79873
76	The master plan for High Sierra shows this area at the same planned density as the rest of the subdivision. Could it be Urban Residential like the rest?	-108.523	45.84585
77	Should be Urban Residential Mixed. SD2 sold this parcel to HomeFront.	-108.507	45.82488
78	keep as river rock park and develop park per master plan from 2011	-108.633	45.78974
79	urban residential limited	-108.645	45.79658
80	keep park and develop park	-108.646	45.79701
81	urban residential limited surrounding park on south side and up to rangeview	-108.635	45.78794
82	urban residential limited	-108.637	45.79024
83	develop park	-108.655	45.79334
84	extend the big ditch trail down to grand	-108.636	45.78625
85	dont sell our park	-108.624	45.79465
86	Urban Residential Mixed to match surrounding properties.	-108.549	45.77877
87	Odd that this one sliver is Urban Residential Limited. Should it just be Urban Residential?	-108.525	45.76242
88	Maybe encourage denser development along S. Billings Boulevard?	-108.536	45.74646
89	I disagree with the other comment on this parcel. This should be Urban Residential to help transition between denser development on Grand and the existing county neighborhood to the south.	-108.643	45.78047
90	Would these be Public Institutional, since SD2 owns them and has them earmarked for a future high school?	-108.641	45.76434
91	Update to PI - this is a church	-108.566	45.78538
94	Consider RMU instead of single family if selling land. Create a town square: public meeting space, community center & condos.	-108.593	45.76219
95	The lots facing Grand from 1st to 4th Sts could be Urban Residential Mixed. There are some apartments and small businesses on this stretch, plus bus stops + multiple adjacent schools. Would buffer the interior neighborhoods from Grand's traffic.	-108.521	45.784
96	It would be nice to remove the ‘double’ dog leg Avenue C and give the children a safer crossing here (and on all the alphabet parks).	-108.517	45.78631
97	Urban Residential feels more appropriate for this area (between 32nd and 36th) than Urban Residential Limited. It's next to parks/trails/churches, sidewalks are gradually getting built out, and it's adjacent to an Urban Node area.	-108.605	45.77198
98	It seems stifling not to let this area be UR or even ditch facing URM to allow incremental density here. It is surrounded by UR - why keep it trapped and low value when the city budget could be net from a bit more granularity?	-108.58	45.78925
99	P2 missing for library, Lincoln, SD2 buildings, St John’s	-108.51	45.78734
100	This could be bumped up to node to allow for a live-work active transport ‘canal district’, building on existing businesses. Perhaps the city could support by purchasing a small P1 mixed use canal trail strip, paving the way (as it were)for a 24th	-108.577	45.7856
101	Should the undeveloped land owned by the Country Club be switched to Urban Residential Limited, given that it was zoned as residential prior to Project Recode and the country club has not committed to maintaining it as open space?	-108.667	45.81203
102	This wet, tree- filled, unbuilt extension of Spring creek would be better suited to public space than building. Land for sale, I believe.	-108.549	45.77864
103	This should be changed to Residential Limited provided it was previously R9600 prior to ReCode and can be changed from the existing P1 in the future.	-108.657	45.8122
104	Established suburban neighborhood should remain as single family. Please change all this area that is N3 to Urban Residential Limited and limit the housing to single family homes. Thank you.	-108.505	45.83536
105	What a great linear park and carless connection!	-108.5	45.81519
106	Please make this a node area like its bookends. The point of investing in public infrastructure like an ice rink is to realize value gains from the surrounding property to pay for maintenance, upkeep and Zambonis. Single-family freeway hoods won’t cut it.	-108.55	45.75438
107	Shouldn't this area be Commercial Mixed or Urban Node?	-108.551	45.75372
108	URM	-108.528	45.8421
109	UR	-108.521	45.84558
110	This should be Urban Residential Limited similar to what is was before Project Re:Cod changed it. This will allow YCC to develop the land as another nine holes for golf, new residential homes consistent to the neighborhood, or a combination of both.	-108.668	45.81187
111	Problem: single family tax/acre. Develop this space with fiscally responsible street side mixed use for a few apartments and neighborhood gathering hub. Arrange value trade with ditch assn to extend linear hi-line ditch trail west-east for connectivity.	-108.657	45.79485
112	Plan for connectivity working with the hi- line ditch association to create a linear park leading through to Rimrock West Park. Consider a land value exchange if necessary. Plan ahead to create this space for kids, dogs, wildlife and the whole community.	-108.652	45.79548
113	You may want to trade a corner lot to Hi line ditch assn for Hi Line ditch trail access connecting through to Poly Vista, big ditch trail and arrowhead school - what an opportunity!	-108.625	45.79427
114	If the city establishes a land trade system to improve access for the public, trading four street side lots of this 1.5acre city-owned property for canal access beside the 4 condo associations would allow the linear BBWA park to continue & access tennis.	-108.555	45.79334
115	This also should be Urban Residential Limited	-108.658	45.81201
116	Unique space in Billings that should strongly be changed to Open Space. Sagebrush, Bitteroot, Meadowlarks, hiking, hunting—>wonderful sense of space	-108.597	45.8167
117	This space should be left as open space public land. It is currently public school trust land that is used for hiking, hunting, and biking.	-108.598	45.81503
118	This is State owned land, there are many people who enjoy hiking, birding and hunting. This is public land that should remain public, saved for conservation and enjoyment. Keep Billings spaces open and sensibly conserved.	-108.598	45.81365
119		-108.596	45.81516
120	This is public land and should remain so for hiking and biking. We use it daily. If this word developed and into housing, it would put a huge burden and strain on Zimmerman Trail and access to Billings west End.	-108.597	45.8206
126	Keep the space designated open space. The beauty is in its expanse and quiet for all to enjoy	-108.596	45.81809
127		-108.571	45.75587
128	This is school trust land that is open space and used daily for recreation such as hiking, hunting, biking. This should remain open space. Many many wild birds live here!	-108.598	45.81866
129	This should stay as open public places available to all of us for hiking, birding, dog walking and biking.	-108.6	45.8164
130	The pleasure of wide open Montana land is being over developed. Please no urban development . Thank you	-108.596	45.81905

131	Keep as designated open space	-108.599	45.81786
132		-108.599	45.8148
133	Turn into designated green space with park, beautiful connection between community centers: library and art museum	-108.509	45.78644
134		-108.598	45.81998
135		-108.507	45.78659
136	Vacant lot should be provided for an extension to the neighboring Yellowstone art museum	-108.508	45.78669
137	Turn into designated open space	-108.597	45.8144
138		-108.551	45.79059
139		-108.592	45.82082
140		-108.597	45.8208
141	Turn into designated open space	-108.597	45.82288
142	Keep as designated open space	-108.597	45.81832
143		-108.603	45.81539
144	Keep as designated open space, green space to separate cultural institutions: art museum and library	-108.509	45.78634
145	Please keep this area open without development	-108.597	45.81711
146	Keep designated as open space	-108.6	45.81871
147	This is open state public land. It should stay open lots of people and animals use it every day. It should not be developed. It should stay natural for birds and wild habitat.	-108.596	45.81506
148	This is state public land. It is used for recreation of not only walkers, bikers, joggers, and hikers. It's also used for multiple animals and birds, including the Meadowlark. Please save this land. Keep it open.	-108.597	45.81653
149	I have for several years had a haikubox directed at the state land, open space area. A Haikubox monitors bird calls and is essential for studying the migration patterns and types of birds found in this habitat. (2nd half of commentary)	-108.596	45.81627
150	To develop this land into urban housing would destroy the habitat of many grassland nesting birds, as well as important stopover for migrating birds.	-108.596	45.81712
151	Families hike and enjoy wildlife here	-108.599	45.82109
152	This should not be developed. Wildlife need this space	-108.599	45.8202
153	Open space for wildlife and family hikes.	-108.608	45.81892
154	Don't urban develop this land	-108.599	45.81719
155	Recreation for families and bird watching. Do not developed please.	-108.606	45.82145
156	As the one paying the property taxes on this land, land that was specifically purchased because of its location and not having neighbors anywhere near, then thinking of it developed makes my skin crawl. Please do not develop this.	-108.595	45.81361
157	This land should be kept open space. If any development (businesses, apartments, even additional houses) is added the effect on Zimmerman trail could cause traffic jams going up and down Zimmerman potentially leading to many fatalities.	-108.598	45.81963
158	Zimmerman is already overloaded. There are three new apartment complexes being built on Zimmerman. If this land were developed it would just add to the congestion. This land should be kept open for recreation purposes, wildlife and open space. Please, No!	-108.598	45.81702
159	I was rear ended 3 weeks ago on Zimmerman North of Rimrock. More traffic on Zimmerman could increase chances of fatalities.	-108.597	45.8226
160		-108.594	45.81784
161	It makes no sense to put houses or apartments at the top of Zimmerman. The bottleneck to Skyway drive would negate anytime it now saves for people accessing the Heights	-108.598	45.81967
162	Please do not develop. Keep open for wildlife and recreation on both sides of inner belt loop.	-108.605	45.8258
163		-108.605	45.82644
164	After serving 21 years in the US Army, I deeply value the solitude and openness that this space affords me to hike with my dog. I ask that as a community we can be good stewards of this space and preserve it for future generations as Magic City grows	-108.596	45.81464
165		-108.594	45.81337
166		-108.596	45.8153
167		-108.597	45.81464
168		-108.597	45.81464
169		-108.597	45.81457
170		-108.596	45.81477
171	When the road was built they put in game tunnels for to access water from the west side to the east. They travel daily.	-108.6	45.81776
172	A place for wildlife, animals and hiking. No development.	-108.596	45.82496
173	Reccomend it be used for wildlife / nature and trails. I do not reccomend development with the significant shift in rock/soil that has occurred since the road was finished. We alrea dy have to listen to all the cars racing on the Inter Belt Loop	-108.596	45.82489
174	This is an incredible open space used by recreationists, wildlife and adds a scenic element that should not be disturbed. Please consider changing this to Open Space.	-108.599	45.82334
178	Odd place for UR. Urban Node or URM to match adjacent properties.	-108.532	45.77014
179	I purchased this property 15 years ago paying for the calue of no development behind me. Please do not devalue my property by developing. Leave as public lands	-108.596	45.81535
180	Please leave undeveloped! This area is full of wildlife and walking trails.	-108.609	45.81799
181	Lovely area, please keep as open space.	-108.597	45.81951
182	Zimmerman Trail cannot handle more traffic. This new development will further congest this area. At least the East side of Skyway should be left undeveloped.	-108.597	45.81403
183	Turn into open designated space	-108.596	45.81593
184		-108.662	45.77886
185		-108.524	45.78205
186		-108.599	45.81232
187	Very accessible, critical sagebrush habitat that provides a wonderful space in a growing city for walking, birding, solitude, and even winter activities such as sledding and snow shoeing. Definitely a space that warrants Open Space designation.	-108.596	45.81504
188	This open space is greatly used by animals and birds and people who bought here for the use and open spaces. New Heights connector road has already hurt animal sightings who were here first. Please reconsider.	-108.596	45.81984
189	Urban residential limited	-108.702	45.80006
190	Open space	-108.704	45.79468
191	The land south of the S Frontage Rd, and west of Wise Lane, to around S 56th St is developing rapidly with no apparent planning. It needs to be included in this effort.	-108.652	45.70298

192	The speed limit on this short street - that has residences, a school, and church, is 35MPH. People take that as a minimum, not max. Its way to fast for neighborhood safety and enjoyment. It is NOT a thruway street.	-108.567	45.79134
193	This land and adjoining parcels are owned/operated by Knife River for their aggregate operations (and mining). The thought of it becoming a County Neighborhood in the next 25 yrs is doubtful.	-108.661	45.71569
194	The ag land in this quarter section is owned by JTL (Knife River). Is the intention to allow them to expand their mining operations?	-108.66	45.72468
195	This area has been a great place to bike and walk. I see lots of people enjoying this space;I think this is because it's an area you can enjoy the scenery of the plains and some calm/quiet. That would go away if urban housing was put here.	-108.599	45.81436
196		-108.456	45.69523
197	Wider bike lane to get to trails and airport	-108.525	45.80022
198	Designate for open space Abby & Elliott Gaitonde	-108.597	45.81563
199		-108.607	45.82094
200	Open land; wildlife, nature, outdoor activities. Urbanization will exponentially increase traffic yp and down Zimmerman trail	-108.599	45.81115
201	Don't take away our state land access. I go out here and hunt and walk my dogs. And spend time with my kids and family out there.	-108.607	45.8176
202	Purple area between inter belt loop and ward 4	-108.574	45.77399
203		-108.561	45.8243
204		-108.598	45.81645
205	Constantly see people riding bikes and running and walking this nature area.	-108.598	45.81634
206	Nature area	-108.6	45.81601
207	Wildlife area	-108.598	45.82254
208	This land is used by many people and all of Montana's beautiful wildlife it can not be further urbanized	-108.603	45.80999
209		-108.598	45.80904
210		-108.599	45.81013
211		-108.599	45.81339
212		-108.6	45.81159
213		-108.598	45.80906
214		-108.609	45.81392
215		-108.608	45.81361
216		-108.614	45.8185
217		-108.608	45.81185
218		-108.595	45.81144
219		-108.593	45.81036
220		-108.609	45.81109
221		-108.605	45.81207
222	Lots of hikes during summer and snowshoeing in winter. Please do not develop this natural area.	-108.596	45.8213
223	Many fond memories of hiking this area. To put homes here would be ashame.	-108.598	45.82436
224		-108.597	45.82041
225	My family walks here often and treasure the natural beauty of it. To develop it would be devastating.	-108.599	45.81939
226	Beautiful area, please leave as open space	-108.596	45.81221
227	I purchased this property 15 years ago that backs up to state PUBLIC land. If this gets sold and houses get built behind my house my value will considerably drop. Public land should remain Public land.	-108.596	45.81528
228	PI? I believe this was the property acquired last November with FAA funds to essentially become part of the airport grouds.	-108.532	45.81552
229	Please make the castle (5650 Canyonwoods Dr.) a multifamily zone to attract a 'active living' senior community use - or something similar.	-108.658	45.81668
230	Doesn't the draft Heights plan identify these parcels as targets for denser development? Given the presence of Five Mile Road, perhaps UR and/or URM would be worth considering.	-108.43	45.85387
231	Complete Sidewalk on east side of 12th - DANGEROUS for peds	-108.546	45.78025
232	Complete Sidewalk on E side of 12th	-108.546	45.77952
233	Create Wast City Bypass for trucks	-108.673	45.85691
234	This would be another place to trade a bit of park space here to connect the two existing linear parks along the ditch. Also Ping circle should match its neighbors and allow duplexes etc.	-108.451	45.82597
235	I would agree with urban node here - but not for storage units. It seems like the most visited state park could use some food and even lodging options overlooking the lake.	-108.474	45.84172
236	If you're looking to unload parkland, few parcels make more sense than this acre patch steps away from a large state park. Work with the state and Homefront to create some workforce housing here.	-108.479	45.84569
237	Strongly disagree with the single family shill here. Any area with this level of amenities should be opened to Urban Residential Mixed to fully justify and realize value gains from the infrastructure. Please acknowledge water, power, snow plows required!	-108.488	45.83989
238	Reconsider this block park to trade with developers for a linear park along the canal -- a bonus for walkers, wildlife, seniors and children biking to the lake.	-108.497	45.84606
239	There is a two acre parcel that would be an interesting node continuation providing canalised dining and living in a low rise canal-facing town square development would add a new lifestyle dimension to the heights.	-108.478	45.80887
240	It seems like making this UR like the surrounding area would give the owners flexibility to divide a 4000sqft home or upzone their acre lot with a ADU if they want to. These options make so much sense in the area between the hospital and university.	-108.53	45.79401
241	The Ping Circle development should be Urban Residential.	-108.455	45.82581
242	Keep public /state land/open undeveloped and accessible by all residents to enjoy the outdoors	-108.609	45.81934
243	this area would be good for mixed commercial/residential use	-108.533	45.74656
244	mixed use higher intensity commercial	-108.529	45.75028
245	commercial/residential mixed use	-108.542	45.74519
246	This area, while it has higher zoning currently, I believe the more appropriate place type would be Urban Residential, rather than Urban Node.	-108.565	45.73815
247	Please don't develop this. Billings is getting too big and the water supply system can't handle all the demand.	-108.605	45.82312
248	PI for Grace United Methodist.	-108.566	45.78537
249	This half-block should be Urban Node. This is a midcentury strip mall, mostly with offices and small-scale medical, that provides a nice transition between the old Cine 7 property to the south and the apartments/YWCA to the north.	-108.54	45.77784

250	These properties currently labelled UR should be either Urban Node or URM. There are currently businesses on these parcels, and given the surrounding placetypes, aspiring for UR here doesn't make sense.	-108.542	45.77999
251	I don’t want the BLM land subdivided into housing.	-108.625	45.8335
252	Leave green spaces! This is our neighborhood!	-108.498	45.81387
253	Our house only has 3 feet between the back of our house and where the state trust land starts. Any housing development would impose significant burden on us when roofing and foundation work needs to be done. Please keep this area as open space	-108.597	45.81325
254	Leave this land alone! This concept that every open space needs to be filled with workforce housing will make our city too densely populated, and people will move away!	-108.479	45.84557
255	These county-owned parking lots are unnecessary with so much other parking and the transit hub across the street. The county should coordinate with SD2, MT State or Homefront to create a mixed-use mini-plaza to capitalize on transport infrastructure	-108.503	45.78525
256	The city should make this green space URM- a multifamily infill condo tower to add to their tax base instead of their maintenance bill. See the tower across from Rocky for reference- it's a real boon to the tax base. Make use of Par 3 proximity!	-108.565	45.76946
257	There is an area here that could be developed as a golf course facing condo community here with would assist with the value capture of this vast green space. It would help the city balance its budget.	-108.562	45.76393
258	in response to other post - YAM's additional space is The Vault. They don't need any further costs. The could coordinate with Homefront to set up artists' residence on the two adjoining properties owned by Homefront north of The Vault.	-108.507	45.78663
259	A TIF-subsidized Gazette building purchase by St John's would be a good partnership to create a downtown, Arts District senior living with an event lawn (resident parking in warehouse). SJ is already present and active senior downtown living is growing.	-108.508	45.78542
260	Consider flanking the entire park in URM to thicken up these ageing properties as they're replaced and capture value from pool improvements to add to the upkeep and maintenance pot. Few neighborhoods are as well-poised for future value gain.	-108.502	45.77396
261	Response: what about opening up Commercial mixed all the way over to 31st above the park to encourage updating failing properties to their highest and best use while creating space for local small businesses in a 'live above the shop model'?	-108.505	45.77386
262	Why not give this city-owned part of 33rd to the Y to use as an outdoor space	-108.515	45.78232
263		-108.516	45.78762
264	These little parks are very silly. Consider removing the interior road and gifting them to the adjacent property owner, better than maintaining them.	-108.517	45.78633
265	This is another city park that could provide some Parkside housing along Kalmar Dr.	-108.547	45.76379
266	This node area would be one to keep an eye on for long term light rail 'transit oriented development' to link the city with the next level of public transport. You could begin negotiating with BNSF now for rail and rail bed access.	-108.53	45.7696
267	This node area would be one to keep an eye on for long term light rail 'transit oriented development' to link the city with the next level of public transport. You could begin negotiating with BNSF now for rail and rail bed access.	-108.53	45.76966
268	This node area would be one to keep an eye on for long term light rail 'transit oriented development' to link the city with the next level of public transport. You could begin negotiating with BNSF now for rail and rail bed access.	-108.567	45.75241
269	This node area would be one to keep an eye on for long term light rail 'transit oriented development' to link the city with the next level of public transport. You could begin negotiating with BNSF now for rail and rail bed access.	-108.546	45.7599
270	Response to the response: Why encourage more commercial development in the interior of South Side triangle when that's more needed along S. 27th and 1st Ave. S? The 'live above the shop model' seems better suited to the EBURD.	-108.504	45.77399
271	I like the proposed urban node!	-108.537	45.82845
272	mostly city land oaths half block. Why not community gardens on the vacant lots?	-108.498	45.77674
273	This is county land on this whole block. Why is this not a prison garden project to reduce food costs and teach skills? Even planting potatoes on the vacant lots would yield a harvest and improve the appearance.	-108.498	45.77674
274	These lots are privately owned but the owners may allow seasonal gardens if there was interest.	-108.499	45.77756
275	The new Urban Residential designation should allow for duplexes on residential lots across all zoning sub-types (N1, N2, N3, N4). Holding on to the "no duplexes" rule for N3 and N4 is bad policy in a growing city that badly needs more housing and density.	-108.586	45.79528
276	Perhaps the city could sell the 1133 Howard lot to the multifamily to save maintenance and add to tax base or make it a pocket park accessible to all.	-108.545	45.77332
277	The is a little strip of P1 drainage ditch here between Terry and Miles. Perhaps it could be rethought and have a public use access?	-108.544	45.77457
278	1260 Yellowstone and the neighboring lot to the west would make better park than a housing project. This seasonal waterfall with mature trees is a cool urban oasis which backs up to county property on the southern edge. Provides awareness of water source.	-108.548	45.77873
279	Keep this as openspace. This area is currently used by west end residents for recreation. YCC has had years to challenge P1 zone, has not done so. YCC has attempted to cut off public access to these trails in the past. Public has adverse possession	-108.655	45.81161
280	URL here is contrary to zoning policy prohibiting N zones along arterials. Should this area develop in the city, it should be UN or URM	-108.535	45.74531
281	URL should be mapped on existing N3 only. This area should be UR. URL is a category that will lock in unsustainable low density whose tax revenue won't support maintenance	-108.487	45.76059
282	much of this area is heavy commercial/ light industrial. URL makes no sense for existing or preferred development here. Should be UR, URM, or EI	-108.582	45.73666
283	commercial	-108.466	45.84312
284	Commercial	-108.429	45.8482
285	commercial	-108.537	45.82763
286	Response to 'green space'. Looking at MT's tax parcel map it's clear that DT needs private development. Envision a walkable/mixed town center encompassing 'Y to YAM' creating new housing while optimising vast existing (SD2, city) parking as an event plaza	-108.509	45.78585
287	Agree w other commenter. URM here and upzone next to public amenities wherever possible to justify and capture the value of that public investment to pay for more nice stuff! PLAN - to cover your budget. Incentivize infill over sprawl. Stop annexing.	-108.504	45.79247

288	A stormwater drain is buried under these medians (P1 green). Why not upgrade to open, low- maintenance bioswales with an E. Plainview tree-lined, protected path, linking Terry, over the tracks (long term) to Amend park. www.youtube.com/watch?v=nKdbUfnze5E	-108.547	45.76923
289	A stormwater drain is buried under these medians (P1 green). Why not upgrade to open, low- maintenance bioswales with an E. Plainview tree-lined, protected path, linking Terry, over the tracks (long term) to Amend park www.youtube.com/watch?v=tGHzOKXhp-M	-108.547	45.76628
290	The state could spur awareness in a canal district here: honor history, explore connections and improve the academic- medical link with some canal facing features besides parking (small amphitheater or food truck court?) www.youtube.com/shorts/UTaReU5gqI8	-108.518	45.79589
291	This is definitely the place to have the state negotiate with BBWA to allow cy-walk trail linking tax-exempt university to this 'node' area to increase interaction and public ROI. PLAN an activated airport entry vibe! www.youtube.com/watch?v=6jYi8UA4P2I	-108.517	45.79631
292	Consider setting this parking lot up for post-pool food truck time during the summer months. Provide spaces / amenities and charge rent. Link canal path with small bridge here. Make parks generate income besides taxes. S park pool - same strategy.	-108.572	45.78726
293	Hmm - single family? Just keep the Simpson St. connector trail on your radar as things pick up in the wake of the Amend Park hockey project.	-108.515	45.75901
294	There are so many medical professionals coming our way to support the medical corridor improvements - wouldn't URM make more sense for this stripe behind the node as this area responds to the needs of new nurses, medical residency students etc?	-108.515	45.79513
295	Not really following the 'node' desigation here. This area needs a clear walkable (lighted?) path leading to Hefner's Steps with historical markers. Ensure that it is P1 -- not... node.	-108.521	45.79945
296	Please share the tax income / acre (see Urban3 for info) for each Ward on the Billings 2045 project page and show us how much each Ward covers from its water, road, snow plow etc. bill. Please make any annexed property pencil out within the Ward.	-108.487	45.84726
297	Can we ask for a roundabout here with a two way 6th Avenue?	-108.515	45.78408
298	This corredor lies in the middle of an urban wilderness area. No future development (commercial or residential, beyond the existing inner belt loop road should be allowed in this area to ensure that the remaining portion of this state land remains natural	-108.604	45.81652
299	This parcel of state land (both sides of the belt loop) has long been used as a wildlands recreation area by Billings residents and is important for that purpose. No new development should be allowed on this land in order to preserve its natural character	-108.6	45.81552
300	All the flat land on both sides of what will be a major arterial connecting to Interstate 90/94 to Highway 87 and eventually along Sindelar Road and Alkali Creek Rd to Highway 3 needs to be set aside for Commercial/Light Industrial/H ind use/Tax base	-108.437	45.84479
301	All this land along Interstate 90 and the Interchange should be presumptively zoned Commercial/Lt Industrial and Industrial as it is not suitable for housing but can create a good tax base. Look at the development at King and Zoo Drive Interchanges	-108.534	45.74799
302	This land should be presumptively zoned Industrial to fit the character across the highway and make use of interstate access and arterials	-108.488	45.7592
303		-108.564	45.74554
304		-108.57	45.74314
305		-108.602	45.72579
306		-108.612	45.71956
307		-108.621	45.71832
308		-108.656	45.7096
309		-108.671	45.70423
310		-108.632	45.7143
311	Employment Industrial use for all land within 1/2 to 1 mile from Interstate	-108.602	45.72592
312	Employment Industrial use is appropriate	-108.621	45.71863
313	Employment Industrial is appropriate	-108.612	45.71959
314	Employment Industrial is the highest and best use. Good tax base!	-108.582	45.7367
315	By continuing to annex far flung properties you are building a city you can't afford. The suburban residents often demand more open space and single family zoning. They survive - water, electricity, snow plowing— on the backs of the small urban lots. Stop	-108.516	45.72488
316	If the Rose Park housing units are set to be rebuilt soon, it would be a good place to add some density with great access to schools and parks.	-108.573	45.78669
317	If senior home area West Park Village is 'node', it seems like Grand Springs area should be too. Even more reason to gather local business owners for a collective walk-friendly 'canal district' rebranding. https://10best.usatoday.com/awards/best-riverwalk	-108.586	45.7836
318	This multifamily to Ave B area is the perfect place for a car-less canal crossing to local businesses.	-108.579	45.78507
319	This neighborhood is large lot, large house and should be zoned for Single-family detached.	-108.487	45.80537
320	This neighborhood should show as single family only.	-108.487	45.80562
321		-108.487	45.80547
322		-108.487	45.80591
323	This neighborhood should be single-family detached only, as it is large home/large lot.	-108.488	45.80485
324	This neighborhood should be single-family detached only, as it is large home/large lot.	-108.49	45.80425
325	This neighborhood should be single-family detached only, as it is large home/large lot.	-108.49	45.80378
326	This neighborhood should be single-family detached only, as it is large home/large lot.	-108.488	45.80437
327	This neighborhood should be single-family detached only, as it is large home/large lot.	-108.489	45.80511
328	This neighborhood should be single-family detached only, as it is large home/large lot.	-108.487	45.80509
329	This neighborhood should be single-family detached only, as it is large home/large lot.	-108.488	45.80476
330	This neighborhood should be single-family detached only, as it is large home/large lot.	-108.492	45.8048
331	This neighborhood should be single-family detached only, as it is large home/large lot.	-108.492	45.80557
332	If Billings City does not have the money to rectify the road infrastructure between Rimrock and Grand along Zimmerman, the city has no right to continue developing along this corridor. Either alongside Zimmerman or up above the rim rocks.	-108.601	45.78914
333	Friendship House owns parcels along the ROW and wants to rezone to P2, same as the property to the west.	-108.502	45.77171

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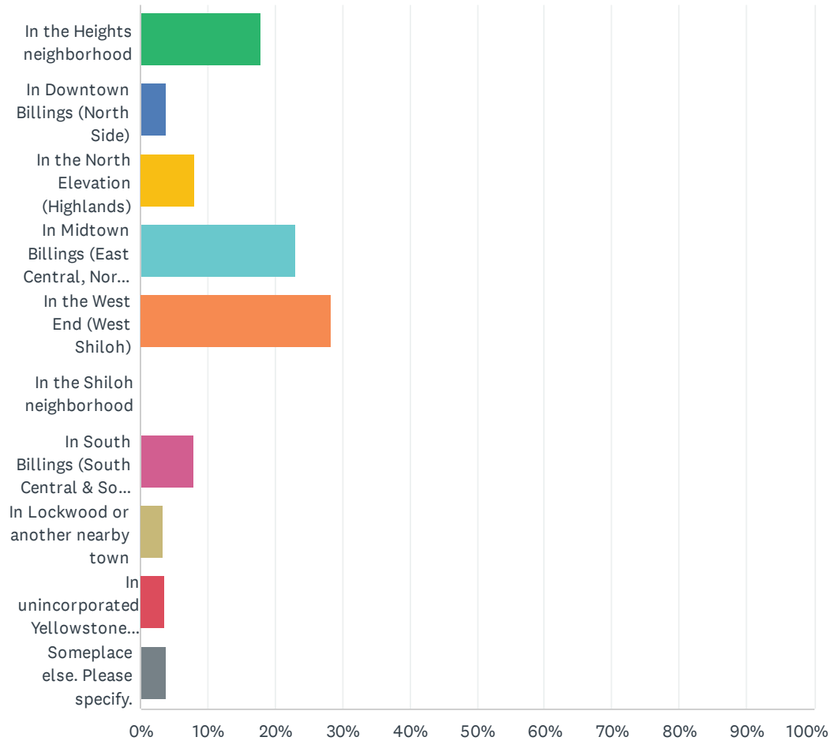
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D. Community Survey Results

Billings 2045 Community Survey

Q1 Please tell us where you live (general neighborhood boundaries are displayed below).

Answered: 1,166 Skipped: 3



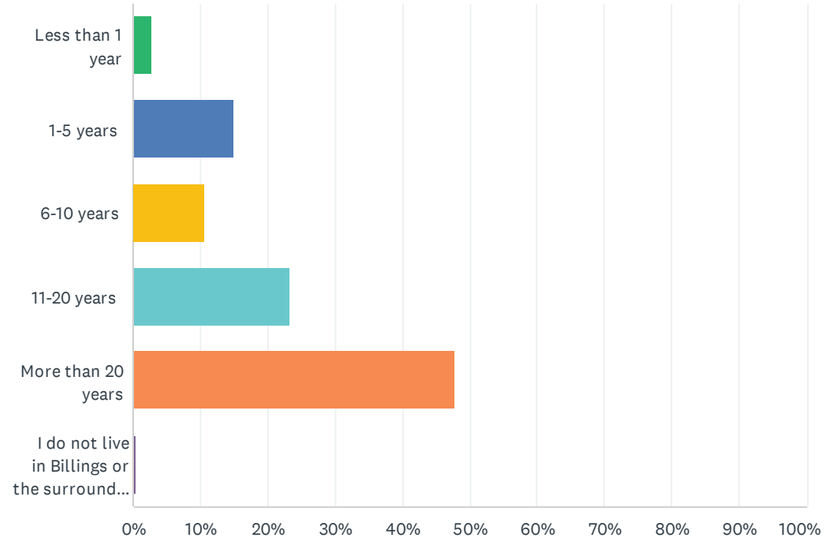
ANSWER CHOICES	RESPONSES	
In the Heights neighborhood	17.92%	209
In Downtown Billings (North Side)	3.86%	45
In the North Elevation (Highlands)	8.06%	94
In Midtown Billings (East Central, North Central, West Central)	23.07%	269
In the West End (West Shiloh)	28.30%	330
In the Shiloh neighborhood	0.00%	0
In South Billings (South Central & South Side)	7.89%	92
In Lockwood or another nearby town	3.34%	39
In unincorporated Yellowstone County	3.69%	43
Someplace else. Please specify.	3.86%	45
TOTAL		1,166

#	SOMEPLACE ELSE. PLEASE SPECIFY.	DATE
1	Briarwood	12/21/2025 8:29 AM
2	Seattle area now, but Billings Heights raised	12/15/2025 12:43 PM
3	Josephine Crossing	12/11/2025 8:36 PM
4	blue creek	12/11/2025 2:15 PM
5	Pause I can’t read that map somewhere new even steel ig?? Is that weat Shiloh ??	12/11/2025 12:43 PM
6	Joliet - work in Billings	12/10/2025 1:22 PM
7	Briarwood	12/9/2025 2:35 PM
8	Shepherd but own property downtown	12/9/2025 10:36 AM
9	Both the Heights and east central	12/8/2025 4:27 PM
10	Just south of the Duck Creek bridge up Fritz Rd	12/8/2025 1:33 PM
11	Hesper	12/8/2025 1:29 PM
12	Shepard montana	12/8/2025 1:28 PM
13	Hesper	12/8/2025 1:25 PM
14	Molt MT	12/8/2025 1:24 PM
15	west alkali cr	12/8/2025 10:37 AM
16	Hesper	12/8/2025 10:32 AM
17	Briarwood	12/6/2025 12:18 AM
18	West Central	12/4/2025 4:24 PM
19	West of Billings	12/4/2025 12:00 AM
20	KI’m j	12/3/2025 9:35 PM
21	Laurel	12/3/2025 6:27 PM
22	West	12/1/2025 4:49 PM
23	Highlands	11/30/2025 9:59 AM

24	near RImrock & Zimmerman Trail (north central on you rmap, but that wasn't a choice on the list)	11/29/2025 4:58 PM
25	Outside of boundaries shown	11/29/2025 1:35 PM
26	Just outside of the heights city limits	11/23/2025 2:15 PM
27	Townsend, MT	11/22/2025 8:51 PM
28	Downtown Billings Moss Mansion neighborhood	11/22/2025 8:28 AM
29	In the ghetto	11/21/2025 2:13 PM
30	North Central	11/21/2025 1:20 PM
31	Laurel	11/16/2025 11:24 PM
32	Tiburon Lane	11/15/2025 9:07 AM
33	Josephine Crossing	9/26/2025 8:56 PM
34	I live in Missoula but work remotely for a company in Billings and travel back and forth - I grew up in Billings, my parents still live there. I spend a lot of time in the Magic City.	9/25/2025 11:47 AM
35	Loveland Colorado	9/25/2025 9:17 AM
36	North Park	9/24/2025 10:21 PM
37	Rehberg Ranch	9/24/2025 9:39 PM
38	Southwest (Josephine Crossing)	9/24/2025 12:55 AM
39	South west Billings	9/18/2025 5:37 PM
40	Northwest Billings	9/18/2025 1:43 PM
41	Central-Terry (neighborhood boundaries didn't display)	9/18/2025 12:58 PM
42	Greycliff	9/18/2025 12:47 PM
43	Josephine Crossing	9/17/2025 9:46 PM
44	Briarwood	9/17/2025 9:41 PM
45	Josephine Crossing	9/17/2025 9:36 PM

Q2 About how long have you lived in Billings or the surrounding area?

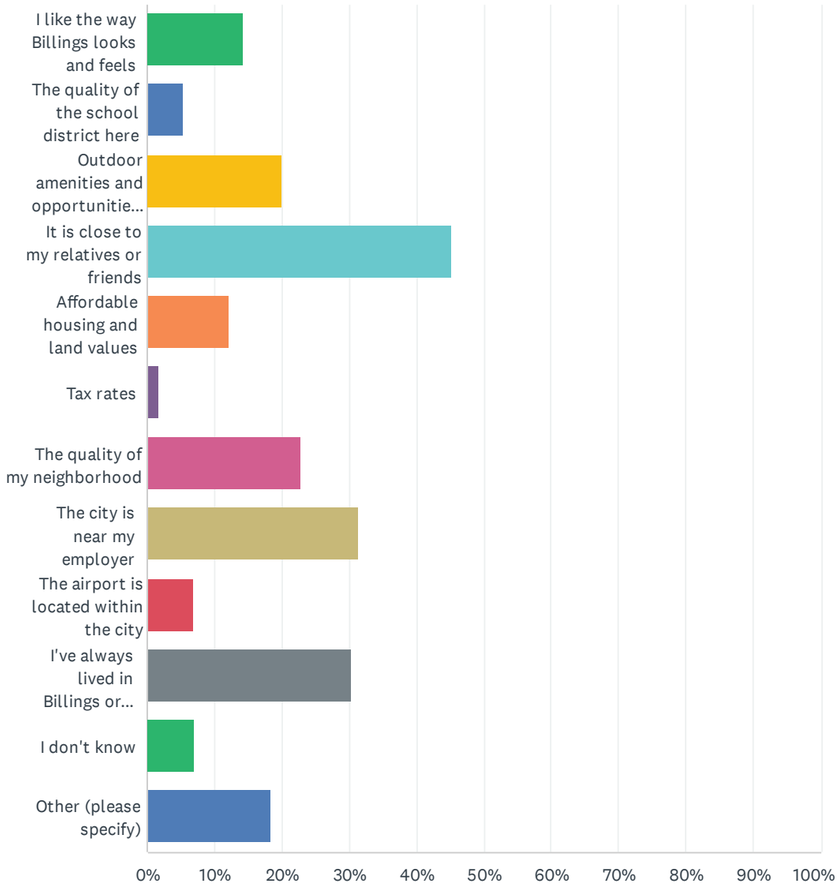
Answered: 1,166 Skipped: 3



ANSWER CHOICES	RESPONSES	
Less than 1 year	2.74%	32
1-5 years	15.01%	175
6-10 years	10.72%	125
11-20 years	23.16%	270
More than 20 years	47.86%	558
I do not live in Billings or the surrounding area	0.51%	6
TOTAL		1,166

Q3 If you live within the City of Billings, why did you choose to live here? (Select your top 3)

Answered: 1,113 Skipped: 56



ANSWER CHOICES	RESPONSES	
I like the way Billings looks and feels	14.38%	160
The quality of the school district here	5.30%	59
Outdoor amenities and opportunities to recreate	20.04%	223
It is close to my relatives or friends	45.10%	502
Affordable housing and land values	12.22%	136
Tax rates	1.80%	20
The quality of my neighborhood	22.91%	255
The city is near my employer	31.45%	350
The airport is located within the city	6.74%	75
I've always lived in Billings or wanted to return after moving away	30.19%	336
I don't know	7.10%	79
Other (please specify)	18.33%	204
Total Respondents: 1,113		

#	OTHER (PLEASE SPECIFY)	DATE
1	Good activities and events happening, public parks and trails	12/31/2025 10:02 PM
2	1-2 hours away from better hiking opportunities (mountains)	12/31/2025 11:20 AM
3	There are still open spaces and farmlands	12/20/2025 6:54 PM
4	Spouse lived here	12/18/2025 12:55 PM
5	I moved to Billings to attend EMC (not MSUB and never left)	12/15/2025 5:17 PM
6	work	12/14/2025 11:44 AM
7	Medical facilities and family	12/13/2025 12:17 PM
8	Small size	12/13/2025 10:32 AM
9	Where husband had his job	12/12/2025 8:45 PM
10	Don’t want to live here	12/12/2025 2:08 PM
11	I don’t want to	12/12/2025 1:41 PM
12	I moved here for work	12/12/2025 1:36 PM
13	It was a safer city when I first moved here . Not so much anymore !	12/12/2025 12:30 AM
14	Moved from Laurel	12/12/2025 12:18 AM
15	My husband’s job	12/11/2025 11:57 PM
16	Close to medical facilities	12/11/2025 8:36 PM
17	family	12/11/2025 4:42 PM
18	Dads work	12/11/2025 2:18 PM
19	my dads job moved us here	12/11/2025 2:15 PM
20	I was born here	12/11/2025 1:36 PM
21	I am born and raised here	12/11/2025 1:05 PM

22	my parents made me here	12/11/2025 1:00 PM
23	fathers job	12/11/2025 12:57 PM
24	My parents have lived here there whole lives	12/11/2025 12:50 PM
25	othing about this city is pleasing I am forced to live here	12/11/2025 12:43 PM
26	Personal Reasons	12/11/2025 12:40 PM
27	Born and raised here	12/11/2025 12:35 PM
28	I was born in Hawaii	12/11/2025 12:32 PM
29	Family roots	12/11/2025 12:29 PM
30	no sales tax	12/11/2025 11:23 AM
31	This place sucks only thing good is the car meets and truck meets	12/11/2025 11:19 AM
32	Economic hub	12/11/2025 11:18 AM
33	Family	12/10/2025 9:43 PM
34	Married someone from here	12/10/2025 9:03 PM
35	Because I can count of my water bill be egregiously high!	12/10/2025 5:04 PM
36	This was where our small business could find more work	12/10/2025 5:03 PM
37	I grew up on a ranch near here... 4th generation MT	12/10/2025 4:27 PM
38	Moved here for college and never left	12/10/2025 1:43 PM
39	I have lived on every part of town after 43 years here	12/10/2025 12:33 AM
40	Looking for work.	12/9/2025 7:23 PM
41	University Dorms	12/9/2025 4:15 PM
42	its fucking lit	12/9/2025 11:29 AM
43	born here and forced to stay	12/9/2025 10:24 AM
44	Medical	12/9/2025 2:19 AM
45	Bozeman is too expensive	12/8/2025 11:43 PM
46	Born here	12/8/2025 11:00 PM
47	Job security	12/8/2025 10:42 PM
48	Proximity to locations like Red Lodge and Bozeman	12/8/2025 10:33 PM
49	This place sucks and I'm stuck here	12/8/2025 10:15 PM
50	Strong Economy for Trades	12/8/2025 9:36 PM
51	When we moved here Billings was a nice place to live. Really changed for the worst	12/8/2025 9:00 PM
52	I got a job here.	12/8/2025 8:33 PM
53	Msub	12/8/2025 8:26 PM
54	moved here for a job over 20 years ago	12/8/2025 8:14 PM
55	I was born here	12/8/2025 7:58 PM
56	I didn't choose to live here, I was born here.	12/8/2025 7:52 PM
57	I came here for college (Rocky Mountain College) and loved it so stayed after graduation.	12/8/2025 7:40 PM
58	School	12/8/2025 6:41 PM
59	Came for college, met my husband and stayed	12/8/2025 6:28 PM

60	Thankful to move to Lockwood and not into Billings, where my spouse's job is	12/8/2025 6:23 PM
61	Moved here for a job	12/8/2025 6:01 PM
62	My husband's job	12/8/2025 5:40 PM
63	certain comments have been redacted due to content	12/8/2025 5:31 PM
64	Was born here	12/8/2025 4:28 PM
65	born here	12/8/2025 4:25 PM
66	was born here and still in school	12/8/2025 3:22 PM
67	I was born here	12/8/2025 3:20 PM
68	The city is near my Moms Employer	12/8/2025 3:20 PM
69	Born Here	12/8/2025 3:17 PM
70	the specific house fits my family	12/8/2025 1:50 PM
71	My dad got a job here	12/8/2025 1:32 PM
72	I was born here	12/8/2025 1:29 PM
73	Dads job	12/8/2025 1:28 PM
74	exchange year	12/8/2025 1:27 PM
75	My parents decided to live here	12/8/2025 1:27 PM
76	I don't like billings, expensive and dumpy people	12/8/2025 1:24 PM
77	I live with my parents	12/8/2025 1:20 PM
78	my parents moved me here	12/8/2025 10:32 AM
79	Parents jobs	12/8/2025 10:30 AM
80	My parents moved us here.	12/8/2025 10:29 AM
81	I was born here	12/7/2025 6:05 PM
82	Family	12/7/2025 10:40 AM
83	The variety of entertainment for kids and adults	12/7/2025 10:04 AM
84	We love our Church	12/6/2025 7:54 PM
85	Moved here for school, put down some roots and now I'm stuck here.	12/6/2025 7:36 PM
86	Literally just work	12/6/2025 3:02 PM
87	City Amenities: water, sewer, trash, road maintenance	12/6/2025 10:01 AM
88	We could not afford Bozeman anymore.	12/6/2025 8:46 AM
89	Job opportunities and amenities eg. Theatre, restaurants, symphony, culture	12/6/2025 6:36 AM
90	My parents moved here when I was young	12/5/2025 7:14 PM
91	Moved here for work	12/5/2025 5:07 PM
92	I grew up in Havre and wanted to live someplace warmer when I moved back to Montana. Also medical facilities are a huge plus for Billings	12/5/2025 10:25 AM
93	Got a job here 45 years ago	12/5/2025 9:27 AM
94	Billings seemed the most welcoming.	12/5/2025 8:43 AM
95	Work location	12/5/2025 5:35 AM
96	Pride flags on businesses downtown were my number 1 reason	12/5/2025 3:34 AM
97	Family	12/4/2025 10:24 PM

98	Idk	12/4/2025 9:35 PM
99	Live near aging family	12/4/2025 6:36 PM
100	I enjoy going to the public library with my kids so I can show them all the homeless people passed out with there pants down. I really enjoy are homeless problems it brightens up are community	12/4/2025 5:12 PM
101	The City is my employer.	12/4/2025 4:57 PM
102	Proximity to other areas	12/4/2025 12:34 PM
103	Born and raised here, raised my children here. It is just where I love to live.	12/4/2025 9:49 AM
104	Wide open spaces	12/3/2025 7:37 PM
105	Born Here	12/3/2025 3:39 PM
106	I grew up here and got a job back here when I graduated & just never left	12/3/2025 2:30 PM
107	Moved from Carbon County to be closer to the Catholic schools	12/3/2025 11:28 AM
108	The size of the home.	12/2/2025 7:59 PM
109	Good environment for starting our business	12/2/2025 7:43 PM
110	Mom moved here	12/2/2025 7:08 PM
111	Grew up here and wanted to raise my daughter here.	12/1/2025 12:34 PM
112	Job	12/1/2025 10:18 AM
113	Billings is good for business, and lots of sunny days	11/30/2025 2:54 PM
114	Job opportunities.	11/29/2025 4:58 PM
115	medical center	11/29/2025 4:58 PM
116	Have lived in the city limits but participate in volunteer work within city limits (ZooMontana,Yellowstone Valley Citizens Council)	11/29/2025 1:35 PM
117	Business friendly	11/28/2025 6:38 PM
118	A certain church, Full Gospel RT, God led me here by his Spirit!	11/26/2025 11:49 PM
119	Not Applicable	11/22/2025 8:51 PM
120	Job opportunities	11/22/2025 8:28 AM
121	I ain’t got no car to leave	11/21/2025 2:13 PM
122	It’s my home	11/20/2025 9:01 PM
123	A bad decision.	11/20/2025 3:41 PM
124	Employment opportunities	11/20/2025 1:52 PM
125	The large lots with open space with all neighbors having the same. Country feel but in the city.	11/20/2025 1:11 PM
126	My spouse’s job	11/20/2025 11:31 AM
127	Employment with children’s clinic	11/20/2025 9:11 AM
128	I moved here for a teaching job.	11/19/2025 2:02 PM
129	Billings has become my community; I like seeing people I know most places I go, and it's home.	11/18/2025 4:41 PM
130	for Montana, a great climate	11/18/2025 11:59 AM
131	Moved to Billings for work over 20 years ago.	11/16/2025 7:36 PM
132	Walkability to park, school, library, farmer's market, etc.	11/9/2025 10:34 AM
133	Consevative Values as compared to Western Montana	11/8/2025 2:09 PM

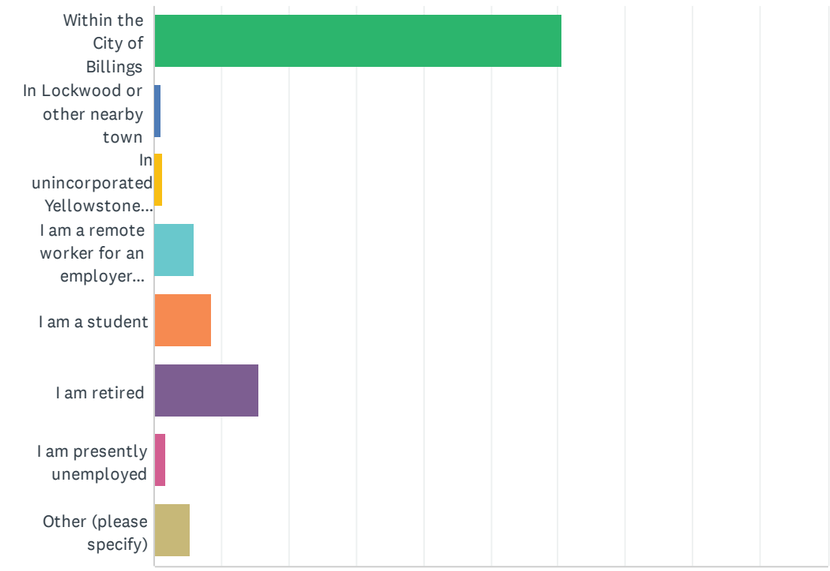
134	Medical and activities- trap shooting- master Gardener activities	11/8/2025 9:12 AM
135	My son's father wouldn't let me go further from red lodge	11/5/2025 4:22 PM
136	Billings is a regional hub for commerce and services. Residents have access to these, great proximity to outdoor recreation, and quiet neighborhoods with a wide range of character and density.	11/4/2025 9:07 PM
137	Top notch quality of life (clean air, kind people, green spaces)	11/3/2025 10:39 AM
138	Graduate school program	10/27/2025 2:55 PM
139	Spouses job opportunity at the Billings Clinic.	10/22/2025 6:38 PM
140	It was where my spouse's career required we live	10/20/2025 10:09 PM
141	Location of spouse's employer	10/20/2025 3:42 PM
142	crime is at an acceptable level	10/15/2025 8:52 AM
143	Employment	10/14/2025 1:33 PM
144	Was not my personal choice to come here.	10/9/2025 9:08 PM
145	We came from Arizona and wanted to stay in the western states.	10/9/2025 5:41 PM
146	Left the military, and felt like this would be a good landing place.	10/9/2025 3:09 PM
147	Work opportunities	10/8/2025 1:35 PM
148	My husband has heart issues, and living in billings, gets us closer to miss providers.	10/8/2025 10:30 AM
149	Market spiked, landlord offered to sell at inflated cost or be forced to move	10/7/2025 11:41 AM
150	For a job	10/3/2025 1:33 PM
151	i grew up here and haven't seen anything better	10/1/2025 12:46 PM
152	Moved here for a job, spent my savings, now stuck	9/30/2025 6:15 PM
153	had space for my dogs	9/29/2025 12:20 PM
154	It used to be affordable	9/28/2025 1:46 PM
155	The opportunity to serve, the unique, multicultural population,	9/27/2025 8:38 PM
156	We originally moved here because of my husband's job but we love the conveniences of Billings - outdoor recreation, shopping, and medical, as well as other activities	9/26/2025 4:08 PM
157	The community, culture and work	9/26/2025 1:14 PM
158	Stayed after college. Was big enough to have retail stores I frequented before online shopping	9/25/2025 9:15 PM
159	I was born here...87 years ago	9/25/2025 12:06 PM
160	My job was here	9/25/2025 10:28 AM
161	Im from Montana, use to live in Billings. I currently own a townhome for my mother in law	9/25/2025 9:17 AM
162	Proximity to Outdoor Recreation Opportunities	9/25/2025 2:12 AM
163	My job was here.	9/24/2025 10:12 PM
164	Raised here	9/24/2025 9:53 PM
165	Quality of life	9/24/2025 9:43 PM
166	medical services compared to the rest of the state	9/24/2025 7:23 PM
167	Job is here -	9/24/2025 6:25 PM
168	Moved to Billings to take a job offered me there	9/24/2025 5:22 PM
169	Stayed in Billings after college graduation.	9/24/2025 4:58 PM

170	To relocate and lend assistance to my family (daycare, etc.)	9/24/2025 12:26 PM
171	Lived in joliet mt and found a house in billings	9/24/2025 11:55 AM
172	Moved back after 30 years away	9/24/2025 9:42 AM
173	Friendly community	9/23/2025 11:33 PM
174	Can’t afford to buy land and move out of city limits	9/23/2025 10:26 PM
175	Moved 40 years ago	9/23/2025 10:10 PM
176	I enjoy living here.	9/23/2025 9:16 PM
177	access to city water abd sewer	9/23/2025 8:49 PM
178	The medical school	9/23/2025 8:42 PM
179	I wanted to return to Montana after living in Boston and chose to come to Billings because I had attended college here, and I wanted to raise my sons in a city larger than my tiny hometown of about 100 people.	9/23/2025 6:27 PM
180	I went to college here and decided to come back.	9/23/2025 6:14 PM
181	Work	9/23/2025 4:52 PM
182	I married someone who lives here.	9/23/2025 4:49 PM
183	Moved here for gas field/refinery sales and service.	9/22/2025 7:24 PM
184	Found a great house	9/22/2025 5:59 PM
185	For a girl	9/22/2025 3:25 PM
186	I was raised here	9/21/2025 12:06 PM
187	Employment opportunities	9/21/2025 1:20 AM
188	It was cheaper than Bozeman	9/20/2025 1:17 PM
189	Interested in Billings size as being the largest "city" in the region	9/20/2025 11:39 AM
190	Jobs in the past. Medical services now.	9/19/2025 11:22 PM
191	Employment opportunity	9/19/2025 2:46 PM
192	near medical	9/19/2025 2:20 PM
193	Own a house I bought in my early 20’s	9/19/2025 11:22 AM
194	I work for the city	9/18/2025 11:57 AM
195	Job opportunity.	9/18/2025 11:32 AM
196	moved here as a child and have stayed as an adult	9/18/2025 10:15 AM
197	Honestly - 20+ years ago, I visited various people here and said I would NEVER live here - it was a bit rough at first view back then. But then circumstances brought me here, and slowly, as the City started building up downtown, trails, and definitely the airport being an easy hub - I started enjoying it.	9/18/2025 8:25 AM
198	We are looking at moving out of Billings, due to the lack of enforcement of ordinances and taxes.	9/17/2025 6:50 PM
199	Culture	9/17/2025 5:52 PM
200	I like the amenities relative to the size of the city. It has a variety of activities, but you don't have to deal with big crowds, long wait times at restaurants, overcrowded gyms, etc.	9/17/2025 5:23 PM
201	I moved here for school in 2014 and decided to stick around	9/17/2025 5:20 PM
202	My family is here. There's nothing else keeping me.	9/17/2025 5:16 PM
203	MOVED FOR EDUCATION/EMPLOYMENT	9/17/2025 5:03 PM

204	None	9/17/2025 4:57 PM

Q4 Where do you presently work?

Answered: 1,159 Skipped: 10



ANSWER CHOICES	RESPONSES	
Within the City of Billings	60.48%	701
In Lockwood or other nearby town	1.12%	13
In unincorporated Yellowstone County	1.38%	16
I am a remote worker for an employer outside the area	5.87%	68
I am a student	8.46%	98
I am retired	15.53%	180
I am presently unemployed	1.81%	21
Other (please specify)	5.35%	62
TOTAL		1,159

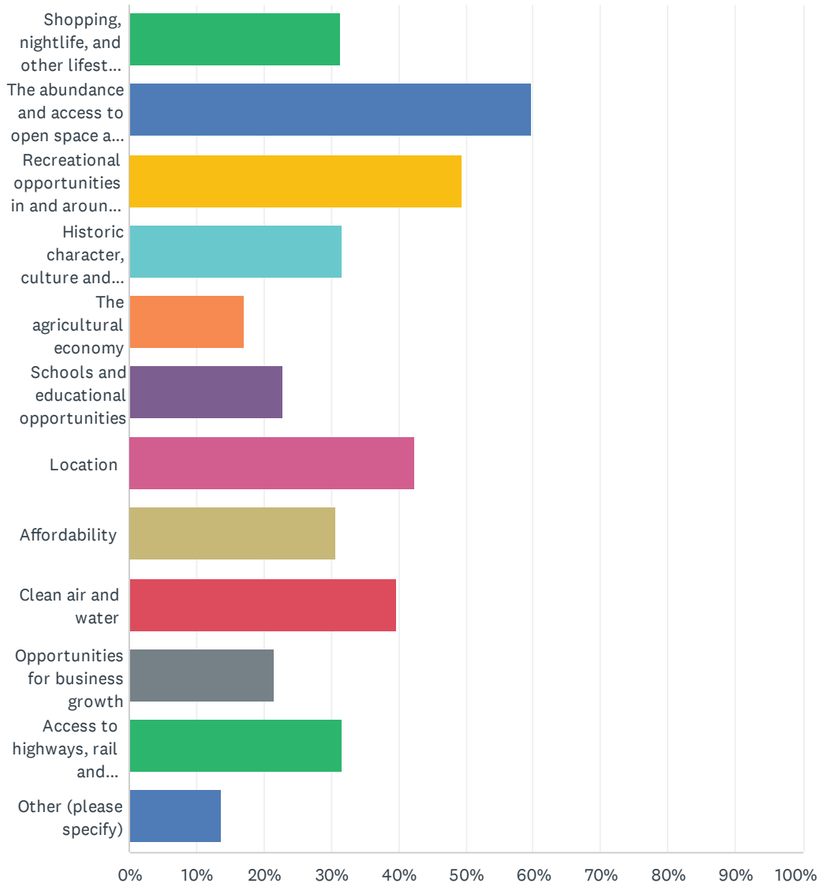
#	OTHER (PLEASE SPECIFY)	DATE
1	I am self employed and work in Billings and Laurel.	12/26/2025 1:34 PM
2	self employed - I own and manage residential rental properties	12/15/2025 5:17 PM
3	Na	12/15/2025 12:43 PM

4	self employed	12/14/2025 11:44 AM
5	Disabled	12/12/2025 11:05 PM
6	Self employed	12/12/2025 3:43 PM
7	Don’t want to go to school here	12/12/2025 2:08 PM
8	Semi-retired Realtor	12/12/2025 10:33 AM
9	I work within the city and I'm a student	12/11/2025 12:40 PM
10	Stay at home mom	12/10/2025 2:11 PM
11	Disabled	12/10/2025 3:20 AM
12	Delivery driver for Uber	12/10/2025 12:33 AM
13	Loader operator in nearby towns around billings	12/9/2025 10:45 AM
14	Travel out of state for work	12/9/2025 5:45 AM
15	Throughout the greater Billings region	12/9/2025 1:40 AM
16	Mmmmm	12/8/2025 10:01 PM
17	Self employed. Remote worker.	12/8/2025 8:33 PM
18	Laurel, Billings	12/8/2025 5:51 PM
19	Mercinary	12/8/2025 5:31 PM
20	I am not employed	12/8/2025 4:31 PM
21	Work in the county	12/7/2025 6:05 PM
22	Volunteer for many services in Billings consulting from professional expertise without compensation.	12/6/2025 7:59 PM
23	I live in Billings and work as a contractor through the whole valley	12/6/2025 5:49 PM
24	Contractor	12/6/2025 5:19 PM
25	Laurel	12/6/2025 11:27 AM
26	Crow Agency, MT	12/5/2025 8:45 PM
27	Retired but work part time west end	12/5/2025 9:27 AM
28	State of Montana employee	12/5/2025 8:32 AM
29	Medically disabled	12/4/2025 2:17 PM
30	Self	12/4/2025 4:45 AM
31	Laurel	12/4/2025 12:00 AM
32	Other	12/2/2025 6:11 PM
33	Stay at home mom	12/2/2025 6:01 PM
34	I work in Alaska 2 on 2 off	12/2/2025 5:55 PM
35	Realtor	11/29/2025 1:50 PM
36	Both city and county	11/28/2025 6:38 PM
37	I stay home with my children.	11/25/2025 9:28 PM
38	Chair, MT Urban and Community Forestry Assn.	11/22/2025 8:51 PM
39	Well, I’m Batman	11/21/2025 2:13 PM
40	self employed contractor who travels	11/20/2025 4:19 PM
41	Self-employed	11/20/2025 11:31 AM

42	Downtown Billings	11/17/2025 1:29 PM
43	I am a Realtor and work throughout the City of Billings and surrounding area	10/26/2025 2:48 PM
44	Self employed in Marketing	10/17/2025 1:51 PM
45	All around MT	10/14/2025 1:33 PM
46	I work for a Community Land Trust that is partnering with a developer in the Annafeld Subdivision.	10/10/2025 11:50 AM
47	Throughout the state of Montana.	10/7/2025 3:16 PM
48	self employed with office in my home	10/1/2025 12:46 PM
49	Nonprofit work and state government work	9/27/2025 8:38 PM
50	Self employed	9/25/2025 6:49 PM
51	caregiver for mother	9/25/2025 1:00 AM
52	Self-employed; work nationally.	9/24/2025 10:21 PM
53	Disabled	9/24/2025 1:55 AM
54	Big Horn County	9/22/2025 11:47 PM
55	SAHM my husband is an electrician	9/20/2025 1:17 PM
56	Stay at home Mom	9/20/2025 12:43 PM
57	Artist, work at home	9/19/2025 12:19 AM
58	Yellowstone County	9/18/2025 5:16 PM
59	Stay at home mom at the moment	9/18/2025 11:02 AM
60	Self employed	9/18/2025 10:31 AM
61	I am a prosecuting attorney for the city of billings	9/17/2025 5:35 PM
62	In Laurel	9/17/2025 9:28 AM

Q5 What do you consider to be the top five greatest assets of Billings? (Select your top 5)

Answered: 1,169 Skipped: 0



ANSWER CHOICES	RESPONSES	
Shopping, nightlife, and other lifestyle amenities available by living in a city	31.39%	367
The abundance and access to open space and public lands	59.79%	699
Recreational opportunities in and around the city	49.44%	578
Historic character, culture and heritage assets	31.48%	368
The agricultural economy	17.11%	200
Schools and educational opportunities	22.75%	266
Location	42.34%	495
Affordability	30.80%	360
Clean air and water	39.61%	463
Opportunities for business growth	21.47%	251
Access to highways, rail and transportation corridors	31.57%	369
Other (please specify)	13.60%	159
Total Respondents: 1,169		

#	OTHER (PLEASE SPECIFY)	DATE
1	Medical community	12/24/2025 11:56 AM
2	The people	12/19/2025 7:48 PM
3	Parents live here	12/14/2025 11:03 PM
4	It's a smalller city; It has always been my home	12/14/2025 10:37 PM
5	Medical facilities	12/13/2025 12:17 PM
6	Small size - I don't want to live in a big city	12/13/2025 10:32 AM
7	Not huge, accessible	12/13/2025 12:04 AM
8	Other lifestyle amenities	12/12/2025 11:50 PM
9	None	12/12/2025 2:08 PM
10	An entertainment, shopping, and healthcare hub. Hospitals, Casinos/Bars, and retail store employee a lot of people with great jobs. My sister works at a casino and make 6 figures last year.	12/12/2025 1:36 PM
11	None	12/12/2025 11:18 AM
12	Healthcare	12/11/2025 11:11 PM
13	Meth, crime, over priced housing, low test scores in the schools, and lack of good food	12/11/2025 10:22 PM
14	Billings is in Montana	12/11/2025 6:36 PM
15	The music scene	12/11/2025 1:36 PM
16	Nothing this city is buns	12/11/2025 1:00 PM
17	Literally just the history you cannot afford a place in Billings anymore bc of you rich people fr	12/11/2025 12:43 PM
18	There are more things for adults and kids and then teens	12/11/2025 12:35 PM
19	Billings is not for teens, nothing to do as a teen	12/11/2025 12:32 PM
20	TRUCK MEETS CAR MEETS	12/11/2025 11:19 AM

21	No idea	12/10/2025 9:53 PM
22	Billings needs a lot of improvement	12/10/2025 9:43 PM
23	Knowing my water bill and taxes will continue being egregiously high!	12/10/2025 5:04 PM
24	Our people; Medical access	12/10/2025 4:27 PM
25	after 20 years back I am finding fewer reasons to be here	12/10/2025 12:08 PM
26	Hospitals and doctors	12/10/2025 3:20 AM
27	Near family	12/10/2025 1:17 AM
28	I can't name one of these cause I would be lying	12/10/2025 12:33 AM
29	Family proximity is the only real plus of Billings in my mind. Used to be affordability but no longer the case.	12/9/2025 5:47 PM
30	Affordability 10 years ago	12/9/2025 2:35 PM
31	Nothing - the citydoes not listen. You have full paid teams trying to make the downtown better and it is still shit.	12/9/2025 12:03 PM
32	hitting da highway and running from MHP	12/9/2025 11:29 AM
33	Access to other parts of Montana that offer recreation	12/9/2025 9:34 AM
34	Locally owned businesses	12/9/2025 12:08 AM
35	I don’t think there is 5 this city does not have it’s priorities right	12/8/2025 11:11 PM
36	People	12/8/2025 11:07 PM
37	Yellowstone River	12/8/2025 10:33 PM
38	It used to be great	12/8/2025 10:15 PM
39	My job is here unfortunately	12/8/2025 9:59 PM
40	Literally that's it, it definitely isn't affordability. Everything else is lacking significantly.	12/8/2025 9:53 PM
41	Public lands nearby	12/8/2025 9:27 PM
42	There’s not 5 good things	12/8/2025 8:50 PM
43	Casinos	12/8/2025 8:26 PM
44	The Arts	12/8/2025 8:09 PM
45	Nothing anymore.	12/8/2025 7:52 PM
46	Medical care	12/8/2025 7:49 PM
47	None. Billings sucks.	12/8/2025 7:35 PM
48	Best movie theater in the state	12/8/2025 6:40 PM
49	Safeness	12/8/2025 6:31 PM
50	The 3 options I chose are all there is	12/8/2025 6:10 PM
51	Billings is the asshole of mt	12/8/2025 5:31 PM
52	It is somewhat close to the mountains	12/8/2025 1:30 PM
53	fishing, wildlife	12/8/2025 1:26 PM
54	Nothing	12/8/2025 1:25 PM
55	I don't know	12/8/2025 1:23 PM
56	All of the above has declined	12/8/2025 6:51 AM
57	Unfortunately most of these do not apply. Billings and Montana are no longer affordable. Public education has decreased.	12/7/2025 7:15 PM

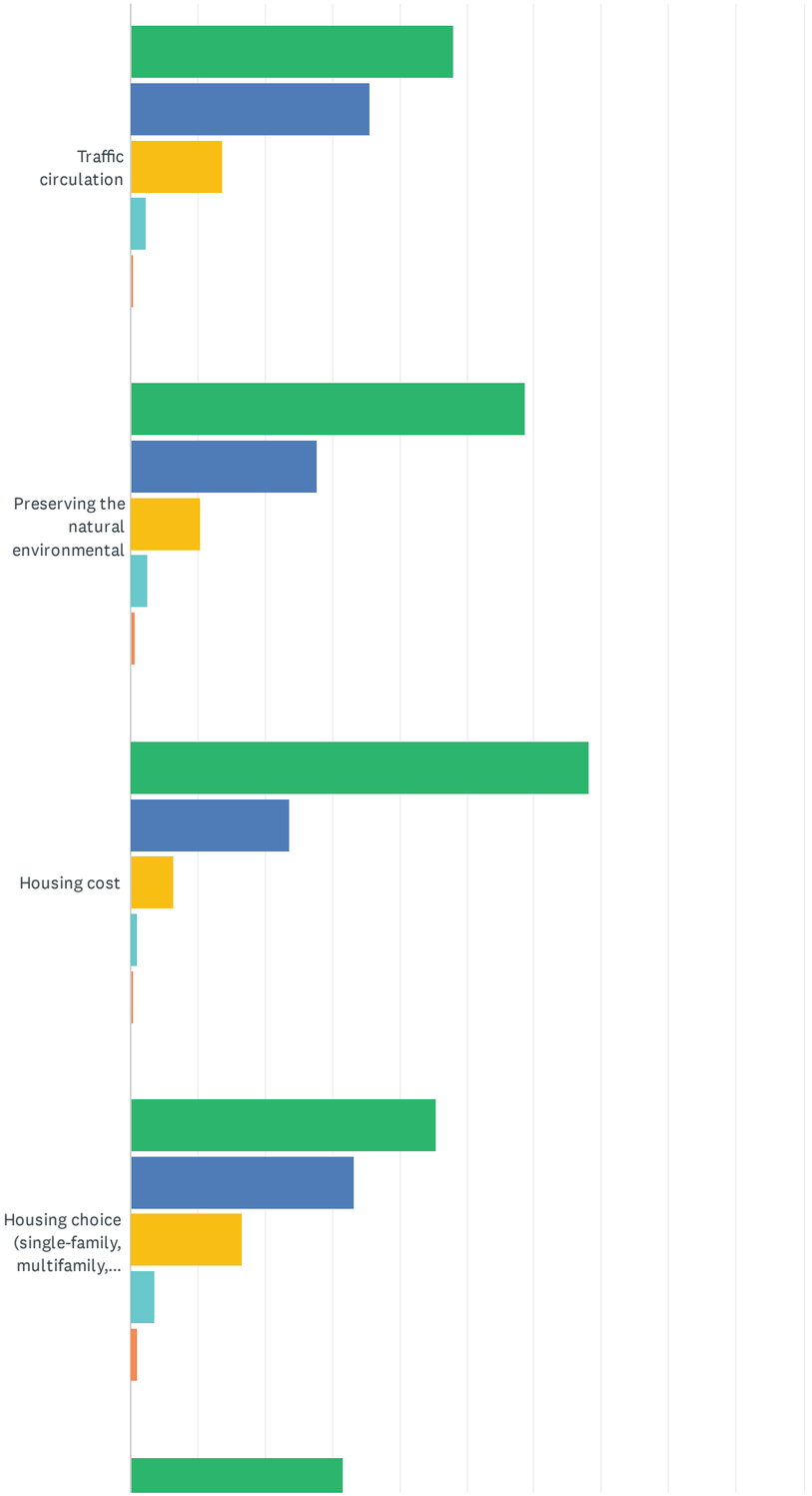
58	Billings doesn’t have 5 great assets only transients	12/7/2025 6:05 PM
59	The people	12/7/2025 11:52 AM
60	Diversity of populace willing to stand up to assure fair economic lifestyles	12/6/2025 7:59 PM
61	It's where my friends live.	12/6/2025 7:36 PM
62	Only thing that’s impressive here to me is the nature, city needs to modernize badly	12/6/2025 3:02 PM
63	Job Opportunities	12/6/2025 11:27 AM
64	Hospitals	12/6/2025 12:18 AM
65	Senior citizen support	12/5/2025 7:58 PM
66	none of the above	12/5/2025 5:07 PM
67	Medical Facilities	12/5/2025 10:25 AM
68	Currently trying to find housing outside of Billings due to how awful it has become since Covid crime rates	12/5/2025 5:35 AM
69	None	12/4/2025 11:39 PM
70	Not many of the above	12/4/2025 9:35 PM
71	Outdoor recreation	12/4/2025 9:33 PM
72	Central Hub for work and errands	12/4/2025 4:46 PM
73	Used to be affordability and safe neighborhoods but not anymore. Shopping is limited to a select type, food is getting better.	12/4/2025 12:34 PM
74	Proximity to the mountains	12/4/2025 8:18 AM
75	Nothing	12/4/2025 4:45 AM
76	Proximity th Yellowstone National Park	12/3/2025 7:37 PM
77	Medical	12/3/2025 4:31 AM
78	It used to be affordability and low population, nothing anymore.	12/2/2025 6:38 PM
79	Medical & sports facilities	12/2/2025 6:11 PM
80	Independent mindset & not conforming to mainstream ideals	12/1/2025 6:48 PM
81	clinics and medical facilities	12/1/2025 12:32 PM
82	nothing else	11/30/2025 2:56 PM
83	Medical facilities	11/30/2025 2:54 PM
84	Medical, Airport	11/30/2025 9:59 AM
85	well developed medical corridor	11/29/2025 4:58 PM
86	Opportunities for anything vs. a small town in Montana	11/26/2025 11:49 PM
87	The people	11/24/2025 8:23 PM
88	Potential for community forest development	11/22/2025 8:51 PM
89	Ability to live on acreage within commuting distance of the city	11/22/2025 12:06 PM
90	4 seasons	11/21/2025 5:26 PM
91	I love the walking paths in and around the block of Monad and 32nd, King and Shilo	11/21/2025 2:27 PM
92	Crime is high so it keeps me Batman busy	11/21/2025 2:13 PM
93	An Airport	11/20/2025 7:49 PM

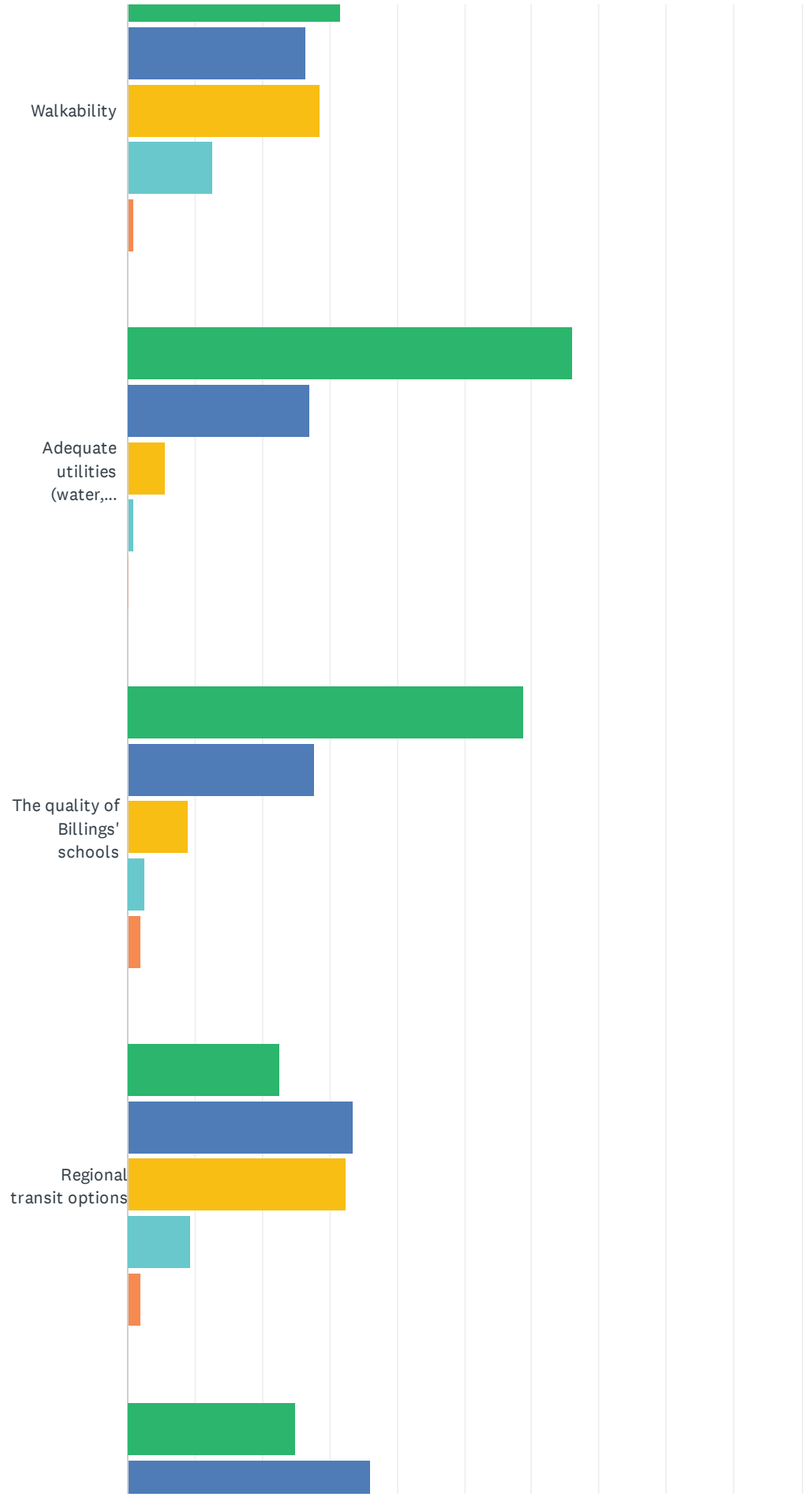
94	honestly, Billings is sliding backwards on affordability with the whole state. Parks need better bathroom amenities, the air is industrial, there is no passenger rail here, schools are underfunded, business growth opportunities are mostly there for the rich only, extracurricular activities and learning opportunities are cost prohibitive, and much has been out of touch as far as families being able to thrive here.	11/20/2025 4:19 PM
95	High quality healthcare	11/20/2025 1:52 PM
96	Low crime (30 years ago). Open space between neighborhoods,	11/20/2025 1:11 PM
97	good medical care	11/18/2025 6:19 PM
98	Appreciate Billings is large enough to have 2 hospital systems and a symphony orchestra.	11/16/2025 7:36 PM
99	Not overcrowded	11/16/2025 11:48 AM
100	Bikepath	11/9/2025 10:34 AM
101	Access to Health Care	11/8/2025 2:09 PM
102	It has potential	11/7/2025 11:04 AM
103	I sm still figuring it out. I want to love Billings but, we're really struggling out here	11/5/2025 4:22 PM
104	Nothing post population boom.	10/23/2025 9:58 AM
105	Healthcare Hub of Montana	10/15/2025 3:58 PM
106	Health care	10/14/2025 1:13 PM
107	Access to quality medical care	10/13/2025 9:20 PM
108	None.	10/9/2025 9:08 PM
109	Hospitals and providers	10/7/2025 11:41 AM
110	Health care industry	10/5/2025 8:59 AM
111	The crime rate is so high now that there are no great assets that I see anymore.	10/3/2025 2:48 PM
112	proximity to large cities, MPLS< Denver, Salt lake, Seattle	10/1/2025 12:46 PM
113	The views	10/1/2025 12:41 PM
114	Climate	9/30/2025 6:15 PM
115	healthcare	9/29/2025 5:16 PM
116	Healthcare	9/27/2025 5:13 PM
117	Medical facilities	9/27/2025 4:06 PM
118	good medical facilities	9/26/2025 6:49 PM
119	The best Police Department in the state	9/26/2025 1:14 PM
120	No longer that many assets to living here.	9/25/2025 9:15 PM
121	The people. The parks. ZooMontana. Variety of weather (seasons).	9/25/2025 5:53 PM
122	The weather!	9/25/2025 5:27 PM
123	I love Billings because we have space. Please do not make Billings into high density! We do not want that here.	9/25/2025 11:25 AM
124	Medical Community	9/25/2025 9:39 AM
125	The people	9/24/2025 10:21 PM
126	Cultural things like Alberta Bair, great trails, and Art House.	9/24/2025 10:12 PM
127	Access to good medical facilities	9/24/2025 10:56 AM
128	Billings has went to hell the last 10 years	9/23/2025 10:26 PM

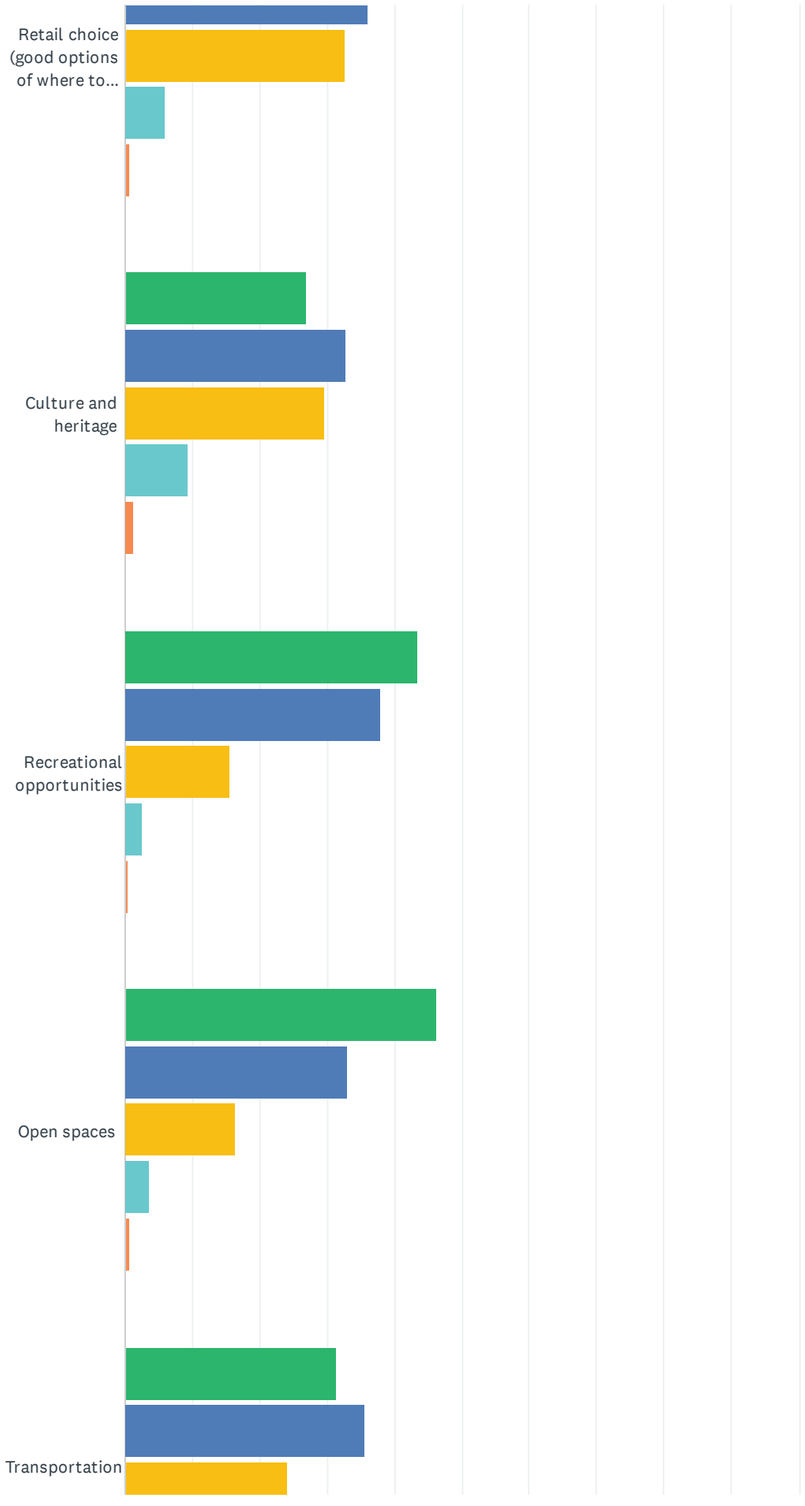
129	The size if the city right now is OK, but hopefully it won't get much better	9/23/2025 10:10 PM
130	Safe and friendly, although that is changing	9/23/2025 9:36 PM
131	The green spaces inside the city itself	9/23/2025 8:42 PM
132	I have lots of friends still living here when I chose to return to Montana. I wanted to be close to them.	9/23/2025 6:27 PM
133	I can't think of 5. it's not affordable and with the refineries you can't brag about clean air.	9/23/2025 6:19 PM
134	Medical services	9/23/2025 4:55 PM
135	Access to High Quality Medical Services	9/23/2025 3:26 PM
136	community life	9/23/2025 11:45 AM
137	The library specifically the CoLab	9/22/2025 11:47 PM
138	Hunting Fishing	9/21/2025 3:25 PM
139	Nothing above, if not for family would move.	9/21/2025 12:25 PM
140	Health facilities; easy to drive	9/20/2025 1:28 PM
141	Not two hours away from groceries	9/20/2025 1:17 PM
142	Access to excellent health care	9/20/2025 10:25 AM
143	access to healthcare is number 2	9/20/2025 9:40 AM
144	Access to medical care	9/19/2025 11:22 PM
145	Low crime	9/19/2025 6:00 PM
146	No Sales Tax	9/19/2025 3:58 PM
147	Nothing	9/19/2025 1:54 PM
148	Medical services	9/19/2025 12:34 PM
149	walking trails	9/19/2025 12:17 PM
150	There are no other assets	9/18/2025 2:57 PM
151	Medical Facilities	9/18/2025 11:17 AM
152	all of the parks and walking paths	9/18/2025 8:48 AM
153	NOT being Bozeman	9/18/2025 8:25 AM
154	there are not 5	9/18/2025 1:43 AM
155	The medical corridor	9/17/2025 9:46 PM
156	6-7 years ago, I could have probably agreed with more of these, but Billings is growing at a pace that feels like it was not planned for to begin with and the taxes going up with everything else is making us want to leave this city.	9/17/2025 6:50 PM
157	Health care accessibility	9/17/2025 6:34 PM
158	Great Airport	9/17/2025 5:48 PM
159	Weather/climate	9/17/2025 5:21 PM

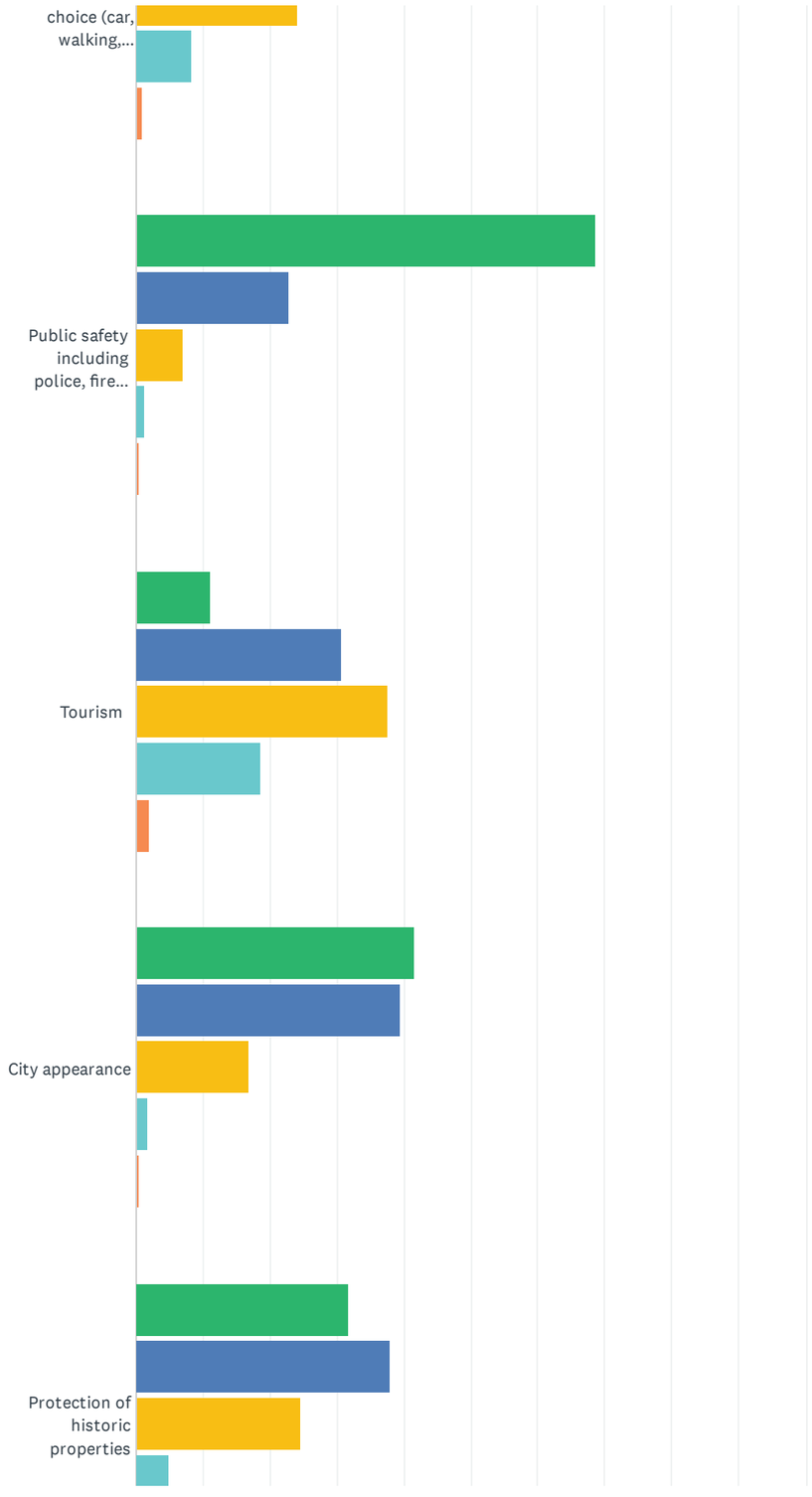
Q6 Please rank the importance of the following issues when considering the future of Billings.

Answered: 1,165 Skipped: 4

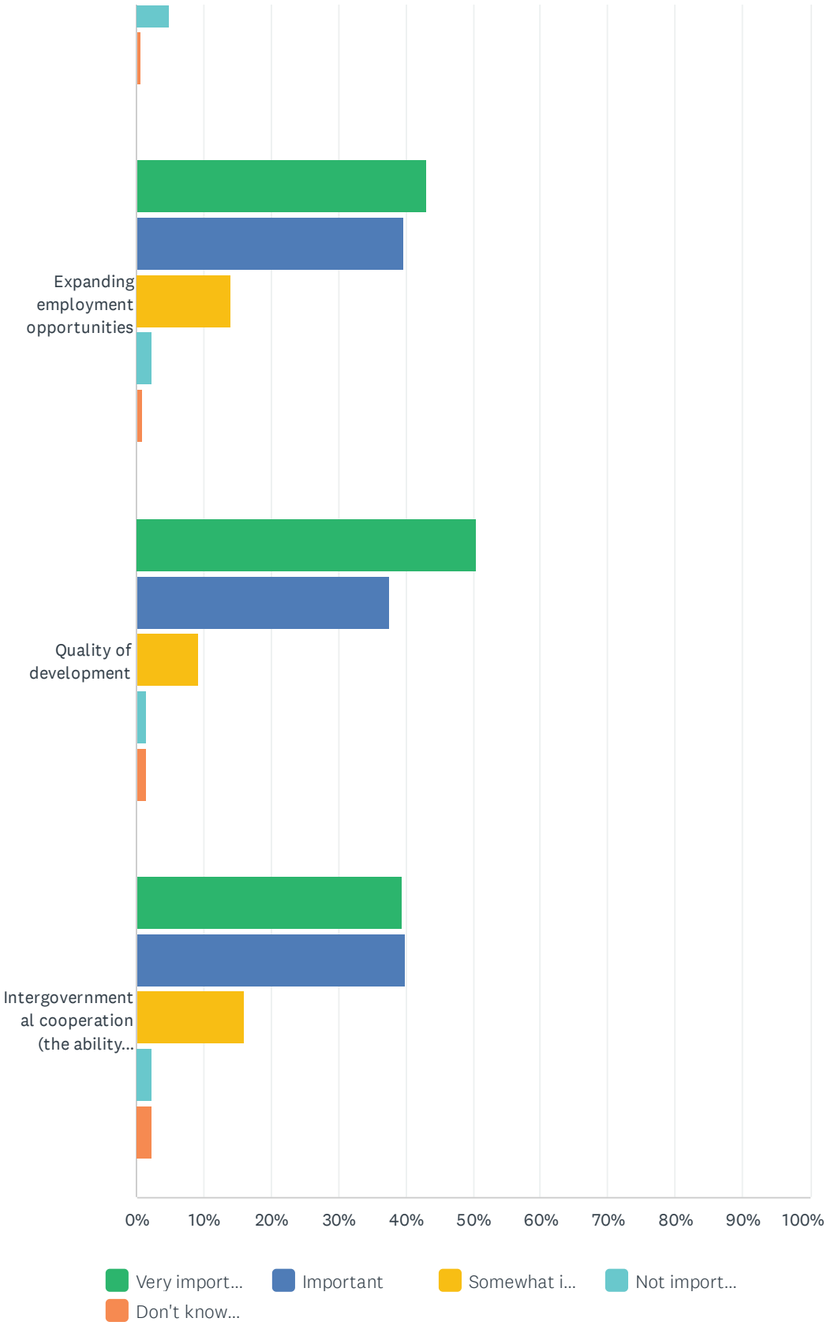

Traffic circulation
Preserving the natural environmental
Housing cost
Housing choice (single-family, multifamily,...


Walkability
Adequate utilities (water,...
The quality of Billings' schools
Regional transit options


Retail choice (good options of where to...
Culture and heritage
Recreational opportunities
Open spaces
Transportation


choice (car, walking,...
Public safety including police, fire...
Tourism
City appearance
Protection of historic properties

Billings 2045 Community Survey



Billings 2045 Community Survey

	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT AT ALL	DON'T KNOW/NO ANSWER	TOTAL	WEIGHTED AVERAGE
Traffic circulation	47.91% 550	35.71% 410	13.59% 156	2.26% 26	0.52% 6	1,148	4.28
Preserving the natural environmental	58.53% 679	27.76% 322	10.52% 122	2.59% 30	0.60% 7	1,160	4.41
Housing cost	68.33% 781	23.71% 271	6.39% 73	1.14% 13	0.44% 5	1,143	4.58
Housing choice (single-family, multifamily, senior housing, etc.)	45.42% 526	33.25% 385	16.67% 193	3.54% 41	1.12% 13	1,158	4.18
Walkability	31.65% 364	26.43% 304	28.61% 329	12.52% 144	0.78% 9	1,150	3.76
Adequate utilities (water, wastewater, solid waste)	66.20% 764	27.12% 313	5.63% 65	0.78% 9	0.26% 3	1,154	4.58
The quality of Billings' schools	58.91% 681	27.68% 320	9.00% 104	2.51% 29	1.90% 22	1,156	4.39
Regional transit options	22.60% 261	33.51% 387	32.47% 375	9.44% 109	1.99% 23	1,155	3.65
Retail choice (good options of where to shop and what to buy)	25.02% 290	35.98% 417	32.53% 377	5.87% 68	0.60% 7	1,159	3.79
Culture and heritage	26.90% 312	32.84% 381	29.57% 343	9.40% 109	1.29% 15	1,160	3.75
Recreational opportunities	43.39% 496	37.88% 433	15.66% 179	2.62% 30	0.44% 5	1,143	4.21
Open spaces	46.37% 536	32.96% 381	16.35% 189	3.72% 43	0.61% 7	1,156	4.21
Transportation choice (car, walking, cycling, transit, etc.)	31.26% 361	35.58% 411	24.16% 279	8.23% 95	0.78% 9	1,155	3.88
Public safety including police, fire, and emergency response	68.65% 797	22.74% 264	6.98% 81	1.29% 15	0.34% 4	1,161	4.58
Tourism	11.17% 129	30.65% 354	37.58% 434	18.61% 215	1.99% 23	1,155	3.30
City appearance	41.58% 479	39.50% 455	16.84% 194	1.74% 20	0.35% 4	1,152	4.20
Protection of historic properties	31.84% 369	38.05% 441	24.59% 285	4.83% 56	0.69% 8	1,159	3.96
Expanding employment opportunities	43.09% 499	39.64% 459	14.16% 164	2.33% 27	0.78% 9	1,158	4.22
Quality of development	50.48% 580	37.51% 431	9.23% 106	1.39% 16	1.39% 16	1,149	4.34
Intergovernmental cooperation (the ability to work with the state, county, and other communities within the region)	39.48% 458	39.91% 463	15.95% 185	2.24% 26	2.41% 28	1,160	4.12

Q7 What changes in Billings – both positive and negative – have you noticed over the past ten years?

Answered: 1,023 Skipped: 146

ANSWER CHOICES	RESPONSES	
Positive changes	91.69%	938
Negative changes	98.53%	1,008

#	POSITIVE CHANGES	DATE
1	Some new trails	12/31/2025 3:46 PM
2	Walking and biking trails added. More frequent bus stops and route expansion.	12/31/2025 11:20 AM
3	More road construction minus round abouts lol. New ice arena, swimming pools	12/31/2025 7:13 AM
4	Economic growth	12/27/2025 7:06 PM
5	New recreation opportunities	12/26/2025 1:34 PM
6	Safety Levy. More food choices. Development of neighborhoods that were decaying.	12/24/2025 4:43 PM
7	New shopping such as rei	12/24/2025 11:56 AM
8	expansion	12/22/2025 5:11 PM
9	Roundabouts/walking paths	12/21/2025 7:00 PM
10	A little more variety of restaurants, particularly Asian and brew pubs	12/21/2025 9:57 AM
11	trails support	12/21/2025 8:29 AM
12	In general I think the city is cleaner. I think city council realizes that we must Preserve the quality of country life in our city. I hope to witness more of this push forward	12/20/2025 6:54 PM
13	Increased diversity, addition of new businesses	12/20/2025 9:08 AM
14	Diverse population increase	12/19/2025 7:48 PM
15	lots of people involved in grassroots advocacy for their community	12/18/2025 12:55 PM
16	Stayed affordable increased in trails	12/16/2025 10:10 PM
17	More Urban Arts, Music, featured and home-grown Night Life	12/16/2025 12:10 PM
18	the community mindset has grown	12/16/2025 11:41 AM
19	More bike lanes, renovation of public parks, opening of new retails	12/16/2025 9:00 AM
20	Cleaning up downtown	12/15/2025 7:35 PM
21	cultural development - walking trails - more trees in city parks	12/15/2025 5:17 PM
22	Expansion	12/15/2025 12:43 PM
23	Reducing Train horns through downtown	12/15/2025 12:42 AM
24	Harsher punishment for criminals	12/14/2025 11:03 PM
25	Snow removal on roads has improved greatly.	12/14/2025 10:37 PM
26	Increase in entertainment offerings (Art House Cinema, Pub Station, etc	12/14/2025 5:51 PM
27	more cultural venues, more restaurants	12/14/2025 3:27 PM
28	getting rid of mayor Cole	12/14/2025 11:44 AM

29	Better bicycle lanes, signage and painting; more trails	12/13/2025 10:45 PM
30	Not sure	12/13/2025 12:17 PM
31	Small business success, some traffic improvements	12/13/2025 10:32 AM
32	Getting more popular “big city” stores and restaurants, heading into a more modern direction,	12/13/2025 1:13 AM
33	Shiloh shopping area. Modern outdoor shopping	12/13/2025 12:04 AM
34	Stronger Job market and business opportunities	12/12/2025 11:50 PM
35	New small businesses, family friendly spaces, quality local restaurants and coffee shops, increased tourism, more choices for airline travel	12/12/2025 9:56 PM
36	Grateful to see the new growth in downtown Billings	12/12/2025 8:40 PM
37	Public service seems better	12/12/2025 5:37 PM
38	Nothing	12/12/2025 4:22 PM
39	None	12/12/2025 4:18 PM
40	better traffic	12/12/2025 4:08 PM
41	more trails and bike lanes, improved public safety, future planning - new water treatment plant etc	12/12/2025 3:59 PM
42	Expansion	12/12/2025 3:43 PM
43	More stores	12/12/2025 2:23 PM
44	Less crime	12/12/2025 2:18 PM
45	Constant development of land	12/12/2025 2:13 PM
46	None, we now have weed shops	12/12/2025 2:08 PM
47	growing bigger	12/12/2025 1:55 PM
48	People have grown more accepting	12/12/2025 1:41 PM
49	IBL and the bridge being built in the heights from the interstate	12/12/2025 1:36 PM
50	More trails, better home-grown service businesses	12/12/2025 11:58 AM
51	Better air service and focus on the downtown area	12/12/2025 10:33 AM
52	Growth in the community and businesses	12/12/2025 10:11 AM
53	Some of the new businesses	12/12/2025 9:50 AM
54	Recreation center being built.	12/12/2025 8:37 AM
55	Bike trails	12/12/2025 7:42 AM
56	Trails, Lava Island, Skyway	12/12/2025 1:13 AM
57	Expansion of the airport with more flight options	12/12/2025 12:49 AM
58	Nothing	12/12/2025 12:30 AM
59	Not too many	12/12/2025 12:18 AM
60	Billings needs to support a new stadium. Not Daylis.	12/12/2025 12:15 AM
61	Chain restaurants finally making it to Billings	12/11/2025 11:57 PM
62	Revitalized downtown	12/11/2025 11:11 PM
63	The roundabouts	12/11/2025 10:51 PM
64	Great question..... I can say in the past 5 years this place has gone stale and leadership is lacking with a real vision of Billings. People here don't want this to become a large city.	12/11/2025 10:22 PM

65	Street improvements	12/11/2025 8:36 PM
66	Hospital expansion	12/11/2025 7:37 PM
67	More bike paths and connectivity of them. Increased medical services.	12/11/2025 6:44 PM
68	Airport renovations.	12/11/2025 6:36 PM
69	Greater variety of restaurants	12/11/2025 5:26 PM
70	I really like the newly changed downtown parking with the bike lane!	12/11/2025 4:42 PM
71	Business expansion	12/11/2025 4:29 PM
72	Safer and better access to multiuse trials and bike lanes to get around the city	12/11/2025 2:33 PM
73	I have noticed that we have tried to clean up the town, and that a lot of people do come together to form a community and help out.	12/11/2025 2:30 PM
74	The re doing of some roads	12/11/2025 2:28 PM
75	It has grown a lot and developed, I feel like more opportunities and activities are coming along.	12/11/2025 2:25 PM
76	re doing the roads and public safety	12/11/2025 2:22 PM
77	The growth around the schools	12/11/2025 2:18 PM
78	the food	12/11/2025 2:15 PM
79	It has become very modern and in with the times.	12/11/2025 2:08 PM
80	Putting I’m more stores	12/11/2025 2:06 PM
81	I have noticed that Billings has gained a lot more food selection, as well as recreational opportunities.	12/11/2025 2:03 PM
82	I like that are parks are getting nicer and how new restaurants an shops our opening	12/11/2025 2:01 PM
83	More construction on public roads making them safer to drive on	12/11/2025 1:58 PM
84	Have not been here ten years	12/11/2025 1:51 PM
85	I have noticed a growth in the job opportunities of the city, especially in the medical field.	12/11/2025 1:47 PM
86	Addition of more modern restaurants	12/11/2025 1:42 PM
87	More options for help for those who need it (mental,drug,physical)	12/11/2025 1:39 PM
88	More cool things coming to Billings trendy shops and more recreation	12/11/2025 1:36 PM
89	Airport update, more police and fire employees	12/11/2025 1:34 PM
90	not sure	12/11/2025 1:29 PM
91	none really	12/11/2025 1:16 PM
92	How the city is expanding	12/11/2025 1:12 PM
93	More housing	12/11/2025 1:08 PM
94	More people are starting to respect public places but there can always be improvement	12/11/2025 1:05 PM
95	Nothing everything is getting more buns	12/11/2025 1:00 PM
96	The city has become a lot more developed with different stores and it’s has became cleaner.	12/11/2025 12:57 PM
97	More Traffic lights, and thru streets, the purple street lights	12/11/2025 12:50 PM
98	In the years I've lived here, not much has changed significantly.	12/11/2025 12:46 PM
99	Literally nothing.	12/11/2025 12:43 PM
100	None	12/11/2025 12:40 PM
101	I don’t know	12/11/2025 12:37 PM

102	More gambling and others	12/11/2025 12:35 PM
103	billings is still the same??	12/11/2025 12:32 PM
104	The making of new buildings and construction.	12/11/2025 12:29 PM
105	Purple street lights	12/11/2025 12:26 PM
106	Better roads	12/11/2025 12:20 PM
107	increased diversity, refugee resettlement	12/11/2025 11:28 AM
108	None	12/11/2025 11:23 AM
109	NOTHING	12/11/2025 11:19 AM
110	Better restaurants, great trails	12/11/2025 11:18 AM
111	Roundabouts, shopping choices	12/11/2025 11:13 AM
112	Improved traffic controls/ streets vs in west end	12/11/2025 10:39 AM
113	Improved roads, bike paths, downtown area improvements	12/11/2025 10:02 AM
114	I have found many more shared paths and open parks. A few new ones have been created.	12/11/2025 8:43 AM
115	more cultural venues, more restaurants	12/11/2025 12:36 AM
116	New hospital, baseball stadium, football stadium, library etc	12/11/2025 12:32 AM
117	School district senior leadership	12/10/2025 11:53 PM
118	Improvements downtown	12/10/2025 11:04 PM
119	Additional safe neighborhoods	12/10/2025 9:53 PM
120	People are trying	12/10/2025 9:43 PM
121	We’ve moved from a “town” to an urban center	12/10/2025 9:03 PM
122	It's a nice place to live especially as I have aged.	12/10/2025 8:14 PM
123	So many places to walk or bike safely	12/10/2025 6:26 PM
124	The new roads coming out of the heights, walking trails	12/10/2025 6:10 PM
125	Improved and additional roads. The trail system!	12/10/2025 5:31 PM
126	Ease of movement (transportation)	12/10/2025 5:03 PM
127	Police improvement	12/10/2025 4:51 PM
128	Bike/walking trails, Airport Upgrade, Traffic Circles	12/10/2025 4:34 PM
129	There seems to be interest in asking for public input on our future next steps	12/10/2025 4:27 PM
130	Development of the West End	12/10/2025 3:31 PM
131	Fewer homeless people on the streets	12/10/2025 3:25 PM
132	The city has grown larger, which gives more to love and be proud of as my home	12/10/2025 2:11 PM
133	Increase in Police presence	12/10/2025 1:48 PM
134	Growth in retail and recreational areas	12/10/2025 1:43 PM
135	The growth, walking trails	12/10/2025 1:11 PM
136	Growth	12/10/2025 12:41 PM
137	Growth, better airline service, more family activities	12/10/2025 12:08 PM
138	City growth	12/10/2025 11:48 AM
139	Many more buildings and job opportuinities.	12/10/2025 11:05 AM

140	Open space good people	12/10/2025 10:45 AM
141	Beauty, new road to the Heights	12/10/2025 8:55 AM
142	new housing choices	12/10/2025 8:47 AM
143	None	12/10/2025 4:17 AM
144	Nice parks	12/10/2025 3:15 AM
145	Biking and walking trails have been positive	12/10/2025 2:18 AM
146	Growth	12/10/2025 1:17 AM
147	? Is this question sarcasm ?	12/10/2025 12:33 AM
148	Parks and recreation	12/9/2025 10:45 PM
149	Grew too fast	12/9/2025 7:23 PM
150	As the city has grown more cultural influences have become available. E.g. different cuisines, etc.	12/9/2025 5:47 PM
151	West end water oroject	12/9/2025 5:46 PM
152	new resturants	12/9/2025 5:35 PM
153	New Rec Center	12/9/2025 4:17 PM
154	Housing development	12/9/2025 2:35 PM
155	More recreation opportunities	12/9/2025 2:00 PM
156	Growth	12/9/2025 1:37 PM
157	New middle schools being built	12/9/2025 1:01 PM
158	More entertainment Downtown	12/9/2025 1:01 PM
159	trail system	12/9/2025 12:04 PM
160	This is tough to answer, most people focus ont he neagtive way to much like myself. Keeping up with the parks is a positive. Pioneer park looks great along with many others.	12/9/2025 12:03 PM
161	Roundabouts have helped control traffic	12/9/2025 11:50 AM
162	Legal marijuana	12/9/2025 11:45 AM
163	Wingstop	12/9/2025 11:45 AM
164	Bike Lanes and Trailnet supporting tralis	12/9/2025 11:35 AM
165	We got a wing stop.	12/9/2025 11:33 AM
166	Changed the roads to make it even slower	12/9/2025 11:29 AM
167	Business development	12/9/2025 11:21 AM
168	Major retailers are coming and building good stores	12/9/2025 10:45 AM
169	New ponds by Scheels	12/9/2025 10:40 AM
170	none	12/9/2025 10:31 AM
171	Opportunity to buy a home	12/9/2025 10:31 AM
172	idk	12/9/2025 10:30 AM
173	More employers, bigger economy	12/9/2025 9:34 AM
174	Jail short term hold addition, Castle Rock Park, and Inner beltloop development.	12/9/2025 8:29 AM
175	More shopping and restaurant opportunities	12/9/2025 7:57 AM
176	City Council members slowly changing to those with common sense	12/9/2025 7:45 AM

177	Improvements to the rims.	12/9/2025 7:03 AM
178	Billings is moving in the wrong direction	12/9/2025 6:49 AM
179	Downtown has become better overall. Better bike ability,	12/9/2025 6:15 AM
180	More flights out of Billings Logan airport	12/9/2025 5:45 AM
181	Diversity and business growth	12/9/2025 4:49 AM
182	Utilities upgrade and maintenance	12/9/2025 3:51 AM
183	More trails and bike lanes	12/9/2025 3:23 AM
184	Downtown Billings has really found its way in the modern day. The historical urban area with good walkability and a good variety of retail, dining, museums, markets, and theaters make for a good look at what the rest of Billings could be like. There's certainly a charm to that maintained historical ambiance of the area that makes it one of the most comfortable to be within. Less empty concrete parking lots and more community and life. I think on Broadway alone you can feel the soul of Billings, MT.	12/9/2025 3:08 AM
185	Medical has improved	12/9/2025 2:19 AM
186	msub police doing more then billings police on shiloh ave	12/9/2025 2:11 AM
187	Growth on the westend	12/9/2025 1:40 AM
188	Growth	12/9/2025 12:54 AM
189	Reduced property taxes.	12/9/2025 12:08 AM
190	Improvements to walking and cycling infrastructure.	12/9/2025 12:03 AM
191	More bike lanes and walkability.	12/8/2025 11:55 PM
192	The west end has grown. Great shopping. Clean.	12/8/2025 11:53 PM
193	Investment into downtown	12/8/2025 11:47 PM
194	Westward Growth and new businesses	12/8/2025 11:43 PM
195	City Growth	12/8/2025 11:38 PM
196	Expansion of the trail network. The art house theater. The library opened 11 years ago, but i think it is wonderful.	12/8/2025 11:19 PM
197	Outdoor recreation	12/8/2025 11:11 PM
198	Skatepark improvement	12/8/2025 11:11 PM
199	More cultural things to do, the Renaissance Festival and related activities	12/8/2025 11:07 PM
200	More roundabouts have been great for traffic control.	12/8/2025 11:07 PM
201	More recreation areas on the west end	12/8/2025 11:00 PM
202	Beautification of public areas, landscaping	12/8/2025 10:59 PM
203	People seem to have more pride in the city. There is more opportunity for employment growth. I appreciate seeing downtown friendly, walkable, and full of business. Traffic management is decent. I really appreciate all the new trails, walking and bike paths, and open spaces.	12/8/2025 10:44 PM
204	Addition of monthly recycling, addition of bike lanes, more grocery options, downtown revitalization	12/8/2025 10:42 PM
205	More local quality restaurants, food trucks, more concerts	12/8/2025 10:33 PM
206	Dare I say nothing	12/8/2025 10:15 PM
207	Clearly defined bike lanes,	12/8/2025 10:02 PM
208	Better bike infrastructure and increased public transit routes	12/8/2025 10:02 PM
209	Good growth adding schools.	12/8/2025 10:01 PM

210	Growth	12/8/2025 9:59 PM
211	None	12/8/2025 9:53 PM
212	More growth in businesses, beginning to see some preservation and growth downtown	12/8/2025 9:36 PM
213	Cycling lanes, weed shops on the edge of town	12/8/2025 9:27 PM
214	More art and recreation, traffic circles, food trucks	12/8/2025 9:27 PM
215	New roads	12/8/2025 9:23 PM
216	Good Airport and Restaurants	12/8/2025 9:17 PM
217	- Small business support, revitalization of downtown, variety in restaurant choices, affordability compared to other areas of the state, healthcare options, indoor activity variety has increased	12/8/2025 9:10 PM
218	Roads, restaurants	12/8/2025 9:07 PM
219	Can’t think of any	12/8/2025 9:00 PM
220	More housing	12/8/2025 8:50 PM
221	Lots of growth and opportunities for people to return home	12/8/2025 8:49 PM
222	Increased trail networks	12/8/2025 8:42 PM
223	More diversity in food and business, marijuana, more bike lanes, downtown more accessible	12/8/2025 8:36 PM
224	Dr. Garcia Superintendent of Schools.	12/8/2025 8:33 PM
225	More casinos	12/8/2025 8:26 PM
226	More trails	12/8/2025 8:24 PM
227	Better downtown area, more locally-owned food establishments	12/8/2025 8:24 PM
228	Downtown looks great and getting better. We host decent events and getting better. More options are becoming available for dining, entertainment, etc.	12/8/2025 8:22 PM
229	New construction in the medical corridor and downtown	12/8/2025 8:19 PM
230	downtown improvements	12/8/2025 8:14 PM
231	Shiloh road looks amazing!	12/8/2025 8:13 PM
232	Trails and parks are well kept.	12/8/2025 8:09 PM
233	roads	12/8/2025 7:58 PM
234	None	12/8/2025 7:52 PM
235	TIF districts have helped elevate blighted parts of town	12/8/2025 7:49 PM
236	Bike lanes down town and new ice rinks	12/8/2025 7:40 PM
237	Culture here seems to finally be growing - the music and art scenes are getting stronger every day	12/8/2025 7:40 PM
238	More housing	12/8/2025 7:37 PM
239	New bridge to heights	12/8/2025 7:35 PM
240	Park upgrades, walking paths	12/8/2025 7:33 PM
241	More businesses	12/8/2025 7:26 PM
242	Physical growth, the Shiloh area used to be farmland. Billings also cares deeply about community and togetherness, due in part to our place as the most depressed city in the country.	12/8/2025 7:10 PM
243	The bike trails and bike lanes	12/8/2025 6:59 PM
244	More businesses	12/8/2025 6:56 PM

245	Growth	12/8/2025 6:41 PM
246	Less crime, better cultural opportunities	12/8/2025 6:40 PM
247	Acquiring a medical school and veterinary school	12/8/2025 6:31 PM
248	New medical facilities	12/8/2025 6:23 PM
249	A revitalization of the downtown and industrial areas.	12/8/2025 6:17 PM
250	The west end growth has been good. The new hospital being built is good. The new highway connecting the heights. More trails. More businesses	12/8/2025 6:10 PM
251	Additional recreational activities	12/8/2025 6:05 PM
252	Growth	12/8/2025 5:51 PM
253	growth and expansion	12/8/2025 5:43 PM
254	Growth of the city	12/8/2025 5:40 PM
255	The air quality had gotten better.	12/8/2025 5:40 PM
256	There really hasn’t been anything positive Billings has done over the past ten years. Our decision makers make the choices they feel are best for them, not the community.	12/8/2025 5:34 PM
257	None	12/8/2025 5:31 PM
258	The proposing, funding, and beginnings of the reservoir off of Hesper and 48th.	12/8/2025 4:31 PM
259	*No differences noticed	12/8/2025 4:31 PM
260	More businesses	12/8/2025 4:28 PM
261	more roundabouts	12/8/2025 4:27 PM
262	More things to do	12/8/2025 4:27 PM
263	growth of businesses creating job opportunities	12/8/2025 4:27 PM
264	Some new construction of public spaces	12/8/2025 4:27 PM
265	Housing	12/8/2025 4:25 PM
266	idk	12/8/2025 3:27 PM
267	Continued development of trail system, rejuvenation in downtown and east towards the Metra	12/8/2025 3:25 PM
268	Roads have seemed to be improved with the addition of some round-a-bouts, fresh and bright lines, or even the smoothness of the roads.	12/8/2025 3:24 PM
269	Good fast food	12/8/2025 3:24 PM
270	More roads, more housing	12/8/2025 3:24 PM
271	More attractions were franchised in Billings	12/8/2025 3:23 PM
272	A lot of work has been done to better the roadways.	12/8/2025 3:22 PM
273	two-way streets	12/8/2025 3:22 PM
274	roads traffic, the walk-able Areas	12/8/2025 3:21 PM
275	I'm not sure	12/8/2025 3:20 PM
276	Infrastructure	12/8/2025 3:20 PM
277	more housing	12/8/2025 3:20 PM
278	New roads and ways of transportation.	12/8/2025 3:20 PM
279	I don't know	12/8/2025 3:20 PM
280	more businesses	12/8/2025 3:20 PM
281	more stores	12/8/2025 3:20 PM

282	More restaurants	12/8/2025 3:20 PM
283	I have noticed more positive infrastructure such as costco.	12/8/2025 3:20 PM
284	?	12/8/2025 3:19 PM
285	more places to shop more places opening	12/8/2025 3:18 PM
286	fixing roads	12/8/2025 3:18 PM
287	Growing as a city, creating new interesting businesses.	12/8/2025 3:17 PM
288	Commercial & housing Growth	12/8/2025 1:49 PM
289	Diversified economy, growth opportunity, market demand.	12/8/2025 1:39 PM
290	There is very good traffic control, and we have fire houses everywhere so no one in the city should have to worry about a slow response time.	12/8/2025 1:35 PM
291	better restaurants to eat at and more activities to do.	12/8/2025 1:33 PM
292	- use of roundabouts - more businesses	12/8/2025 1:33 PM
293	We have done a lot to improve our parks and public facilities	12/8/2025 1:32 PM
294	idk	12/8/2025 1:31 PM
295	the addition of new restaurants and stores	12/8/2025 1:31 PM
296	There are a lot more people and housing is continuing to expand further west	12/8/2025 1:30 PM
297	Growth, Scale, Culture	12/8/2025 1:30 PM
298	More shopping and areas like Shiloh commons. places to go when bored	12/8/2025 1:29 PM
299	preservation of lands	12/8/2025 1:29 PM
300	diversity	12/8/2025 1:29 PM
301	I have seen more diversity among students such as ethnicity or just how people act	12/8/2025 1:29 PM
302	We have gotten more popular places that other cities outside of Montana have, which makes people able to get things there instead of going places to get them.	12/8/2025 1:29 PM
303	more road and fun thing to go and do with friends	12/8/2025 1:28 PM
304	better looking community	12/8/2025 1:28 PM
305	More neighborhoods, preserves open land	12/8/2025 1:28 PM
306	There are more smaller businesses within Billings	12/8/2025 1:28 PM
307	The roundabouts have made traffic easier to manage.	12/8/2025 1:28 PM
308	Updated convince stores and expansion of our city.	12/8/2025 1:27 PM
309	I wasn't here	12/8/2025 1:27 PM
310	More places have been being built expanding Billings.	12/8/2025 1:27 PM
311	Better roads	12/8/2025 1:27 PM
312	We are starting to get newer and popular things	12/8/2025 1:27 PM
313	City growth	12/8/2025 1:26 PM
314	not sure	12/8/2025 1:26 PM
315	more opportunities and things coming here	12/8/2025 1:26 PM
316	Population growth	12/8/2025 1:26 PM
317	N/A	12/8/2025 1:25 PM
318	Schools are improving	12/8/2025 1:25 PM

319	Better airport	12/8/2025 1:24 PM
320	More things to do	12/8/2025 1:24 PM
321	not much, some new roundabouts	12/8/2025 1:24 PM
322	N/A	12/8/2025 1:24 PM
323	more buisnesses	12/8/2025 1:24 PM
324	less stop signs	12/8/2025 1:23 PM
325	More jobs	12/8/2025 1:23 PM
326	nice houses	12/8/2025 1:22 PM
327	have entertainment areas for kids and teens	12/8/2025 1:20 PM
328	More live music	12/8/2025 11:53 AM
329	I don't know	12/8/2025 10:45 AM
330	downtown streets changed	12/8/2025 10:42 AM
331	Population Increase, Gas Super stores,	12/8/2025 10:42 AM
332	new buildings and businesses	12/8/2025 10:37 AM
333	The city especially in the newer parts is a lot nicer than it was	12/8/2025 10:37 AM
334	some improved roads, more businesses	12/8/2025 10:35 AM
335	I don't know	12/8/2025 10:34 AM
336	The expansion and growth.	12/8/2025 10:34 AM
337	Roads being taken care of	12/8/2025 10:33 AM
338	safer streets	12/8/2025 10:32 AM
339	more inclusive high schools/ more of them	12/8/2025 10:32 AM
340	increase in population	12/8/2025 10:32 AM
341	Housing built,	12/8/2025 10:30 AM
342	There has been an influx amount of jobs in the city recently over the past ten years, and it has created more opportunities for students to work and go to school.	12/8/2025 10:29 AM
343	employment opportunities	12/8/2025 10:28 AM
344	growth in the economy	12/8/2025 10:28 AM
345	more businesses	12/8/2025 10:27 AM
346	stores re opening to be better	12/8/2025 10:27 AM
347	Community recreation	12/8/2025 10:12 AM
348	West end has more options, more indoor options for kids	12/8/2025 7:54 AM
349	There's good disc golf courses	12/8/2025 7:39 AM
350	Eating establishments	12/8/2025 6:51 AM
351	Bringing in more entertainment	12/8/2025 3:12 AM
352	Belt loop	12/8/2025 2:30 AM
353	Electronic crosswalk signs	12/8/2025 2:26 AM
354	City workers are good	12/7/2025 8:47 PM
355	The public schools continue to provide great education and career opportunities for the children.	12/7/2025 8:33 PM

356	NA	12/7/2025 7:15 PM
357	More trails	12/7/2025 6:40 PM
358	Cleaning up of downtown, more trails, more local restaurants	12/7/2025 5:01 PM
359	New trails	12/7/2025 4:37 PM
360	Businesses, restaurants, infrastructure changes that include beautification	12/7/2025 11:52 AM
361	Making mixed-use land easier to develop which provides housing and commercial opportunities for developers.	12/7/2025 11:25 AM
362	Folks actively involved and engaged in community	12/7/2025 10:09 AM
363	Transportation and road upgrades	12/7/2025 10:04 AM
364	Nothing	12/7/2025 8:31 AM
365	Cleaner downtown	12/6/2025 10:41 PM
366	More diversity and community partnerships courted	12/6/2025 7:59 PM
367	Lots of new construction, quality of parks has increased, street public works seem to be in top of stuff, library is lovely, skyway drive is great,	12/6/2025 7:54 PM
368	airport is nicer; Scheels store area retail well done; roundabouts, now that I am used to them; Dover Park and Two Moon Park	12/6/2025 7:42 PM
369	Drivabililty, specifically the lockwood to heights bridge.	12/6/2025 7:36 PM
370	I love the library although a lot of time there is not enough parking.	12/6/2025 6:50 PM
371	Roundabouts, traffic flow	12/6/2025 5:49 PM
372	Additional business and entertainment	12/6/2025 4:01 PM
373	No Positives	12/6/2025 3:44 PM
374	Thank god yall getting rid of the one ways	12/6/2025 3:02 PM
375	Slowly gaining more things to do (indoor playgrounds, waterparks, etc.)	12/6/2025 2:37 PM
376	Expansion	12/6/2025 2:36 PM
377	new city hall, improvements downtown	12/6/2025 1:56 PM
378	Bike and walking trails have improved a lot and the roundabouts are excellent.	12/6/2025 1:56 PM
379	Access to Health Care	12/6/2025 11:27 AM
380	Walking paths, roundabouts	12/6/2025 10:49 AM
381	Focus on eco-friendly transportation options	12/6/2025 10:01 AM
382	More bike lanes, multi-use paths, park upkeep, historic downtown renovation	12/6/2025 9:25 AM
383	Parks and recreation improvements	12/6/2025 7:41 AM
384	Job opportunities, growth, medical care	12/6/2025 6:36 AM
385	New businesses	12/6/2025 2:17 AM
386	Trails, Trees, Airport Expansion, Ice arena, New hospitals/med school	12/6/2025 12:21 AM
387	More bike trails	12/6/2025 12:18 AM
388	Increased health care,hospitals	12/5/2025 10:48 PM
389	New bike paths	12/5/2025 10:11 PM
390	The two new colleges	12/5/2025 9:01 PM
391	Bike trails	12/5/2025 9:01 PM
392	New roas like skyline and Johnson cut acrosss	12/5/2025 8:45 PM

393	Defeat of the 143 million park levy by a 70 percent majority	12/5/2025 7:58 PM
394	growth, cleaner nicer downtown, school improvements	12/5/2025 7:43 PM
395	None	12/5/2025 7:14 PM
396	The growth and development of businesses	12/5/2025 5:53 PM
397	a lot of fun events	12/5/2025 5:26 PM
398	More trails, improved pedestrian and bike infrastructure	12/5/2025 5:25 PM
399	level 1 trauma centers	12/5/2025 5:07 PM
400	Dispensary	12/5/2025 4:08 PM
401	Grow of homes, business	12/5/2025 3:58 PM
402	Transportation, city image, shopping	12/5/2025 3:32 PM
403	Nice developments off of Shiloh for shopping and restaurants	12/5/2025 3:01 PM
404	Growth in city culture scene, increase in safety	12/5/2025 1:55 PM
405	Planned expansion and economic development	12/5/2025 12:11 PM
406	Better building code enforcement	12/5/2025 10:25 AM
407	More diverse populations & culture	12/5/2025 10:21 AM
408	Bicycle paths are increasing	12/5/2025 10:09 AM
409	Increased amenities, transformation of Montana ave	12/5/2025 9:45 AM
410	Business growth	12/5/2025 9:27 AM
411	Downtown and downtown events are thriving.	12/5/2025 9:24 AM
412	Street paving	12/5/2025 8:54 AM
413	More bike trails in outlying neighborhoods. Growth to the west.	12/5/2025 8:43 AM
414	Downtown area	12/5/2025 8:32 AM
415	Better city council members elected	12/5/2025 3:34 AM
416	More business options	12/4/2025 11:43 PM
417	No e	12/4/2025 11:39 PM
418	More activities	12/4/2025 11:00 PM
419	Infrastructure	12/4/2025 10:24 PM
420	More housing	12/4/2025 9:35 PM
421	None	12/4/2025 9:33 PM
422	Nothing	12/4/2025 6:38 PM
423	The Art House is amazing and an asset	12/4/2025 6:36 PM
424	None	12/4/2025 4:57 PM
425	Stronger Job market and business opportunities	12/4/2025 4:46 PM
426	N/a	12/4/2025 4:24 PM
427	Continued growth	12/4/2025 3:17 PM
428	Parks look nicer and have been updated	12/4/2025 2:17 PM
429	More trails, safe streets	12/4/2025 1:26 PM
430	It’s growing but not in a good way	12/4/2025 12:34 PM

431	Increased trails, downtown bike lanes, 2-way conversion	12/4/2025 10:53 AM
432	Growth	12/4/2025 9:49 AM
433	Traffic circulation, more opportunities for entertainment,	12/4/2025 8:18 AM
434	Employer acceptance of an applicants background and physical appearance.	12/4/2025 7:41 AM
435	Parks	12/4/2025 4:47 AM
436	Nothing	12/4/2025 4:45 AM
437	more access to ammenities as Billings grows, better shopping, health care and services, roundabouts to keep traffic moving, downtown, airport, EBIRD, South Side	12/4/2025 12:39 AM
438	Bike and trail system	12/4/2025 12:34 AM
439	More trails and attempts to make the city look less industrial.	12/4/2025 12:07 AM
440	Improved traffic flow, variety of restaurants, emphasis on parks and recreation spaces	12/4/2025 12:00 AM
441	Support of airport, increased support of small business	12/3/2025 11:51 PM
442	Expansion and people moving here	12/3/2025 11:39 PM
443	McKinley and Broadwater schools remodeled	12/3/2025 11:14 PM
444	Some cleaning up of rough and run down areas of city	12/3/2025 10:49 PM
445	providing more westend diversity of grocery/shops/eatery. revitalization of downtown 2 way shops and nightlife. more bike lanes and more lighting in parks.	12/3/2025 9:58 PM
446	Healthcare	12/3/2025 9:35 PM
447	New playgrounds throughout the park system	12/3/2025 8:59 PM
448	Restaurants, entertainment, shopping, parks	12/3/2025 8:36 PM
449	Medical corridor development, trail system, increased activity opportunities for children and youth	12/3/2025 7:37 PM
450	I have noticed the continued preservation of historical districts, as well as the solar paneled City bus hub.	12/3/2025 7:00 PM
451	Road and Traffic improvements, Snow removal, Trails	12/3/2025 6:27 PM
452	There was an encouraging growth in cultural options & good non-chain restaurants until recently. The gut-punch to Yellowstone Art Museum was baffling & sad. Art House Cinema has been a real asset. Increase in bike trails.	12/3/2025 5:39 PM
453	The renaissance of the downtown space & community involvement, particulalry with downtown events.	12/3/2025 5:20 PM
454	trails	12/3/2025 5:00 PM
455	thriving downtown, trail system	12/3/2025 4:35 PM
456	public transport, cardboard recycling	12/3/2025 3:43 PM
457	tearing down rundown buildings, artistic murals, work on new parks	12/3/2025 3:39 PM
458	There are a lot of fun businesses, great recreation options for families.	12/3/2025 3:37 PM
459	LOVE the growth of trails! Billings is not a super walk-able city, but the trails make it much more bike-able! There's been great economic growth--and I really love the BIRD (BURD) and revitalization of downtown. I love the both small businesses and larger companies have opened in Billings.	12/3/2025 2:30 PM
460	Growth and new opportunities	12/3/2025 1:22 PM
461	More housing and businesses	12/3/2025 1:18 PM
462	Explosive growth has led to more retail & restaurant options	12/3/2025 1:16 PM

463	Infill development of vacant or rundown properties	12/3/2025 12:53 PM
464	Roads being fixed up and improved, Costco moving off of King, beautiful new houses, growth	12/3/2025 11:46 AM
465	More bike/walk ways. Snow plowing. New middle schools. Shiloh water conservation area.	12/3/2025 10:11 AM
466	More congregate housing	12/3/2025 9:54 AM
467	Skyline bypass	12/3/2025 9:45 AM
468	Revitalization of downtown, feels safer for walking downtown after dark	12/3/2025 9:41 AM
469	Downtown is not degrading	12/3/2025 8:09 AM
470	The more emphasis on walk ability both in the downtown area and throughout Billings. Also the focus on improving spaces with murals and other creative art.	12/3/2025 6:28 AM
471	Sidewalks, handicap accessibility	12/3/2025 4:31 AM
472	The new traffic byways	12/2/2025 9:17 PM
473	Bike lanes trails, housing choice	12/2/2025 8:51 PM
474	Recreational bike path	12/2/2025 7:59 PM
475	More flights, more bike paths	12/2/2025 7:43 PM
476	Growth near the interstate	12/2/2025 6:51 PM
477	None.	12/2/2025 6:38 PM
478	Good schools	12/2/2025 6:11 PM
479	West end growth	12/2/2025 6:01 PM
480	Maintaining open spaces	12/2/2025 5:56 PM
481	None	12/2/2025 5:55 PM
482	There have been more places added where you can have fun without drugs or alcohol	12/2/2025 5:55 PM
483	New water plant	12/2/2025 5:53 PM
484	Adding sidewalks where needed	12/2/2025 2:32 PM
485	Construction development	12/2/2025 11:08 AM
486	City is cleaner, more small businesses	12/1/2025 6:48 PM
487	None	12/1/2025 4:49 PM
488	Increased retail and recreational opportunities	12/1/2025 2:27 PM
489	New commercial and retail development	12/1/2025 1:19 PM
490	Growth and modernization of the west end. Investment in new assets such as the rec center / hockey rink.	12/1/2025 1:02 PM
491	infrastructure improvements (pipes & roads)	12/1/2025 12:32 PM
492	Downtown cleanup	12/1/2025 10:18 AM
493	The development of the West end makes Billings feel like a real thriving town.	12/1/2025 12:22 AM
494	Bike and walking paths	11/30/2025 3:56 PM
495	Bike paths, airport add on	11/30/2025 2:56 PM
496	trails and hiking/biking expansion	11/30/2025 2:55 PM
497	Medical corridor expanding	11/30/2025 2:54 PM
498	Medical expansion	11/30/2025 9:59 AM
499	Biking paths.	11/29/2025 4:58 PM

500	Growth of medical service options, including the new osteopathic medical school	11/29/2025 4:58 PM
501	Walking paths/outdoor options	11/29/2025 1:50 PM
502	Open to accepting new businesses	11/29/2025 1:35 PM
503	There has been a lot of growth - people and business.	11/29/2025 10:20 AM
504	More work opportunities	11/28/2025 6:38 PM
505	lots of growth/building going on	11/28/2025 4:21 PM
506	choices of entertainment, shops, places to eat	11/28/2025 1:01 PM
507	A lot more housing opportunities, more hotels and motels	11/26/2025 11:49 PM
508	Shiloh conservation area is amazing	11/26/2025 1:24 PM
509	New businesses and shopping opportunities.	11/25/2025 9:28 PM
510	Greenery along roads	11/25/2025 5:37 PM
511	Recretional Areas, Housing	11/25/2025 1:33 PM
512	Consistent growth	11/25/2025 12:03 PM
513	Bike routes and new downtown businesses together with arts and culture improvements	11/24/2025 8:23 PM
514	Trails and transportation	11/24/2025 8:13 PM
515	Multi-use developments	11/24/2025 2:51 PM
516	Walking/biking trails, dog parks	11/24/2025 1:29 PM
517	population growth	11/24/2025 10:25 AM
518	Downtown Billings	11/23/2025 2:15 PM
519	New businesses. Dog parks. Side street snow plowing.	11/22/2025 8:46 PM
520	Completion of running trails	11/22/2025 8:28 AM
521	Parks are receiving more upkeep and the COB has made efforts to make downtown Billings easier to drive in.	11/21/2025 8:41 PM
522	two-way street conversions, development downtown, skyline trail (more trails in general, Skyline Dr (as long as we don't mess it up, new major streets are multi-modal, new airport, new zoning is beginning to be apparent	11/21/2025 7:47 PM
523	I am MOST please with the new Superintendent of SD2!! He has done nothing but better our schools and put order and systems to what has been majorly lacking. I am also very happy to still see the farm land on 32nd and Grand Ave. and along Shilo	11/21/2025 2:27 PM
524	The Babcock theater is getting a new marquee	11/21/2025 1:20 PM
525	Expanded Airport, rim renovation	11/21/2025 12:01 AM
526	More trails	11/20/2025 9:49 PM
527	roundabouts	11/20/2025 9:19 PM
528	More opportunities	11/20/2025 9:01 PM
529	Bike Lanes	11/20/2025 7:49 PM
530	more spaces for youth to be, though many come at a price. a recently elected school board and city council that better reflects the values of the people living here. the library.	11/20/2025 4:19 PM
531	More economic access/activity, improved transportation options (airport)	11/20/2025 4:17 PM
532	More arts and music	11/20/2025 3:41 PM
533	Trails and routes for walking and cycling	11/20/2025 1:52 PM
534	New bike lanes!	11/20/2025 12:42 PM

535	Infrastructure improvements	11/20/2025 12:33 PM
536	Bike/walking trails	11/20/2025 9:11 AM
537	There is more retail restaurant options that are really great!	11/19/2025 9:40 PM
538	More diversity among retailers, restaurants, etc	11/19/2025 9:35 PM
539	Skyway drive connection	11/19/2025 4:14 PM
540	Population growth	11/19/2025 2:03 PM
541	Increase in the music and arts venues throughout the city.	11/19/2025 2:02 PM
542	Good walkpaths, some effort being made to clean up blighted areas	11/18/2025 9:57 PM
543	Added vibrancy to our community has increased.	11/18/2025 6:34 PM
544	Increase in bike trails.	11/18/2025 6:19 PM
545	increases in sports tourism	11/18/2025 4:41 PM
546	trail system, culture, music scene, Art House Cinema,	11/18/2025 11:59 AM
547	Bike and walking paths	11/18/2025 11:49 AM
548	Building of new businesses and homes	11/17/2025 10:06 PM
549	Growth and development of Shiloh Corridor, New business attraction-Rocky Vista, investments in Billings Clinic and Intermountain Health, use of opportunity zones(ie EBIRD and SBURA)	11/17/2025 8:45 PM
550	Additional parks within the city	11/17/2025 8:44 PM
551	The growth of the city	11/17/2025 3:55 PM
552	Bicycle/walking paths	11/17/2025 2:37 PM
553	more affordable rental housing available	11/16/2025 11:24 PM
554	Development of Billings Industrial Revitalization District- I hope it continues! The upgrades to Alberta Bair Theatre.	11/16/2025 7:36 PM
555	more street snowfall removal, new baseball stadium, new schools were built, government trying to have better public safety, more trails were built, airport was improved, new water treatment plant and west end reservoir were approved.	11/16/2025 6:09 PM
556	Haven’t been here long enough to notice a lot of changes	11/16/2025 11:48 AM
557	redevelopment areas like BIRD	11/16/2025 11:40 AM
558	Community trails expansion	11/15/2025 7:03 PM
559	Better restaurants, more bike lanes,	11/15/2025 3:12 PM
560	Safety	11/15/2025 10:53 AM
561	More choices in many areas	11/15/2025 10:50 AM
562	few	11/15/2025 9:07 AM
563	It’s growing but it seems disorganized and poorly planned	11/14/2025 11:51 PM
564	Medical school opening, skybridge trail	11/14/2025 8:44 PM
565	More green space maintance	11/14/2025 6:54 PM
566	Efficient housing development	11/14/2025 6:40 PM
567	more bike lanes and trails; greater diversity and tolerance	11/14/2025 5:05 PM
568	More sports venues	11/14/2025 1:53 PM
569	Trail systems, improvements to sporting facilities	11/14/2025 10:19 AM
570	More bike lanes	11/13/2025 5:06 PM

571	More bicycle and walking trails	11/13/2025 12:27 PM
572	Start of Downtown Revitalization	11/13/2025 11:13 AM
573	Infrastructure improvements	11/12/2025 9:44 PM
574	Bike lanes and trails	11/12/2025 11:12 AM
575	Public safety increasing, improvement of amenities such as trails, redevelopment of older areas	11/12/2025 10:45 AM
576	Trail system, parks along river, downtown street design, better building siting due to zoning changes	11/11/2025 7:01 PM
577	Population growth, increase in job opportunities, airport remodel	11/11/2025 5:58 PM
578	Continued growth, development	11/11/2025 1:46 PM
579	more attractive site developments, expanded economic base, some adoption of innovative systems	11/10/2025 11:53 AM
580	population growth	11/10/2025 8:39 AM
581	The restoration and maintenance of the ArtHouse Cinema	11/9/2025 10:34 AM
582	Bike lanes to downtown	11/9/2025 9:49 AM
583	Continued growth in health care access	11/8/2025 2:09 PM
584	Better health options	11/8/2025 9:12 AM
585	Beautiful trail system and bypass roads being added	11/7/2025 2:10 PM
586	Downtown improvements	11/7/2025 11:04 AM
587	More businesses popping up and west end development.	11/6/2025 10:59 PM
588	There is more diversity	11/6/2025 4:51 PM
589	Finally getting a Rec Center!	11/6/2025 12:49 PM
590	Not many 😬	11/5/2025 4:22 PM
591	Airport expansion, investment in downtown and the EBURD, expansion of the trail system, ongoing efforts to improve Daylis Stadium (for the benefit of all Billings High Schools). Demonstrated commitment to excellence in maintenance of public water utilities.	11/4/2025 9:07 PM
592	I've noticed that the city infrastructure is becoming a little less utilitarian, which appeals to tourism/growth	11/4/2025 4:32 PM
593	The growth and all the new businesses	11/4/2025 1:06 PM
594	improving downtown, greater range of lifestyles	11/3/2025 2:17 PM
595	Longer times and better to pickup people on bus 🚌 routes	11/3/2025 12:46 PM
596	More local businesses, new hospital/expansion, increased bike lanes and pedestrian pathways	11/3/2025 10:39 AM
597	Good park and trail development, slightly better voter support for school levies.	11/3/2025 10:29 AM
598	I stricter focus on providing better parks and recreational locations. I think utilizing the Yellowstone river more as a location to visit by cleaning up the parks is a good next step to be. I also believe a large outdoor amphitheater for concerts would be good.	11/2/2025 9:10 PM
599	New restaurants, renewal in downtown corridor	11/1/2025 7:33 PM
600	Growth	10/30/2025 7:08 PM
601	The inner belt loop/Skyway drive. Castel Rock playground.	10/28/2025 12:02 AM
602	Trail and park infrastructure (bathrooms) development	10/27/2025 2:55 PM
603	Certain Areas of Billings are being cleaned up and made safer	10/26/2025 2:48 PM

604	More eating, entertainment options	10/26/2025 2:31 PM
605	New businesses	10/24/2025 12:31 PM
606	More bike lanes; fewer polluting industries (power plant)	10/23/2025 6:33 PM
607	Downtown is much more vibrant, safe, and interesting, with lots of high-quality businesses (and an amazing protected bike lane!). I love the new walking path along the top of the Rims as well.	10/23/2025 4:34 PM
608	Trail system and parks	10/23/2025 3:06 PM
609	Business growth, new construction and road repairs, airport improvements.	10/23/2025 12:33 PM
610	Shiloh Crossing area	10/23/2025 11:42 AM
611	Increased population	10/23/2025 10:42 AM
612	None	10/23/2025 9:58 AM
613	Good cultural events. safety mill levy passing.	10/23/2025 12:10 AM
614	Trails	10/22/2025 11:05 PM
615	Trail system	10/22/2025 3:20 PM
616	The new bridge over to Lockwood, the bypass to Zimmerman	10/20/2025 10:09 PM
617	Addition of trails for biking, walking and running	10/20/2025 7:03 PM
618	Growth of trail system, employment opportunities	10/20/2025 3:42 PM
619	Growth is happening which opens up new restaurants and lifestyle activities slowly.	10/17/2025 1:51 PM
620	Seeing some nice road work done	10/17/2025 1:31 PM
621	Mostly intentional growth and expansion to the west end	10/16/2025 6:36 PM
622	SD2, growth	10/16/2025 12:05 AM
623	Growth	10/15/2025 8:00 PM
624	Growth and associated activities	10/15/2025 7:12 PM
625	Workforce Development efforts	10/15/2025 3:58 PM
626	More quality in development; diversification of economic base; more transparency in government	10/15/2025 11:57 AM
627	More trails and Protected Bike Lanes and Separated Sidewalks	10/15/2025 11:26 AM
628	organic stability and growth	10/15/2025 8:52 AM
629	Dining, some focus on bringing destination places to the heights, ice rink, discussions on increasing realistic and meaningful tourism to the community	10/14/2025 1:33 PM
630	New homes and businesses. New plaground and paved parking in Castle Rock Park.	10/14/2025 1:13 PM
631	City has lots of new vehicles and many infrastructure projects	10/14/2025 8:11 AM
632	Development in multiple areas of the city	10/13/2025 9:20 PM
633	Increase in trails	10/13/2025 6:28 PM
634	Slow and steady progress on the quality of our parks, trails, and public spaces	10/13/2025 4:41 PM
635	Revitalization of certain neighborhoods, pride taken in improvements like certain parks	10/13/2025 4:24 PM
636	creatioin of a bike-friendly trail system	10/13/2025 2:01 PM
637	More recreational opportunities and business growth	10/12/2025 2:30 PM
638	Downtown appearance	10/12/2025 1:24 AM
639	Growth in Mental Health services	10/11/2025 4:27 PM

640	None	10/9/2025 9:08 PM
641	Lots of trees, greater push towards supporting bicycles on the road	10/9/2025 3:09 PM
642	Greater Densification in and around the city core	10/9/2025 10:41 AM
643	...	10/8/2025 3:59 PM
644	more diversity	10/8/2025 3:46 PM
645	Program for students with difficulties with English	10/8/2025 2:11 PM
646	More people moving to Billings	10/8/2025 1:35 PM
647	increase in population - hopefully increasing our workforce capacity,	10/8/2025 11:39 AM
648	growth through out the city	10/8/2025 10:30 AM
649	More job growth and business growth.	10/8/2025 10:22 AM
650	commitment to parks and trails, dog parks, good restaurants, improving airport, downtown improvements	10/7/2025 5:52 PM
651	More national brand shopping.	10/7/2025 3:16 PM
652	A move for more infull growth rather than continual sprawl	10/7/2025 12:20 PM
653	New bypass roads, new west end construction	10/7/2025 11:41 AM
654	the introduction of new roads, like the one connecting the west end to the heights, and the bridge connecting lockwood and the heights	10/6/2025 6:00 PM
655	more trail connections, more quality retail	10/6/2025 6:00 PM
656	More paths!	10/6/2025 4:45 PM
657	More businesses, forward thinking city planners - ie traffic improvements. Hockey and rodeo arenas,	10/6/2025 1:09 AM
658	Demolishing downtown and revitalizing it	10/5/2025 8:59 AM
659	more bike and walking paths, improved shopping, improved downtown with 2 way streets downtown, better safety on streets with lengthened traffic lights	10/4/2025 9:27 PM
660	The bus runs longer and the routes are better. This is the only positive I see.	10/3/2025 2:48 PM
661	More bike/walking trails,	10/3/2025 1:33 PM
662	number of businesses	10/3/2025 1:21 PM
663	Added water storage/treatment	10/3/2025 1:11 PM
664	Downtown revitalization	10/2/2025 3:36 PM
665	Increase in new businesses, improvements to roads	10/1/2025 6:54 PM
666	Walk paths, increased police for safety, economic growth steady	10/1/2025 6:47 PM
667	More bike lines	10/1/2025 2:07 PM
668	Bike paths, better aesthetics along roads/roundabouts and development, Better city branding. Downtown more clean. Nice addition of more roads.	10/1/2025 12:41 PM
669	just two weeks ago, the downtown streets were returned to two-way	10/1/2025 11:08 AM
670	Sidewalk access	9/30/2025 6:15 PM
671	Added snow removal of the city streets	9/30/2025 2:03 PM
672	Downtown vibrance, restaurants, events, Skyline trail & Marathon loop	9/30/2025 12:43 PM
673	expansion/connection of the bike trails, increased trees throughout the city, and increased multi-family housing developement	9/29/2025 5:56 PM
674	People are motivated and excited for the billings	9/29/2025 5:16 PM

675	Good for entrepreneurship, especially small business. Addition of medical school. Keeping local restaurants and local retail spaces. Positive changes for public schools - opportunity school, language school, city college opportunities.	9/29/2025 3:17 PM
676	Growth, more parks and trails,	9/29/2025 2:58 PM
677	Entertainment options	9/29/2025 2:37 PM
678	I like the addition of the outdoor trails along the Rims.	9/29/2025 2:04 PM
679	round-abouts are a great addition	9/29/2025 1:01 PM
680	Amend recreational campus, ice rinks,traffic infastructure,	9/29/2025 12:20 PM
681	The City is Growing.	9/29/2025 12:07 PM
682	Increase in police presence	9/29/2025 11:55 AM
683	Road access ie skyway	9/29/2025 11:52 AM
684	Skyline Trail, Rec Center	9/29/2025 11:36 AM
685	New Businesses	9/29/2025 11:34 AM
686	Civic pride	9/29/2025 11:31 AM
687	Business growth, road infrastructure, airport	9/28/2025 11:59 PM
688	Artwork and murals	9/28/2025 7:21 PM
689	More options for things to do	9/28/2025 1:46 PM
690	Growth in shopping and other industries.	9/27/2025 10:39 PM
691	New road corridors, new trails,	9/27/2025 10:28 PM
692	Growth and opportunity	9/27/2025 8:38 PM
693	roundabouts, bike paths, new library	9/27/2025 6:47 PM
694	More access to and from the Billings Heights to the Westend.	9/27/2025 5:13 PM
695	Growth	9/27/2025 4:14 PM
696	Improving downtown	9/27/2025 4:06 PM
697	New businesses popping up	9/27/2025 1:43 PM
698	Better /more trails, parks etc.	9/27/2025 12:26 PM
699	Events, entertainment, community engagement has improved, the cardboard pickup, city of billings notifications	9/27/2025 11:24 AM
700	More bike/ walking trails	9/27/2025 4:35 AM
701	Bike friendly roads	9/26/2025 11:37 PM
702	Substantial growth. New housing and businesses. The expansion of the trail system and preservation of public spaces.	9/26/2025 9:40 PM
703	I’ve seen billings, expand a lot and offer more places to eat, things to do, etc.	9/26/2025 8:56 PM
704	Two way streets are an improvement	9/26/2025 7:23 PM
705	growth seems controlled	9/26/2025 6:49 PM
706	Shopping opportunities	9/26/2025 6:03 PM
707	Billings is more connected and easier to access via roads, walking trails, beautification	9/26/2025 4:08 PM
708	Growth and expansion of conservative community structures	9/26/2025 1:14 PM
709	The Art House Theater taking over the Babcock Theater	9/26/2025 9:12 AM
710	Bigger name businesses coming here (Chick-fil-A, etc)	9/25/2025 9:15 PM

711	Better roads	9/25/2025 8:36 PM
712	New businesses	9/25/2025 6:49 PM
713	More retail/restaurant options	9/25/2025 6:18 PM
714	Albertsons at Grand & 54th	9/25/2025 5:53 PM
715	New developments and a commitment to a clean city	9/25/2025 5:27 PM
716	Downtown has become more walkable and more vibrant - especially the music scene.	9/25/2025 5:11 PM
717	Downtown targeted growth, growth targeted to families, hospitals	9/25/2025 5:08 PM
718	Population Growth	9/25/2025 4:39 PM
719	The expansion of housing	9/25/2025 11:47 AM
720	Our citizens care about this city, and want it to be a clean and beautiful place to live.	9/25/2025 11:25 AM
721	Increase trails and access to undeveloped areas	9/25/2025 10:28 AM
722	Fewer good restaurants like Lilac, Fieldhouse, etc.	9/25/2025 10:16 AM
723	Medical Community expansion	9/25/2025 9:39 AM
724	Parks	9/25/2025 9:29 AM
725	Emphasis on public safety.	9/25/2025 9:26 AM
726	Traffic still moves mostly efficiently	9/25/2025 9:17 AM
727	Traffic flow, shopping options, walking paths	9/25/2025 9:10 AM
728	I have noticed some wonderful trails being built and overall improvement of how Billings looks.	9/25/2025 8:41 AM
729	The cleanup in downtown	9/25/2025 7:16 AM
730	The walking and bike trails have been nice. Also, there are quite a few downtown events and a push to revitalize that area. It's helped. I like the public art, strings of lights across Broadway, and the incentives in the BIRD district. It's a start.	9/25/2025 2:12 AM
731	Cleaning up areas. New businesses. Public art.	9/25/2025 1:00 AM
732	Trails, bike trails, museums, downtown revitalization	9/24/2025 11:39 PM
733	Growing	9/24/2025 10:57 PM
734	Increased development of parks, paths/trails	9/24/2025 10:45 PM
735	Small locally run businesses downtown, cultural contributions like the Art House, the city parks (N. Park improvement for example).	9/24/2025 10:21 PM
736	Communication by the City of Billings to/with the public; willingness of the City of Billings to publicly address racism and hate messaging toward the LGBTQ community, passing Public Safety Mill Levies, shutting down the massage parlors, increase of public art and trails, two-way streets downtown, paved streets in much needed areas, Shiloh Conservation, activities for children and seniors through the Parks programs, Rose Park pool, accessible playgrounds, Billings Public Library, remodeled airport	9/24/2025 10:21 PM
737	Great new trails, especially the new cycle track.	9/24/2025 10:12 PM
738	Growth of trails	9/24/2025 10:09 PM
739	More bike paths	9/24/2025 10:03 PM
740	Good shows and festivals	9/24/2025 9:59 PM
741	Homeless and street population is significantly less than Bozeman, please keep it this way.	9/24/2025 9:54 PM
742	Public safety is better	9/24/2025 9:53 PM
743	New business, people of different ethnicities, ice rink	9/24/2025 9:43 PM

744	Haven't been here long enough	9/24/2025 9:40 PM
745	Round abouts	9/24/2025 9:38 PM
746	I've lived here my whole life and it's hard for me to pin point things I'm super positive about.	9/24/2025 8:11 PM
747	preservation of public spaces	9/24/2025 7:23 PM
748	Bench Connector, Increased walking paths	9/24/2025 6:26 PM
749	None	9/24/2025 6:25 PM
750	More sidewalks, bulbouts, signage - slightly better walkability	9/24/2025 5:22 PM
751	continued growth	9/24/2025 4:58 PM
752	new contruction	9/24/2025 4:31 PM
753	Expansion of public transit	9/24/2025 4:23 PM
754	More housing, roads	9/24/2025 4:16 PM
755	The bypass road structures and the efforts to keep downtown active and a destination	9/24/2025 2:28 PM
756	Growth and expansion of bikeways and walking paths	9/24/2025 2:13 PM
757	Still having access to recreation	9/24/2025 2:11 PM
758	N/A	9/24/2025 2:10 PM
759	Focus on building better spaces for lower income areas, ie north park remodel	9/24/2025 12:34 PM
760	Some street maintenance and jail improvement.	9/24/2025 12:26 PM
761	increase in housing options other than single family or large apartment buildings)	9/24/2025 11:07 AM
762	some redevelopment	9/24/2025 10:56 AM
763	More opportunities for everything	9/24/2025 10:50 AM
764	Moderately controlled growth.	9/24/2025 9:42 AM
765	Improved trails	9/24/2025 6:29 AM
766	Bike trail	9/24/2025 4:13 AM
767	improved roads	9/24/2025 1:55 AM
768	Dining	9/24/2025 1:54 AM
769	Downtown (minus the newest features ie 2 ways street change	9/24/2025 12:55 AM
770	Compost yard waste	9/23/2025 11:58 PM
771	activities, entertainment	9/23/2025 11:35 PM
772	Safer community. Better policing.	9/23/2025 11:33 PM
773	Expansion west	9/23/2025 11:22 PM
774	Bike & nature paths,	9/23/2025 10:53 PM
775	Growth	9/23/2025 10:27 PM
776	Amenities on west end	9/23/2025 10:27 PM
777	None	9/23/2025 10:26 PM
778	Fair minded government, but too much of it	9/23/2025 9:36 PM
779	New business opportunities	9/23/2025 9:16 PM
780	Parks being upgraded and maintained	9/23/2025 9:07 PM
781	biking trails, improvements at the rims, Shiloh Crossing, ball park, more choices of grocery	9/23/2025 8:49 PM

782	The bike lanes, the Arthouse/Babcock, the medical/vet school, the traffic pattern for Shiloh	9/23/2025 8:42 PM
783	The airport seems to have made strides in pulling in more flights, and the airport is nicer now.	9/23/2025 6:27 PM
784	Repurposing older or abandoned space. Especially retail space.	9/23/2025 6:14 PM
785	Restaurants, parks, music scene	9/23/2025 5:45 PM
786	Good infrastructure	9/23/2025 5:40 PM
787	Development of more affordable housing, clean up of the downtown area.	9/23/2025 5:25 PM
788	More apartment options	9/23/2025 4:52 PM
789	Building Skyway Dr. to add another option for getting in and out of the Heights during high traffic times and road closures.	9/23/2025 4:49 PM
790	wakling and bike paths, transportation maintenance (streets), recovery from dumpster/trash collection debacle	9/23/2025 4:49 PM
791	Downtown continues to grow and clean up	9/23/2025 4:38 PM
792	Love all the new trails and the thriving art scene.	9/23/2025 4:32 PM
793	Beautification of Billings	9/23/2025 4:19 PM
794	Downtown is much improved, Trail Development, improvements along the Yellowstone River and the Rims	9/23/2025 3:26 PM
795	More trails/parks/connections to rec opportunities, increase in # of businesses - more choice	9/23/2025 2:33 PM
796	more cultural opportunities. more bike lanes and trails	9/23/2025 1:50 PM
797	more walking/biking paths	9/23/2025 11:45 AM
798	More resources for trails	9/23/2025 12:05 AM
799	I haven't been here 10 years	9/22/2025 11:47 PM
800	Round abouts, housing expansions, increased shopping/entertainment	9/22/2025 5:59 PM
801	Lots of new development	9/22/2025 5:12 PM
802	Two way conversions downtown and the sweet new bike one on 3rd ave	9/22/2025 3:25 PM
803	Civic engagement	9/22/2025 2:59 PM
804	Walkability of shopping areas and downtown	9/22/2025 1:23 PM
805	Lively downtown and economic growth	9/22/2025 1:15 PM
806	Recognized for LEED, trails being built, airport renovations	9/22/2025 12:49 PM
807	Businesses, airlines	9/22/2025 11:50 AM
808	The growing bike and trails in the city	9/22/2025 11:33 AM
809	Shiloh corridor planning and development	9/22/2025 10:45 AM
810	Bike paths(not the ones downtown), the rims(really nice),	9/22/2025 10:34 AM
811	Parts of the city have grown more accepting to diversity. The city has continued to grow in size.	9/21/2025 10:28 PM
812	Main streets face-lift	9/21/2025 7:28 PM
813	The new bypass	9/21/2025 3:25 PM
814	None	9/21/2025 12:35 PM
815	Improved airport (albeit carriers not added)	9/21/2025 12:25 PM
816	Airport growth. Interstate improvements	9/21/2025 7:36 AM
817	Growth is good!	9/21/2025 1:20 AM

818	There are more downtown businesses	9/21/2025 12:20 AM
819	Local businesses downtown, more arts/culture, bike paths	9/21/2025 12:03 AM
820	Growth, new restaurants	9/20/2025 9:44 PM
821	Some new businesses coming to town	9/20/2025 8:30 PM
822	Skyline trail opened, airport renovated	9/20/2025 8:09 PM
823	Steady sustainable growth	9/20/2025 7:02 PM
824	Expansion of medical care	9/20/2025 1:28 PM
825	Ease of access to each end of town	9/20/2025 1:17 PM
826	Parks and Recreation does such a great job maintaining existing parks, Police presence increased,	9/20/2025 12:43 PM
827	The trails that connect the city	9/20/2025 11:51 AM
828	Development in parts of town focusing on high density	9/20/2025 11:39 AM
829	Redevelopment in some areas	9/20/2025 11:37 AM
830	More trails	9/20/2025 10:25 AM
831	economic development, traffic access is more plentiful, more roads	9/20/2025 9:40 AM
832	Repairing of streets that have needing repair for a long time	9/20/2025 2:42 AM
833	Alberta Bair Theater, Art House Cinema, Medical University. Winco	9/19/2025 11:22 PM
834	Many areas of positive growth	9/19/2025 6:00 PM
835	more place to shop and eat	9/19/2025 5:21 PM
836	2-way downtown streets, more sidewalks, new apartment complexes	9/19/2025 4:35 PM
837	Improvements of walking paths within the city have been great	9/19/2025 3:58 PM
838	Emphasis on public safety	9/19/2025 2:46 PM
839	Roundabouts	9/19/2025 2:33 PM
840	No positive	9/19/2025 1:54 PM
841	variety of events and activities	9/19/2025 1:15 PM
842	Airport improvements	9/19/2025 12:34 PM
843	Food choices	9/19/2025 12:23 PM
844	trail systems for walking, large enough for groups to walk	9/19/2025 12:17 PM
845	Improved Medical care and eating options	9/19/2025 11:38 AM
846	Trails for biking and walking	9/19/2025 11:22 AM
847	Bike routes	9/19/2025 10:14 AM
848	Downtown events	9/19/2025 8:11 AM
849	Bike trails, economic growth via new businesses	9/19/2025 1:23 AM
850	More restaurants	9/19/2025 12:33 AM
851	Trails, but please keep them natural	9/19/2025 12:19 AM
852	Attempts to preserve historical home/business while updating for ADA compliance. Redoing congested traffic area (i.e. the new interstate system)	9/18/2025 9:04 PM
853	Sports opportunities	9/18/2025 7:09 PM
854	Getting more retail business that bigger towns have	9/18/2025 5:39 PM

855	More parks and recreation areas	9/18/2025 5:16 PM
856	Roads adding more lanes to help flow	9/18/2025 4:17 PM
857	More diverse inhabitants; more small business; growth of community	9/18/2025 4:03 PM
858	Increase in walking/biking trails	9/18/2025 2:57 PM
859	development of trails; infill development	9/18/2025 2:42 PM
860	Remodel Airport	9/18/2025 2:24 PM
861	Improved travel circulation, Cleanliness/Appearance	9/18/2025 1:49 PM
862	People wanting to come to Billings - the development and growth and attracting businesses	9/18/2025 1:43 PM
863	using/protecting historic buildings	9/18/2025 12:58 PM
864	More diverse population, ethnicly and socially	9/18/2025 12:49 PM
865	New City hall with most departments in one location	9/18/2025 12:47 PM
866	Roundabouts improve traffic greatly, newer fun ideas for recreation. improving the parks!	9/18/2025 12:32 PM
867	Population Growth	9/18/2025 12:31 PM
868	Growth of new commercial development, stuff to do	9/18/2025 12:26 PM
869	we have parks	9/18/2025 12:09 PM
870	Population growth	9/18/2025 11:57 AM
871	housing developments	9/18/2025 11:50 AM
872	Bike Paths & good restaurants	9/18/2025 11:47 AM
873	City wide fiber/ broadband	9/18/2025 11:36 AM
874	Road improvements, new water plant on west end, increase biking trails, increase in medical facilities	9/18/2025 11:23 AM
875	Sustainable growth	9/18/2025 11:17 AM
876	2nd water treatment plant, Skyway Drive.	9/18/2025 11:05 AM
877	More walking/bike access	9/18/2025 11:02 AM
878	Traffic has gotten way better	9/18/2025 10:43 AM
879	Population growth	9/18/2025 10:31 AM
880	the City is actively improving the city	9/18/2025 10:15 AM
881	Garbage service	9/18/2025 9:30 AM
882	None	9/18/2025 8:48 AM
883	Airport access, City pride has increased, the downtown business uptick (but now is declining again), new library, better bike ways (tired of fighting scooters, bikes on the sideWALKs),the trail net system is becoming more cohesive and more connected, skyway walk, dog parks	9/18/2025 8:25 AM
884	Modernization	9/17/2025 10:45 PM
885	Growth	9/17/2025 9:46 PM
886	New businesses and franchises, modernized infrastructure	9/17/2025 9:41 PM
887	Hopefully in the next few years I can put something here after our local government gets changed around.	9/17/2025 9:37 PM
888	More paths and trails for walking and biking. We LOVE these! It’s o e of the most important thing for us. We also love the craft beer scene.	9/17/2025 9:36 PM
889	The growth and development has changed - building farther out on the west end	9/17/2025 9:10 PM

890	Nothing comes to mind	9/17/2025 8:59 PM
891	Downtown Billings is working hard to create fun activities and clean up the area.the art and murals make it look fun and the city trail system is getting better all the time.	9/17/2025 8:05 PM
892	Developed neighborhoods	9/17/2025 7:23 PM
893	Sadly I am having a hard time thinking of any positive changes	9/17/2025 7:19 PM
894	Adding the bike trails and lanes to make it safe.	9/17/2025 6:50 PM
895	Skyway Drive; Shiloh Conservation Area; new water plant and recreational area	9/17/2025 6:34 PM
896	more employment opportunities moved in	9/17/2025 6:32 PM
897	expanding towards laurel and new school	9/17/2025 6:12 PM
898	more apartment buildings, paved residential streets, bike lanes, new stores	9/17/2025 6:12 PM
899	New bike lanes, attracting new business	9/17/2025 5:54 PM
900	expansion of multimodal options - transportation for everyone	9/17/2025 5:52 PM
901	Private/business investment, flight options, MET Transit improvements	9/17/2025 5:48 PM
902	Continued growth within the medical community/services provided.	9/17/2025 5:46 PM
903	More trails	9/17/2025 5:45 PM
904	Diversity and growth	9/17/2025 5:44 PM
905	i see none	9/17/2025 5:42 PM
906	increased housing and family oriented entertainment	9/17/2025 5:38 PM
907	More housing available and expansion of parks and walking trails	9/17/2025 5:35 PM
908	More diversity = shopping, restaurants, entertainment	9/17/2025 5:35 PM
909	More trails	9/17/2025 5:31 PM
910	We have been getting some bigger businesses in Billings. It would be nice to see more businesses coming to Billings.	9/17/2025 5:27 PM
911	Population growth creates a more diverse culture	9/17/2025 5:25 PM
912	More amenities, flights from BIL, cleaner streets / neighborhoods	9/17/2025 5:23 PM
913	More businesses and more housing	9/17/2025 5:21 PM
914	New hospital,medical and veterinary schools	9/17/2025 5:20 PM
915	Transit System improvements	9/17/2025 5:19 PM
916	More apartments for residents	9/17/2025 5:18 PM
917	additional biking/walking paths - I try to ride my bicycle to/from work when weather is cooperative and I spend time walking as well. Having safe bike/walking spaces improves my health and quality of life	9/17/2025 5:17 PM
918	More Jobs	9/17/2025 5:16 PM
919	Round abouts all over seem like a good flow for traffic and to not have a traffic lights. More green space availability. The bike trails all over the city connecting the heights to west end is nice. 32nd street bike trails are also nice. The rebuilding downtown is a positive change, hopefully the unhoused people don't ruin that.	9/17/2025 5:16 PM
920	N/A	9/17/2025 5:15 PM
921	The City in the past couple of years seems cleaner with less garbage.	9/17/2025 5:14 PM
922	Nothing jumps out specifically	9/17/2025 5:14 PM
923	NA	9/17/2025 5:13 PM

924	job oppertunties	9/17/2025 5:09 PM
925	More options for things like dining out and shopping	9/17/2025 5:09 PM
926	Growth in population and infastructure	9/17/2025 5:08 PM
927	It still feels like a big town made up of small town people	9/17/2025 5:07 PM
928	expansion of parks and community networking	9/17/2025 5:02 PM
929	Development and business	9/17/2025 4:57 PM
930	expansion and growth - housing	9/17/2025 4:57 PM
931	more housing choice	9/17/2025 11:44 AM
932	Newer schools, hospital renovations, new restaurants, revitalized trail systems, Skyway Drive	9/17/2025 9:28 AM
933	Access to entertainment and retail stores	9/16/2025 8:57 PM
934	Amenities.	9/16/2025 8:04 PM
935	New Development in multiple area of Billings	9/16/2025 8:02 PM
936	two ways downtown, increased trails	9/10/2025 7:03 AM
937	Downtown improvements	9/7/2025 6:22 PM
938	More trails - skyway drive	9/4/2025 5:28 PM

#	NEGATIVE CHANGES	DATE
1	Parts of the town seem empty	12/31/2025 3:46 PM
2	Waste of money on changing downtown traffic without adding green space, 3rd space, or convention center. Reducing parks budget. Housing is completely unaffordable. I work at a college in town and I can't afford to buy a house. Renting is also insanely expensive. It forces college graduates to consider other states for employment. I strongly believe unaffordable housing is the biggest challenge Billings faces.	12/31/2025 11:20 AM
3	crime, not affordable housing or even rentals.	12/31/2025 7:13 AM
4	Too many car washes	12/27/2025 7:06 PM
5	Crime rate is up	12/26/2025 1:34 PM
6	Sprawl. Development shouldn't always increase acreage of Billings. We have enough trouble getting public services. Stop annexing more and more acreages that police and city fire are responsible for.lic services places. If we can't afford more services we shouldn't be annexing more developments. Also the number of houseless people has increased dramatically.	12/24/2025 4:43 PM
7	Traffic. No one uses a blinker and the 3rd world motorcycle rule	12/24/2025 11:56 AM
8	businesses come and go	12/22/2025 5:11 PM
9	Homelessness. Prices in housing and rentals is outrageous/no support for sports teams/lack of good concerts. Prices are just too high to do anything!	12/21/2025 7:00 PM
10	"There's a new carwash/casino/coffee shop opening" has gotten to be a running joke. Also, it seems like since things reopened after Covid, places have reduced hours.	12/21/2025 9:57 AM
11	growth	12/21/2025 8:29 AM
12	Housing prices Rose and there is more congestion. Too many apartment buildings.	12/20/2025 6:54 PM
13	Loss of open spaces, many businesses are the same and do not provide much benefit at their current saturation (car washes, casinos), lack of recreation spaces/ parks in new developments	12/20/2025 9:08 AM
14	Positive growth focused on west end and not other areas like Southside and Heights	12/19/2025 7:48 PM
15	City/County govt unresponsive to grassroots advocacy and unwilling to invest in our City; too many businesses closing and not being replaced; too much greenfield development and not enough infill	12/18/2025 12:55 PM
16	Urban sprawl/lack of infill. Increased precipitation of crime	12/16/2025 10:10 PM
17	School scheduling changes. Longer class periods have been nice, however a shorter school year has been detrimental to courses. In a single day, it is helpful to get longer assignments done, however, whole classes (especially AP courses with set content and tests on a national schedule) have had to cut multiple units of content. By the end of the year we are much less prepared for AP tests than students in other districts with better schedules.	12/16/2025 1:36 PM
18	restrictive code enforcement, harder access to afforable venue space for evening and night events	12/16/2025 12:10 PM
19	cost of living, drugs and lack of resources	12/16/2025 11:41 AM
20	More car wash places, casinos	12/16/2025 9:00 AM
21	More homeless	12/15/2025 7:35 PM
22	sprawling development on West end - I'd like to see more neighborhoods with mixture of single/multi family along with businesses.	12/15/2025 5:17 PM
23	Not affordable housing	12/15/2025 12:43 PM
24	Not enough emphasis on infill development	12/15/2025 12:42 AM
25	The ridiculous number of roundabouts. Money wasted on downtown roads and bike pads. Too much money spent on trails. Way too many sober living homes allowed. Too many transients.	12/14/2025 11:03 PM
26	Traffic infrastructure is not well designed for the amount of traffic. Traffic flow must be improved to cut down on vehicle smog; Bicycles allowed to use the vehicle lanes is dangerous; Too many casinos; Too many corporate restaurants, fast food companies	12/14/2025 10:37 PM
27	Increase in unhoused/transient population	12/14/2025 5:51 PM
28	more pollution, empty lots in the city and especially downtown, empty buildings downtown and overall lack of people, too many carwashes and casinos and not enough other types of businesses, traffic, increased sprawl, expensive housing, unwelcoming attitudes, lack of diversity, no passenger rail service, lack of aesthetic appeal, lacking entertainment options, some areas lack sidewalks	12/14/2025 3:27 PM
29	always wanting to raise property taxes	12/14/2025 11:44 AM
30	Traffic congestion (32nd St), car racing, Less attention to park maintenance, trail expansion removed from city plan, more crime, especially violent crime.	12/13/2025 10:45 PM
31	The inability to make a "forever" choice on parking in the downtown area	12/13/2025 12:17 PM
32	Crime, less commitment to public safety, schools, housing prices	12/13/2025 10:32 AM
33	Cost of living too high, lots of crime especially among teens,	12/13/2025 1:13 AM
34	Not much quality community spaces. Sports. Clubs etc	12/13/2025 12:04 AM
35	Increased violence, crime, drug activity, homelessness and the rising of living without wage growth	12/12/2025 11:50 PM
36	Poor funding of public schools, poor funding of local recreational opportunities, too much focus on policing and not enough on investing in family friendly spaces, too many casinos and liquor stores	12/12/2025 9:56 PM
37	Changing the downtown streets	12/12/2025 8:45 PM
38	Drugs, crime, too many car washes and banks	12/12/2025 8:40 PM
39	Homeless	12/12/2025 5:37 PM
40	Too many car washes	12/12/2025 4:22 PM
41	Too many. Unplowed roads, bad city road layout, construction during the winter, police officers not pulling over fast drivers, basically everything	12/12/2025 4:18 PM
42	housing prices rising	12/12/2025 4:08 PM

43	housing costs, failing mill levies, lots of retail closures	12/12/2025 3:59 PM
44	Price of housing and rent	12/12/2025 3:43 PM
45	House prices	12/12/2025 2:23 PM
46	Worse drivers	12/12/2025 2:18 PM
47	Increase in crime rate	12/12/2025 2:13 PM
48	Weed shops, drugs	12/12/2025 2:08 PM
49	Theft	12/12/2025 1:55 PM
50	Costs of everythings ip, nothing is affordable, everywhere is dirty.	12/12/2025 1:41 PM
51	Billings city staff seem to be anti-business	12/12/2025 1:36 PM
52	Cost of living, housing, political polarization	12/12/2025 11:58 AM
53	No actual care for the city or community. Billings is expanding rapidly and instead of maintaining the city as a whole, the west end is only maintained. Downtown is an absolute mess. Businesses shutting down, huge empty lots. For the largest "city" in MT, we are still very much a town	12/12/2025 11:18 AM
54	Real bad urban sprawl - little support for cultural organization and Agriculture	12/12/2025 10:33 AM
55	Lack of resources for homeless population, slow to upgrade to modern infrastructure products (fiber internet)	12/12/2025 10:11 AM
56	Nearly nonexistent snow removal from streets	12/12/2025 9:50 AM
57	Too many homeless people downtown. Cannot feel safe walking downtown.	12/12/2025 8:37 AM
58	Mult commercial developments like car washes, casinos; poor school test scores; increased traffic and noise; lack of medical specialists	12/12/2025 7:42 AM
59	Crime, drugs, beggars, road conditions	12/12/2025 1:13 AM
60	Too many people moved here and traffic is a major problem now and housing prices are too high	12/12/2025 12:49 AM
61	Crime vagrants all the wasted money on studies to many casinos not enough cultural dining and fun things for young and old to do . Billings needs to get with the times and get rid of the good ol' boy ways . That happen within the county and city government .	12/12/2025 12:30 AM
62	Too many car washes and casinos	12/12/2025 12:18 AM
63	We need a rec center.	12/12/2025 12:15 AM
64	Lack of common courtesy	12/11/2025 11:57 PM
65	Crime. It's up but what is happening doesn't make the news.	12/11/2025 11:11 PM
66	Lack of housing and increase in homelessness	12/11/2025 10:51 PM
67	Mentioned before in my top five in Billings.	12/11/2025 10:22 PM
68	Crime	12/11/2025 8:36 PM
69	Casinos, bars,	12/11/2025 7:46 PM
70	Minimal police presence, speeding has increaaed, disregard to traffic rules, half the license plates in Billings are expired and no one gets held accountable, too many car washes and casinos	12/11/2025 7:37 PM
71	Lots of housing west of Shiloh with few amenities, 32nd street was never built for the traffic it would take	12/11/2025 6:44 PM
72	Very little has changed. Billings must modernize.	12/11/2025 6:36 PM
73	Abundance of dispensaries	12/11/2025 5:45 PM
74	Too may casinos and storage unit facilities opening up	12/11/2025 5:26 PM

75	No real sense of community from the neighborhoods.	12/11/2025 4:42 PM
76	Crime	12/11/2025 4:29 PM
77	Increase in housing cost relative to overall inflation over the same period	12/11/2025 2:33 PM
78	There has definitely been a slight uprising in drug and alcohol uses, but it does seem like the public safety departments try their best to keep everyone safe.	12/11/2025 2:30 PM
79	I think crime and car wrecks have increased.	12/11/2025 2:25 PM
80	homelessness	12/11/2025 2:22 PM
81	a lot of expansion of houses in the west end but not many stores past shiloh	12/11/2025 2:18 PM
82	More and more people come and it tajes over the land.	12/11/2025 2:15 PM
83	Crime and corruption has skyrocketed, homeless population is very bad, many students suffer from depression and anxiety, and the use of drugs has increased significantly.	12/11/2025 2:08 PM
84	Not taking care of the high schools	12/11/2025 2:06 PM
85	I have noticed that construction on roads takes way too long, and that it is super inconvenient.	12/11/2025 2:03 PM
86	Not making the recreational area becuase it is coming out old pell tax money and they are mad/salty. Would of made our city ten time better.	12/11/2025 2:01 PM
87	Building of to many car washes and casinos	12/11/2025 1:58 PM
88	Not been here ten years	12/11/2025 1:51 PM
89	The roads have been taken care of less and less especially in the winter seasons.	12/11/2025 1:47 PM
90	The increase of car washes and casinos	12/11/2025 1:42 PM
91	Uprise in homeless and drug abuse	12/11/2025 1:39 PM
92	Decline in keeping things as nice as they could be	12/11/2025 1:36 PM
93	Traffic, rising costs	12/11/2025 1:34 PM
94	Not affordable housing	12/11/2025 1:29 PM
95	crime and housing cost	12/11/2025 1:16 PM
96	Rise in housing prices	12/11/2025 1:08 PM
97	Lots of crime. like robberies, shootings, car accidents and trafficking. Also people not carrying about the Native American culture that has always been in Montana. We would all like these problems to be fixed. Also especially us young people we really have no fun places to hang out or activities we can do like big cities. Yeah we have a trampoline park But I think a Top Golf would be so fun to have here !	12/11/2025 1:05 PM
98	Everything	12/11/2025 1:00 PM
99	Downtown is still pretty dirty, same with outside.	12/11/2025 12:57 PM
100	The amount of roundabouts	12/11/2025 12:50 PM
101	Seems like constant construction, and the end result isn't typically very helpful or even noticable.	12/11/2025 12:46 PM
102	Yeah. Farmers can't pay property tax so they have to sell off their land to large businesses where they build more housing. I hate going near bensteel area and seeing all these new houses being put in where farms and land once were.	12/11/2025 12:43 PM
103	The roads,the people, job opportunities and the school system	12/11/2025 12:40 PM
104	I don't know	12/11/2025 12:37 PM
105	Gambling	12/11/2025 12:35 PM
106	i have no idea	12/11/2025 12:32 PM

107	Unsafe areas increasing. Homeless population increasing	12/11/2025 12:29 PM
108	The roads and car washes	12/11/2025 12:26 PM
109	A lot more construction over useless things	12/11/2025 12:20 PM
110	decreased opportunities for affordable/starter housing; increased number of businesses that don't employ many locals and duplicate services (ie, car washes)	12/11/2025 11:28 AM
111	People moving here and suck at driving	12/11/2025 11:23 AM
112	Cops don’t let us have car meets	12/11/2025 11:19 AM
113	Schools (not sure if it changed, but I see it more), crime, construction labor shortage, high costs compared to most places in other states	12/11/2025 11:18 AM
114	One way street changes was TERRIBLE idea	12/11/2025 11:13 AM
115	Overun by vagrants, too much crime, overrun with drugs, unsafe to be out alone as female or young person	12/11/2025 10:39 AM
116	crime increase, homelessness increase, cost of housing, lack of services for homeless, mentally ill or corruption/problems in the agencies providing those services	12/11/2025 10:02 AM
117	Some of the mega rentals scare me a little. Some of that parking is insane.	12/11/2025 8:43 AM
118	Traffic is bad	12/11/2025 2:02 AM
119	more pollution, empty lots in town and downtown, too many car washes and casinos and not enough variety of other businesses, traffic, increased sprawl, expensive housing, unwelcoming behaviors and lack of diversity	12/11/2025 12:36 AM
120	Higher crime	12/11/2025 12:32 AM
121	Crime	12/10/2025 11:53 PM
122	Housing developments without first upgrading street access	12/10/2025 11:04 PM
123	Too many homeless and drug use. Traffic and inconsiderate drivers	12/10/2025 10:55 PM
124	Everything is expensive	12/10/2025 9:53 PM
125	Lack of public school funding and community safety	12/10/2025 9:43 PM
126	Increase in crime, homelessness	12/10/2025 9:03 PM
127	Needs more public transportation on the Westend. I can't drive any more. I would use public transportation if it was available midway between 54th and Rimrock!	12/10/2025 8:14 PM
128	Traffic	12/10/2025 6:26 PM
129	Degradation of Metra, shootings, drugs	12/10/2025 6:10 PM
130	Rise in crime	12/10/2025 5:31 PM
131	Noise from loud vehicles, problems in schools	12/10/2025 5:03 PM
132	Poorly ran city government	12/10/2025 4:51 PM
133	Homeless, Traffic	12/10/2025 4:34 PM
134	Money being spent on projects like changing direction of streets downtown while we hack our first responder budgets and increase taxes... city officials are out of touch with wants vs needs in our community	12/10/2025 4:27 PM
135	Housing Costs	12/10/2025 3:31 PM
136	Increased traffic congestion	12/10/2025 3:25 PM
137	Housing cost is incredibly high.	12/10/2025 2:11 PM
138	Higher crime rate	12/10/2025 1:48 PM
139	More population and less affordable housing	12/10/2025 1:43 PM

140	Drugs, lack of true leadership and guidance, way too much focus on a dead downtown area.	12/10/2025 1:11 PM
141	Homeless population	12/10/2025 12:41 PM
142	Sprawl development,lack of upkeep, no downtown, little entertainment.	12/10/2025 12:08 PM
143	Homelessness	12/10/2025 11:48 AM
144	Crime has seemed to increase	12/10/2025 11:05 AM
145	To many accidents and not enough retailers	12/10/2025 10:45 AM
146	Traffic management, road conditions	12/10/2025 8:55 AM
147	traffic and congestion	12/10/2025 8:47 AM
148	Population growth, loss of farmland, traffic, building to many apartment complexes, loss of restaurants/shopping options	12/10/2025 4:17 AM
149	Crime, idiot drivers, roundabout wrecks, grew too fast, losing farmland to pavement, legalizing weed just created problems and more addictions	12/10/2025 3:20 AM
150	Too many casinos	12/10/2025 3:15 AM
151	Housing prices and rental prices/The unhoused population has increased	12/10/2025 2:18 AM
152	Crime	12/10/2025 1:17 AM
153	The list is too long but, "lack of funding" for anything, misappropriation of funding, crime.....	12/10/2025 12:33 AM
154	Crime and drugs	12/9/2025 10:45 PM
155	Crime, lack of traffic law enforcement and booming homeless population.	12/9/2025 10:39 PM
156	Crime	12/9/2025 10:28 PM
157	Grocery, housing prices are too high, population is getting to big	12/9/2025 8:42 PM
158	Poor housing choices	12/9/2025 7:23 PM
159	The fucking casinos. I hate the casinos. Also traffic is getting more problematic especially on the west end.	12/9/2025 5:47 PM
160	Traffic flow	12/9/2025 5:46 PM
161	more and more car washes	12/9/2025 5:35 PM
162	Crime	12/9/2025 4:17 PM
163	Cost of housing, property taxes, constant mill levy votes	12/9/2025 2:35 PM
164	round abouts, fast traffic, noise at night, packed roads	12/9/2025 2:17 PM
165	Not enough jobs, rent and housing prices high, water issue not dealt with, high power prices	12/9/2025 2:00 PM
166	Not enough development	12/9/2025 1:37 PM
167	Crime. Funding education	12/9/2025 1:01 PM
168	Homelessness	12/9/2025 1:01 PM
169	Traffic, undeveloped parks	12/9/2025 12:04 PM
170	Affordability. Its insane.	12/9/2025 12:03 PM
171	Cost of housing	12/9/2025 11:50 AM
172	City corruption - city manager, water bills	12/9/2025 11:45 AM
173	Casinos	12/9/2025 11:45 AM
174	wages, murder, suicde and gangs	12/9/2025 11:45 AM
175	water pollution, lack of mixed use zoning in neighbors, chain/box store, not enough natural spaces and loss of agricultural land, concrete	12/9/2025 11:35 AM

176	Gun violence, murder, suicide, and general violence	12/9/2025 11:33 AM
177	broke into ma car	12/9/2025 11:29 AM
178	MAGA	12/9/2025 10:53 AM
179	Homeless population, corruption in city leadership, lack of accountability in utilities	12/9/2025 10:45 AM
180	Car washes,Dental Offices,Casinos,Coffee shops,Banks,Churches are only retailers lured in we have enough. Police Chief is garbage the PD needs a culture change. Housing is now unaffordable for many.	12/9/2025 10:40 AM
181	Lack of capable leadership from top to bottom and lack of accountability in those positions	12/9/2025 10:36 AM
182	all of it	12/9/2025 10:31 AM
183	Traffic and crime	12/9/2025 10:31 AM
184	idk	12/9/2025 10:30 AM
185	More development has led to the city looking so urban, lots of light pollution, a lot of traffic congestion, people care less about one another, a lot of noise pollution (loud mufflers, fireworks), less feeling that youre in Montana (less and less access to open views)	12/9/2025 9:34 AM
186	Lots of vacant commercial properties all over town.	12/9/2025 8:29 AM
187	Increase in people moving here	12/9/2025 7:57 AM
188	Traffic and noise rules not enforced	12/9/2025 7:45 AM
189	Losing too many businesses downtown.	12/9/2025 7:03 AM
190	People’s attitudes toward each other has shifted	12/9/2025 6:49 AM
191	Too many chain businesses, carwashes, casinos, etc. too many mixed use buildings that make it look like every other city in the usa. Cities lose culture when they all look and feel the same.many favorite restaurants closed	12/9/2025 6:15 AM
192	Petty crime rate	12/9/2025 5:45 AM
193	Skyrocketing housing costs	12/9/2025 4:49 AM
194	Housing cost have climbed	12/9/2025 3:51 AM
195	More crime	12/9/2025 3:23 AM
196	The baffling over abundance of cheap, quick-money scheme businesses/facilities (i.e. the car washes, casinos, gas stations, etc.). The lack of good public transport amid a very unwalkable city (and growing). An over reliance on new developments that are built quick and with little planning instead of actually focusing on the architectural longevity in aesthetics and sustainability. The loss of our local culture in pursuit of a faceless, generic, corporate visage the city is trying to head towards. New housing that’s not only dreadfully unaffordable but also rather ugly, confined, and boxed-in.	12/9/2025 3:08 AM
197	Increased crime, too many corporate businesses, inadequate and unaffordable housing, too many car washes	12/9/2025 2:46 AM
198	Traffic-as it has gotten worse in the last six years.	12/9/2025 2:19 AM
199	crime	12/9/2025 2:11 AM
200	Terrible traffic planning throughout the city, Downtown shrinking, abundance of addictive businesses such as casinos, marijuana, liquor, and tobacco/vape shops,	12/9/2025 1:40 AM
201	Not adapting well to the growth	12/9/2025 12:54 AM
202	Crime	12/9/2025 12:40 AM
203	City administrator is unqualified to continue in his position. He has wasted endless amount of tax dollars.	12/9/2025 12:08 AM
204	Increases in urban sprawl.	12/9/2025 12:03 AM

205	Urban sprawl	12/8/2025 11:55 PM
206	Casinos. Too many.	12/8/2025 11:53 PM
207	Lack of flights offered	12/8/2025 11:47 PM
208	Bums, drug addicts stealing off porches.	12/8/2025 11:43 PM
209	Too much focus on crime and not enough on ways to improve the community with opportunities or recreational sites.	12/8/2025 11:38 PM
210	Proliferation of car washes and banks all over town. The police don’t seem to be any more effective at preventing crime despite significant taxpayer support. The court system, especially the juvenile courts are understaffed and completely ineffective. I am a big fan of the developments at Amend Park, but the parking and traffic around the park are awful and I hate being there for events.	12/8/2025 11:19 PM
211	Loss of businesses	12/8/2025 11:11 PM
212	Where are all the taxes from dispensaries going , why do the schools still have shortages .	12/8/2025 11:11 PM
213	Too conservative	12/8/2025 11:07 PM
214	Affordability is a joke. Everything is crazy expensive.	12/8/2025 11:07 PM
215	House costs have risen	12/8/2025 11:00 PM
216	All new builds are banks, casinos, car washes, storage units	12/8/2025 10:59 PM
217	Lots of growth that doesn’t seem planned well. I think it would be smart to have the grid system extend out farther to the west end, keeping original street names intact where possible. This would make it much easier to get around. I think it will be important to be mindful of the quality of the growth, keeping population density limited to certain areas. We also need more affordable housing for renters.	12/8/2025 10:44 PM
218	Seems like crime has gotten worse, cost of living has increased a lot	12/8/2025 10:42 PM
219	Higher violent crime and too many new casinos.	12/8/2025 10:33 PM
220	Where did the one ways go? Why cant I afford a house in a good neighborhood on 80k a year.	12/8/2025 10:15 PM
221	Housing costs have gone up significantly	12/8/2025 10:02 PM
222	Increase in homeless population due to low levels of affordable housing	12/8/2025 10:02 PM
223	High speed traffic.	12/8/2025 10:01 PM
224	Crime	12/8/2025 9:59 PM
225	Terrible wages, out of staters looking to profit off of Montana but do nothing to give back and only care about lining their pockets, property managements from out of state screwing over locals	12/8/2025 9:53 PM
226	Rapid housing cost increases, alot of wasted development in west end ie: casinos, car washes, other trashy money grabs business), recreational weed shops all over the intersate	12/8/2025 9:36 PM
227	lack of enforcement, too many cars in yards, casinos, vape shops, lack of progressive local government	12/8/2025 9:27 PM
228	Car washes, casinos, aggressive MAGAt cops, Republican politicians	12/8/2025 9:27 PM
229	Expensive housing	12/8/2025 9:23 PM
230	More Crime	12/8/2025 9:17 PM
231	Violent crime, drug activity, homelessness and associated issues, construction project management	12/8/2025 9:10 PM
232	Homeless, shootings, too many hotels and casinos	12/8/2025 9:07 PM
233	Very poor city management. Needs overhaul	12/8/2025 9:00 PM
234	Crime.	12/8/2025 8:51 PM

235	Tons of homeless and crime	12/8/2025 8:50 PM
236	To many casinos! Lack of entertainment options	12/8/2025 8:49 PM
237	Increased cost of living, including housing	12/8/2025 8:42 PM
238	Roads are cared for less, small business can't last, schools have lost money and resources, more money to cops instead of in schools,	12/8/2025 8:36 PM
239	Sprawl toward the west end.	12/8/2025 8:33 PM
240	More homeless	12/8/2025 8:26 PM
241	Bad traffic	12/8/2025 8:24 PM
242	Housing costs, traffic, crime	12/8/2025 8:24 PM
243	Crime, it's the same people every week, we need services for the underprivileged, and an upgrade of police behavior. School funding. Less and less affordable childcare in the community. Traffic circles are terrible. We have an older driving population the and concept of a traffic circle is too much for them.	12/8/2025 8:22 PM
244	Too much sprawl and not enough infill. Why is it necessary to pave over fertile farm ground? Costco building near Zoo Drive was a huge mistake. They should have been settled in the industrial area/downtown closer to Metra.	12/8/2025 8:19 PM
245	lack of affordable housing	12/8/2025 8:14 PM
246	Too many casinos and weed shops	12/8/2025 8:13 PM
247	Too many cheaply-made apartments. Not enough affordable homes.	12/8/2025 8:09 PM
248	roads (the new bike lanes downtown are horrible)	12/8/2025 7:58 PM
249	Transplants.	12/8/2025 7:52 PM
250	Bad housing policy, crappy developers pushing sprawl, businesses abandoning downtown for the west end, conservative policies on the city council pushing policing and enforcement as solutions to social problems, bad transportation policy, missing opportunities for economic growth	12/8/2025 7:49 PM
251	The repetition of some businesses - there are so many car washes and casinos it makes my head spin	12/8/2025 7:40 PM
252	SD2 is absolutely garbage, changing the directions down town,	12/8/2025 7:35 PM
253	Overcrowded, too many apartments, no open land, no traffic flow, expensive housing	12/8/2025 7:33 PM
254	More traffic	12/8/2025 7:26 PM
255	Affordability	12/8/2025 7:10 PM
256	Closing of restaurants	12/8/2025 6:59 PM
257	Increased housing and utilities costs	12/8/2025 6:56 PM
258	Crime	12/8/2025 6:41 PM
259	More people believing there is more crime and complaining about it, draining our resources towards "public safety"	12/8/2025 6:40 PM
260	Terrible drivers	12/8/2025 6:35 PM
261	Too many people trying to make Billings into Denver	12/8/2025 6:31 PM
262	Way too many car washes and casinos, housing costs are astronomical!!	12/8/2025 6:28 PM
263	Housing costs, traffic, crime, responsible leadership that cares	12/8/2025 6:23 PM
264	Homelessness and lack of support for those who need it the most.	12/8/2025 6:17 PM
265	Police do nothing about traffic, dui, noise complaints etc. Not many entertainment options that don't include alcohol. Music scene is lacking. Public intramural sports are lacking. Hate seems	12/8/2025 6:10 PM

	more prevalent with people drawing swastikas and such around town and being unsupportive of their neighbors. Water bill fiasco. Rental prices are obscene and should be illegal	
266	City government is out of touch	12/8/2025 6:05 PM
267	Too many car washes and not enough food options	12/8/2025 5:54 PM
268	More crime, lack of police growth	12/8/2025 5:51 PM
269	same type of businesses, no recrational expansion, too many banks, too many car wash's, too many used car lots, too many casinos	12/8/2025 5:43 PM
270	Way more maga people now	12/8/2025 5:40 PM
271	Why are we first in line for AI data centers? Where are we getting the water? What about our air quality and the pollution? Throwing our city under the bus. Billings is the first place I heard the 'n' word used casually, at a business. That racism and white supremacy attitude is growing.	12/8/2025 5:40 PM
272	Unfair pricing (and I'm a high income earner), city water issues, transients, safety, community safety, safe spending by elected community officials.	12/8/2025 5:34 PM
273	certain comments have been redacted due to content	12/8/2025 5:31 PM
274	Construction downtown; the changing of the streets. It's very stressful to new and old drivers.	12/8/2025 4:31 PM
275	*Ditto	12/8/2025 4:31 PM
276	affordability on housing like rent	12/8/2025 4:31 PM
277	housing is very expensive	12/8/2025 4:28 PM
278	more crime and depression	12/8/2025 4:27 PM
279	Stop giving more gas stations, city brews, and Starbucks..	12/8/2025 4:27 PM
280	urban sprawl and new growth overflowing into agricultural lands	12/8/2025 4:27 PM
281	Taxing, lack of new amenities, nothing to do for residents over a long period of time	12/8/2025 4:27 PM
282	Construction taking forever	12/8/2025 4:25 PM
283	idk	12/8/2025 3:27 PM
284	Uncontrolled sprawling growth, eating up agricultural lands and open space.	12/8/2025 3:25 PM
285	There are a lot of new construction that is decreasing the space in Billings and making it seem more crowded.	12/8/2025 3:24 PM
286	Less restraunts	12/8/2025 3:24 PM
287	costs, homelessness	12/8/2025 3:24 PM
288	Dispensary locations opening up, also way too many casinos and car washes.	12/8/2025 3:23 PM
289	The Downtown area has become a danger zone/ no go zone for most teens.	12/8/2025 3:22 PM
290	rising crime, aggressive driving, increased homelessness	12/8/2025 3:22 PM
291	Housing cost,	12/8/2025 3:21 PM
292	people the worthless land being used for notthing and the school district 2 not getting enfes funding to give to all hight schools evenly	12/8/2025 3:21 PM
293	Crime Rates	12/8/2025 3:20 PM
294	Less green space	12/8/2025 3:20 PM
295	Many people moving from other states to Billings.	12/8/2025 3:20 PM
296	I don't know	12/8/2025 3:20 PM
297	cost of living increasing	12/8/2025 3:20 PM
298	bigger population	12/8/2025 3:20 PM

299	Dispensaries all over	12/8/2025 3:20 PM
300	I have noticed more people getting away with reckless driving and more children drinking.	12/8/2025 3:20 PM
301	?	12/8/2025 3:19 PM
302	bad traffic and drivers	12/8/2025 3:18 PM
303	no big retail stores here	12/8/2025 3:18 PM
304	Cleanlyness, crime, downtown.	12/8/2025 3:17 PM
305	Illegal immigrants	12/8/2025 1:49 PM
306	Resistance to growth or change, crime, perception of safety	12/8/2025 1:39 PM
307	We lack an appropriate mental health facility, our schools are too crowded and the high schools are way overdue for another building. The west end is a very nice area, however is getting to be a rather high price for the value of the homes on the west end.	12/8/2025 1:35 PM
308	the schools are run down	12/8/2025 1:33 PM
309	- homelessness - drug use/trafficking - cost of living	12/8/2025 1:33 PM
310	I don't think we have put enough spending into our roads	12/8/2025 1:32 PM
311	expansion into land	12/8/2025 1:31 PM
312	As a city it would be nice to have access to nicer stores and more restaurants	12/8/2025 1:31 PM
313	Billings has become more expensive	12/8/2025 1:30 PM
314	Downtown Degrading.	12/8/2025 1:30 PM
315	no more car washes	12/8/2025 1:29 PM
316	growing population	12/8/2025 1:29 PM
317	Expansion out west and adding several stop signs	12/8/2025 1:29 PM
318	Institutionalized racism in media	12/8/2025 1:29 PM
319	There are some places where there is limited parking, or the parking lot is very bad, making people not want to go to those places.	12/8/2025 1:29 PM
320	a lot more traffic and stupid people	12/8/2025 1:28 PM
321	Increase in crime	12/8/2025 1:28 PM
322	not plowed roads, no sidewalks, dirty, a lot of banks, too many billboards, downtown environment, nightlife, shopping	12/8/2025 1:28 PM
323	There is higher crime in Billings	12/8/2025 1:28 PM
324	Many smaller businesses have shut down and housing costs are way too high.	12/8/2025 1:28 PM
325	More population as well as more homeless people in our downtown area.	12/8/2025 1:27 PM
326	More crime, violence, housing availability, housing cost	12/8/2025 1:27 PM
327	I wasn't here	12/8/2025 1:27 PM
328	Traffic	12/8/2025 1:27 PM
329	There is nothing to do here especially for younger people, no shopping.	12/8/2025 1:27 PM
330	It's a state many people are moving to.	12/8/2025 1:26 PM
331	tourists and banks we don't have anything to do here	12/8/2025 1:26 PM
332	higher housing prices and traffic	12/8/2025 1:26 PM
333	Increase in crime	12/8/2025 1:26 PM
334	More people, Higher cost of living	12/8/2025 1:25 PM

335	N/A	12/8/2025 1:25 PM
336	How early everything closes like stores and fast food places	12/8/2025 1:25 PM
337	Way to many people, nothing fun to do, people are mean	12/8/2025 1:24 PM
338	Crime	12/8/2025 1:24 PM
339	Billings is not a good city, do not move here	12/8/2025 1:24 PM
340	N/A	12/8/2025 1:24 PM
341	too many giant ugly apartment buildings blocking the rims	12/8/2025 1:24 PM
342	too many people moving here	12/8/2025 1:24 PM
343	more traffic lights	12/8/2025 1:23 PM
344	more crime	12/8/2025 1:23 PM
345	more expenses	12/8/2025 1:22 PM
346	not having this stugf	12/8/2025 1:20 PM
347	More crime	12/8/2025 11:53 AM
348	I don't know	12/8/2025 10:45 AM
349	the amount of car washes the have been built	12/8/2025 10:42 AM
350	Increase in living costs, lack of entertainment	12/8/2025 10:42 AM
351	more traffic and more crowded areas	12/8/2025 10:37 AM
352	The expansion of the city is kind of insane	12/8/2025 10:37 AM
353	too many people moving here, less public land, if you live away from downtown there less and less need to go there.	12/8/2025 10:35 AM
354	I don't know	12/8/2025 10:34 AM
355	The increase in homeless people. Prices on houses have been raised through the roof.	12/8/2025 10:34 AM
356	Not needed traffic lights	12/8/2025 10:33 AM
357	housing costs	12/8/2025 10:32 AM
358	traffic, view of the mountains obscured	12/8/2025 10:32 AM
359	Too many car washes and banks, no touristy things	12/8/2025 10:32 AM
360	Homelessness,	12/8/2025 10:30 AM
361	A lot of land is being built up on, and it is taking away from the Billings everyone once new and loved.	12/8/2025 10:29 AM
362	Increased property taxes & expenses, increased water bills, violence	12/8/2025 10:29 AM
363	youth gangs, youth gun violence, youth car accidents	12/8/2025 10:28 AM
364	spike in prices	12/8/2025 10:28 AM
365	bigger population	12/8/2025 10:27 AM
366	gas stations all being sold	12/8/2025 10:27 AM
367	Traffic	12/8/2025 10:12 AM
368	Housing is unaffordable, much more crime, daycares aren't as good	12/8/2025 7:54 AM
369	Housing/ renting market, the lack of activities to do inside, too many car washes/ banks/ vacant buildings, the loss of geyser park	12/8/2025 7:39 AM
370	Casinos coffee shops car washes cost of housing	12/8/2025 6:51 AM

371	Cost of living	12/8/2025 3:12 AM
372	Housing costs	12/8/2025 2:30 AM
373	Inability to utilize the demolished meat shack for a community project.	12/8/2025 2:26 AM
374	Crime	12/7/2025 8:47 PM
375	Crime and cost of living.	12/7/2025 8:33 PM
376	Housing costs, crime, low job market / low wages, not enough “good” flights which can also translate into not much tourism	12/7/2025 7:22 PM
377	Affordability, safety, public education	12/7/2025 7:15 PM
378	Voters nixed recreation bond	12/7/2025 6:40 PM
379	Far too many car washes, vape shops, and casinos	12/7/2025 5:01 PM
380	So many marijuana shops and carwashes	12/7/2025 4:37 PM
381	Affordability	12/7/2025 11:52 AM
382	The city road planning is short-sighted. As an example, on 32nd and King adding a turn lane into a subdivision instead of two turn lanes at the light heading south from 32nd onto King is so dumb. That is the most blatant example of not paying attention to traffic flow that I can think of but there are others as well. The number of casinos and car washes is ridiculous. Is the city government getting a kickback from casino owners to not put a restriction on the number of them allowed within city limits? Obviously there’s tax revenue but I think there might be something more going on behind the scenes as it makes no sense.	12/7/2025 11:25 AM
383	Dwindling downtown, safety, limited flights, lack of support for the arts	12/7/2025 10:50 AM
384	Increase in socioeconomic issues. Downtown struggling with unhoused. Don’t know what the answer is.	12/7/2025 10:09 AM
385	To many new car washes and banks	12/7/2025 10:04 AM
386	Housing costs	12/7/2025 8:45 AM
387	Crime is horrendous	12/7/2025 8:31 AM
388	Too many people. Too much building and growth. The more you grow, the worse the people are.	12/6/2025 10:41 PM
389	Expansion of development outward taking over agriculture land when space is available in town.	12/6/2025 7:59 PM
390	Crime seems more prevalent. A huge number of multi person expensive housing has been built	12/6/2025 7:56 PM
391	Downtown and midtown and parts of Main Street seem to have increased in transient population, more crime, difficulty in getting affordable houses, cost of living due to inflation, sketchy water bill situation	12/6/2025 7:54 PM
392	stupid wide green bike lanes downtown ruined 3rd ave.; too much high density housing; pot shops on the edges of town; jail overcrowding; more crime; fewer good restaurants downtown; bums/panhandlers mainly downtown	12/6/2025 7:42 PM
393	The increased population.	12/6/2025 7:36 PM
394	Changing downtown streets from one way to two way. Streets felt more open and are now cramped and traffic gets backed up when a vehicle is turning across traffic at light.	12/6/2025 6:50 PM
395	Homelessness, crime, expanding roads and streetlights without adequate consideration for increased traffic ex: not adding turn lanes at new traffic lights, widening streets without adding a center turn lane), utility costs have skyrocketed	12/6/2025 6:36 PM
396	Crime crime crime.	12/6/2025 5:49 PM
397	dangerous dogs attacking, dog owners not picking up poop, can’t enjoy walk paths	12/6/2025 5:19 PM
398	Emergency services and schools not expanding at same rate as population	12/6/2025 4:01 PM

399	Streets cannot handle the traffic	12/6/2025 3:44 PM
400	Lots of carwashes, more emphasis on chain companies vs local, still no crafts/other local vendors at the farmers markets besides food	12/6/2025 2:37 PM
401	New businesses not coming in	12/6/2025 2:36 PM
402	lack of traffic enforcement for reckless drivers	12/6/2025 1:56 PM
403	Traffic planning is horrible. Very poor anticipation of usage resulting in massive congestion and slow backed up traffic. Specifically, the bypass is complete disaster from one end all the way to the other. We need way better traffic engineers. They have already made a mess out of all new construction except roundabouts. We don't need flower pots and boulevard trees in the center of the road, WE NEED MORE LANES.	12/6/2025 1:56 PM
404	The quality of our citizens and traffic	12/6/2025 11:27 AM
405	Places that are closed since Covid	12/6/2025 10:58 AM
406	Homeless criminal elements wandering downtown	12/6/2025 10:49 AM
407	Unhinged growth in residential zones areas	12/6/2025 10:01 AM
408	So many car washes, not enough roundabouts/still putting in 4-way stops	12/6/2025 9:25 AM
409	Not enough traffic enforcement, especially on 6th Ave	12/6/2025 7:41 AM
410	Youth crime, crime, not bike friendly	12/6/2025 6:36 AM
411	Increased crime	12/6/2025 2:17 AM
412	High crime, drugs, horrific drivers, lousy schools, AMR being c 1st responders	12/6/2025 12:21 AM
413	Too many casinos, car washes, and lack of development and beautification near the river. Too many industrial businesses near the river.	12/6/2025 12:18 AM
414	Roundabouts are dangerous, 2 way streets downtown	12/5/2025 10:48 PM
415	Suburbanization, sprawl	12/5/2025 10:11 PM
416	Instead of selling the old town hall for a decent price they took a low ball offer and it has resulted in a budget shortfall. This then means that city council did things like take funding from the YAM, an organization that does more for this community then most elected officals	12/5/2025 9:11 PM
417	Over building	12/5/2025 9:01 PM
418	Too many cars on west end	12/5/2025 9:01 PM
419	Crime	12/5/2025 8:45 PM
420	Lack of enforcement by police and code enforcement.]	12/5/2025 7:58 PM
421	chain restaurants, fast food shops, furniture stores, etc coming in (they’re not even much cheaper), water/utlities, no recreation or places for teens and young adults under 21, tons of banks, vape shops, car wash’s-not many third spaces, losing green areas for nothing,	12/5/2025 7:43 PM
422	Increased housing costs, increased crime	12/5/2025 7:14 PM
423	Not planning for more traffic when developing more housing	12/5/2025 5:53 PM
424	empty storefronts in downtown	12/5/2025 5:26 PM
425	Speeding motorists, sprawl of housing outside the city	12/5/2025 5:25 PM
426	Crime, homelessness, drug use, cost of living	12/5/2025 5:07 PM
427	Car washes	12/5/2025 4:08 PM
428	Crime	12/5/2025 3:58 PM
429	Crime, traffic, housing costs	12/5/2025 3:32 PM
430	Traffic on Rimrock near Zimmerman and Shiloh has gotten very bad.	12/5/2025 3:01 PM

431	Exploitive development on west end, mismanagement of maintenance of city parks	12/5/2025 1:55 PM
432	Crime increases	12/5/2025 12:11 PM
433	Gang activity, need to crack down on speeders and unlicensed vehicles.	12/5/2025 10:25 AM
434	Sprawl	12/5/2025 10:21 AM
435	Drivers are more aggressive and dogs snarl behind fences making it feel unsafe to walk	12/5/2025 10:20 AM
436	$$ taken from Yellowstone Art Museum, Mark Morse rudeness, Terrible traffic noise, traffic congestion, FAR TOO MANY apartments at West Central, lack of city planning, “boys on their bikes” motorcycles racing at night on Grand, unattractive buildings everywhere on west side, FAR TOO MANY APARTMENTS	12/5/2025 10:09 AM
437	Increased crime, increased transients, downtown decline, traffic patterns, urban blight	12/5/2025 9:45 AM
438	The cost of everything- taxes.	12/5/2025 9:27 AM
439	Westward sprawl, overemphasis on west end, and lack of prioritization of heights and east TIF.	12/5/2025 9:24 AM
440	Ridiculous housing costs	12/5/2025 8:54 AM
441	Businesses closing, downtown street driving/biking situation, criminalization of homelessness.	12/5/2025 8:43 AM
442	Traffic	12/5/2025 8:32 AM
443	Crime, housing costs and availability, snow removal, trash collection, waste of tax money	12/5/2025 5:35 AM
444	Private security expanding downtown, Chief St John needs to go.	12/5/2025 3:34 AM
445	More people have increased crime and violence	12/4/2025 11:43 PM
446	Crime, traffic, no affordable housing	12/4/2025 11:39 PM
447	Too many casinos and car washes	12/4/2025 11:00 PM
448	Too many car washes and influx of population that our infrastructure can't support	12/4/2025 10:24 PM
449	Increases in rent	12/4/2025 9:35 PM
450	Population growth and the downside 2 way street change	12/4/2025 9:33 PM
451	Sprawl	12/4/2025 8:36 PM
452	Continued subdivision growth in new areas rather than reusing old spaces	12/4/2025 6:38 PM
453	To Many Carwashes and Albertsons does not look good to attract people to the city	12/4/2025 6:36 PM
454	Not enough spent on infrastructure	12/4/2025 5:13 PM
455	Increased homeless population, drugs and crime. Huge increase in housing and water.	12/4/2025 5:12 PM
456	Mass influx of out of state and country people.	12/4/2025 4:57 PM
457	Increase in violent crime, drug activity, homelessness,	12/4/2025 4:46 PM
458	You have not kept up with maintaining and expanding emergency services. You are short 30 patrol officers, 20 detectives, 32 firefighters, an additional truck company, an additional engine company, and a vastly improved emergency medical service.	12/4/2025 4:24 PM
459	More drug issues, housing shortage. Rising cost of living.	12/4/2025 3:17 PM
460	Drug and crime on the rise-house costs	12/4/2025 2:17 PM
461	Crime	12/4/2025 1:26 PM
462	Growth, hard crime, lack of affordable housing, no useful development	12/4/2025 12:34 PM
463	Lack of investment downtown, defunding of arts, westward urban sprawl that is expensive to maintain and unsightly	12/4/2025 10:53 AM
464	Not able to handle the growth	12/4/2025 9:49 AM
465	Using green space for housing, too many car washes and banks, need more restaurants,	12/4/2025 8:18 AM

	shopping and entertainment	
466	School quality, housing costs, more racism	12/4/2025 7:41 AM
467	Homeless, development, lack of art and culture	12/4/2025 4:47 AM
468	Bars for families , pony casinos , car washes , city council , building bars by residential areas and destroying home values because of it. Horrible traffic circles without proper safety lights for cars . Overbuilding so the infastructure cannot support it. Keep hiking up property taxes for a city with no work opportunities.	12/4/2025 4:45 AM
469	Lack of community pride, sprawl instead of infill redevelopment, no support for the heights, lack of city investment in the heights, crime	12/4/2025 12:39 AM
470	Traffic and speeding in heights	12/4/2025 12:34 AM
471	So many apartments going up	12/4/2025 12:07 AM
472	Too many casinos, car washes	12/4/2025 12:00 AM
473	Urban sprawl, lack of police support from city- i.e. reallocating funds voted on for police to other areas (city overreach), allocation of funds to repave/rebuild roads that are basically new and older roads have had potholes or need repaved, excess car washes, tearing down historic buildings, hospital sprawl	12/3/2025 11:51 PM
474	Water department service is awful	12/3/2025 11:39 PM
475	Street maintenance, roundabouts, crime	12/3/2025 11:14 PM
476	New businesses are typically just casinos and car washes	12/3/2025 10:49 PM
477	still large neighborhoods of housing past 50th street without bike/walking/parks within 1 mile of their homes. lack of affordability of homes available to local residents with more persons from out of state buying homes.	12/3/2025 9:58 PM
478	Gang activity/drugs	12/3/2025 9:35 PM
479	The city is less friendly than it used to be	12/3/2025 8:59 PM
480	Crime, drugs & homelessness	12/3/2025 8:36 PM
481	Higher residential speed limits, less city services for increased costs, less senior friendly	12/3/2025 7:37 PM
482	I believe there are not enough bus stops to make it viable for me to ride. We need to create a city with more accessible public transit options.	12/3/2025 7:00 PM
483	We need to increase our police force, they are spread too thin. The city needs to expand and continue the public water access to the west end- at least to 72nd Street.	12/3/2025 6:27 PM
484	Sprawl. Growth has out-paced green spaces and public land resulting in overuse of areas like Norm’s Island. Ugly commercial growth along the river (probably vulnerable to flooding) where there could have been public land and trails. Downtown looks pretty good, but the proliferation of casinos and carwashes throughout the rest if town is an eyesore.	12/3/2025 5:39 PM
485	Housing issues/homelessness, Billings' residents attitude towards Billings has become more negative, particularly in regards to crime and our lack of amenities	12/3/2025 5:20 PM
486	downtown street parking/bike lanes	12/3/2025 5:00 PM
487	lack of police presence, racing, drugs, crime	12/3/2025 4:35 PM
488	parks not being kept up	12/3/2025 3:43 PM
489	speeding, road rage, reckless driving - all with no consequences. too many car washes, too many banks, too many chain restaurants, taxes too high, housing too high, graffiti	12/3/2025 3:39 PM
490	Car washes, crime, the challenge to update infrastructure to keep up with growth.	12/3/2025 3:37 PM
491	ugh, crime...and the fact that our population doesn't seem to want to support our law enforcement & emergency services with $...but, yeah, crime--and it's not centralized to one area any more, it's expanded throughout the city	12/3/2025 2:30 PM
492	Need more businesses and restaurants in the heights / more teen and college activities (go	12/3/2025 1:22 PM

	cart racing / top golf/ etc)	
493	More crime	12/3/2025 1:18 PM
494	Housing cost explosion; influx of shoddy builders	12/3/2025 1:16 PM
495	Greenfield development on the west end	12/3/2025 12:53 PM
496	More congestion up around Rimrock and Grand, some of the extra tall apartment buildings, schools becoming extra full, water prices going up	12/3/2025 11:46 AM
497	Loss of employment opportunities (closing of Wells Fargo hub). Not many other jobs are available to those of us who have put in decades working for one company.	12/3/2025 11:28 AM
498	School overcrowding.	12/3/2025 10:11 AM
499	Defunding public schools	12/3/2025 9:54 AM
500	Too much emphasis on bike paths, quality of education	12/3/2025 9:45 AM
501	So much expansion on the west end and very little in the heights, feels less accessible when you have to drive 30 mins. just to get across town for grocery shopping.	12/3/2025 9:41 AM
502	Homelessness	12/3/2025 8:09 AM
503	Small businesses going out of business	12/3/2025 6:28 AM
504	City does not hire within or encourage professional development, they allow city administration to live outside the city limits!	12/3/2025 4:31 AM
505	Increased crime, increased traffic, increased cost of housing	12/2/2025 9:17 PM
506	Traffic, gun violence, cost of housing	12/2/2025 8:51 PM
507	Crime rate is unreal	12/2/2025 7:59 PM
508	More violence, more californians	12/2/2025 7:43 PM
509	The drivers have gotten worse, the bills have gotten more expensive and housing is out of control, to the point where i want to move out	12/2/2025 7:08 PM
510	Putting business in the country	12/2/2025 6:51 PM
511	Over population, housing costs, Transplants.	12/2/2025 6:38 PM
512	Traffic congestion	12/2/2025 6:13 PM
513	Magnitude of Property tax increases	12/2/2025 6:11 PM
514	Increased drug use and crime	12/2/2025 6:01 PM
515	Lack of public safety	12/2/2025 5:56 PM
516	Amount of drugs	12/2/2025 5:55 PM
517	The amount of casinos and car washes	12/2/2025 5:55 PM
518	Housing costs	12/2/2025 5:53 PM
519	Converting downtown to two way streets	12/2/2025 2:32 PM
520	Increase in utility & property tax.	12/2/2025 11:08 AM
521	The scourge of more traffic circles, too much development of land, promotion of digital ID (I know, that's a DMV state thing but a bad precedent), data centers which deplete resources in too close proximity, should not be allowed!	12/1/2025 6:48 PM
522	Growth	12/1/2025 4:49 PM
523	Increased traffic and airport noise	12/1/2025 2:27 PM
524	West end traffic and overdevelopment of large rental complexes	12/1/2025 1:19 PM
525	Schools crowded. Downtown is withering away.	12/1/2025 1:02 PM

526	More housing developments on west end creating water and traffic isues.	12/1/2025 12:34 PM
527	uncontrolled sprawl and traffic speeds	12/1/2025 12:32 PM
528	Too many people	12/1/2025 10:18 AM
529	Not as much improvement as there could have been.	12/1/2025 12:22 AM
530	Crime, cost of housing, & tax increases	11/30/2025 2:56 PM
531	not enough parks in the westend	11/30/2025 2:55 PM
532	Being a dumping ground for transients, pre release, ect. Downtown has gone way downhill in the last 10 years.	11/30/2025 2:54 PM
533	Deteriorating road system, adequate reliable electrical services, criminal activity, increasing homeless numbers, and probably increased illegal aliens.	11/30/2025 9:59 AM
534	Traffic congestion.	11/29/2025 4:58 PM
535	Aggressive driving has increased	11/29/2025 4:58 PM
536	Crime	11/29/2025 1:50 PM
537	Not investing in our natural areas ie. parks, boulevard trees	11/29/2025 1:35 PM
538	There isn't infrastructure in place to accommodate this growth.	11/29/2025 10:20 AM
539	Traffic	11/28/2025 6:38 PM
540	lots of Airbnbs and people therefore unable to afford housing because of the STR boom	11/28/2025 4:21 PM
541	crime, too many people	11/28/2025 1:01 PM
542	too much traffic	11/26/2025 11:49 PM
543	Massive traffic on rimrock and zimmerman with jams, speding and DUIs	11/26/2025 1:24 PM
544	Traffic. Added stop signs that slow the flow of traffic. Loss of rim views with so many apartment complexes	11/25/2025 9:28 PM
545	Drug trafficking	11/25/2025 5:37 PM
546	Crime, Traffic, Schools Overcrowding	11/25/2025 1:33 PM
547	Perception of criminal activity	11/25/2025 12:03 PM
548	Destruction of farms and wildlife habitat; no compassion and too few facilities to help the homeless and impoverished	11/24/2025 8:23 PM
549	Traffic and lack of traffic law enforcement	11/24/2025 8:13 PM
550	Hollowed-out City Center (downtown)	11/24/2025 2:51 PM
551	crime	11/24/2025 1:29 PM
552	no city growth	11/24/2025 10:25 AM
553	More crime	11/23/2025 2:15 PM
554	Lack of community forestry development especially out of city parks	11/22/2025 8:51 PM
555	Drugs, water fiasco, incompetent leadership.	11/22/2025 8:46 PM
556	Higher housing costs, higher energy costs	11/22/2025 6:37 PM
557	Crime, drugs, homelessness	11/22/2025 9:27 AM
558	Downtown has gotten worse. Downtown is the heart of our city. Focus needs to be placed on downtown safety, walk ability, trees and amenities.	11/22/2025 8:28 AM
559	More crime citywide and cost of housing is too high for many residents. Less expensive apts. and single family homes for those with low incomes are needed.	11/21/2025 8:41 PM
560	west end continues to sprawl - no real "neighborhoods" seem to be developing, Shilo Crossing	11/21/2025 7:47 PM

	is a disappointment, too many single use mega multi family projects - no sense of place.,	
561	Tax increases	11/21/2025 6:15 PM
562	Safe street changes	11/21/2025 5:26 PM
563	In new development, the mounds of high rising apartments and the dissonance of keeping stores and shops adequately spaced amongst residential areas. The lack of walking paths in and around neighborhoods.	11/21/2025 2:27 PM
564	Crime	11/21/2025 2:13 PM
565	Infrastructure not supporting growth-increase of transient population and services for that population being overwhelmed-the state needs to set up and help if the solution is to send them to Billings. Increase in poorly structured “sober living home” aka prerelease homes 36 plus residents in these homes are sent from all across the state.	11/21/2025 1:20 PM
566	West grand traffic, winter road clearing, shortage of police even after mill, city management salaries	11/21/2025 12:01 AM
567	Haphazard construction planning	11/20/2025 9:49 PM
568	deterioration downtown due to Westend development	11/20/2025 9:19 PM
569	Taxes have gone up	11/20/2025 9:01 PM
570	The amount of Bars, Casinos, Car Washes, and Coffee Shops	11/20/2025 7:49 PM
571	more wealth inequality, rising costs and continuing difficulty finding safe routes to ride bikes in many areas (the county is much to blame here) continuing corruption in the homeless services and at risk services like the food bank and MRM with no other options for many.	11/20/2025 4:19 PM
572	Traffic flow, continued sprawl, utility costs	11/20/2025 4:17 PM
573	Police overuse, the county commission not keeping the YAM funding, rate hikes, tax hikes	11/20/2025 3:46 PM
574	Less airline carriers	11/20/2025 3:41 PM
575	Roadways that encourage motorists to drive at illegal and dangerous speeds and to run red lights and stop signs.	11/20/2025 1:52 PM
576	Less affordable	11/20/2025 1:29 PM
577	Too many high density crowded developments with no open space.	11/20/2025 1:11 PM
578	You defunded the art museum! Now having fun is more unaffordable! >:(	11/20/2025 12:42 PM
579	Crime - repeat criminals with weak judicial system	11/20/2025 12:33 PM
580	Spread	11/20/2025 9:11 AM
581	There’s so much new development going up that feels out of place and poorly planned, especially when it comes to traffic, overall appearance, and Billings’ long-term growth. Many of these buildings look cheaply built, and at this pace we’re going to end up with apartment complexes scattered randomly across the West End. It feels like there’s no cohesive vision for how these projects fit into the community or how they’ll impact the future of our city.	11/19/2025 9:40 PM
582	Mismatch of developments with surroundings i.e large apartment complexes on the urban/ag interface. Appearance of lack of planning with respect to road infrastructure and developments.	11/19/2025 9:35 PM
583	Housing valuation / utility costs (ie. water rates)/ lack of transportation options	11/19/2025 4:14 PM
584	Costs of living here has increased significantly	11/19/2025 2:03 PM
585	A lot of apartment complexes replacing open farmland and not as many single family, affordable homes being available.	11/19/2025 2:02 PM
586	Downtown needs help. No more used stores. Ground level businesses need to be tax payers. No more non profits in retail atmospheres. Non profits need to work together.	11/19/2025 11:23 AM
587	More bad drivers (speeding, running red lights), traffic congestion on westend north-south corridors, more crime, crowded jail	11/18/2025 9:57 PM

588	Loss of open space around the city boundaries.	11/18/2025 6:34 PM
589	Absolutely no progress in downtown.	11/18/2025 6:19 PM
590	leapfrog development to the west on prime agricultural land	11/18/2025 4:41 PM
591	consolidation of apartments complexes	11/18/2025 11:59 AM
592	Heights lack of commercial business	11/18/2025 11:49 AM
593	Crime is still very bad, police force not visable	11/17/2025 10:06 PM
594	Crime, lack of thoughtful planning on zoning with too much multifamily clustered together. We need housing, but wish communities were better thought out. Underwhelming development of Metra Park. Lack of investment in jail and public safety.	11/17/2025 8:45 PM
595	Downtown	11/17/2025 8:44 PM
596	Seemingly uncontrolled homeless popaultion	11/17/2025 3:55 PM
597	Crime	11/17/2025 2:37 PM
598	The driving downtown. Round abouts.	11/17/2025 1:29 PM
599	Too many conservatives. Too many out-of-state conservatives.	11/17/2025 6:36 AM
600	Loss of valuable ag land;New west-end housing developments aren't mixed development; lack of housing; populations concentrated in areas without all services needed nearby; huge increase in corporate-owned housing	11/16/2025 11:24 PM
601	Downtown business space vacancies, even as West End sprawls. This kind of business location growth does not unify our residents. The Heights is seemingly neglected for attractive development while its residents do a lot to fuel the city's economy- unfair! For example, Shiloh and 32nd have landscaped medians while the median heading north from Metra (near Applebee's) is concrete ugliness. There has been all the commercial development at Shiloh even as the old Heights Party Store & Office Depot buildings are empty, with huge, vacant parking lots- depressing. These sites could be converted to conference or other sites supportive of the Metra. Or, how about this location for a competition swimming pool? Perhaps could have been a good site for the new medical school. Main Street is seedy.	11/16/2025 7:36 PM
602	more unsafe traffic, less government cooperation, feeling less safe in general, less night life and shopping amenities, more litter and less affordable housing.	11/16/2025 6:09 PM
603	lack of unity regarding priorities	11/16/2025 11:40 AM
604	Not enough public transportation especially West of Shilo	11/15/2025 7:03 PM
605	Too many car washes, banks and casinos	11/15/2025 3:12 PM
606	TIF	11/15/2025 10:53 AM
607	Huge growth	11/15/2025 10:50 AM
608	unabated development in our neighborhood that ruined our equity	11/15/2025 9:07 AM
609	We need to fund schools and activities to invest n making Billings better. Small businesses are closing and chain restaurants are taking over. Every restaurant is the same. We need diversity. We need low cost/free things for kids to do that aren’t parks.	11/14/2025 11:51 PM
610	Too crowded, significant increase in traffic in the streets.	11/14/2025 8:44 PM
611	Crime	11/14/2025 6:54 PM
612	Crime/gang activity	11/14/2025 6:40 PM
613	urban sprawl	11/14/2025 5:05 PM
614	Stagnant downtown	11/14/2025 1:53 PM
615	Metrapark in general--what a trainwreck	11/14/2025 10:19 AM
616	Increased cost of living	11/13/2025 5:06 PM

617	More ultra conservative views elected to our local school boards and council without vision	11/13/2025 12:27 PM
618	Development of Ag Lands	11/13/2025 11:13 AM
619	Increased out of state influences	11/12/2025 9:44 PM
620	traffic issues, red light runners	11/12/2025 11:12 AM
621	Loss of crisis intervention team is terrible and will cost us more. inadequate attention to providing well functioning integrated continum of care to prevent homelessness and keep those with mental illness and addiction stable and off the streets and out of jails, hospitals.	11/12/2025 10:45 AM
622	Prime farmland consumed by low density development, society inequity manifested in un-housed population (like rest of nation)	11/11/2025 7:01 PM
623	Crime, homelessness, lack of good development within the city	11/11/2025 5:58 PM
624	Increasing traffic and airport noise	11/11/2025 1:46 PM
625	Some sectors stuck in old modes, continued reliance on property taxes but hiding real costs in fees	11/10/2025 11:53 AM
626	rather build new than update existing building/housing	11/10/2025 8:39 AM
627	The proliferation of large, garish car wash businesses, and the unmitigated expansion of west end services while the downtown languishes	11/9/2025 10:34 AM
628	Loss of quality restaurants in downtown	11/9/2025 9:49 AM
629	Decrease in religious values; increase in progressive activism	11/8/2025 2:09 PM
630	Infrastructure isn't being improved. City officials , council and boards dont represent the people.	11/8/2025 9:12 AM
631	Home affordability	11/7/2025 2:10 PM
632	Urban sprawl	11/7/2025 11:04 AM
633	The constant switching of oneways downtown is enraging. I love the west end, but it has too many roundabouts. It gets nausiating.	11/6/2025 10:59 PM
634	The culture hasn't really changed	11/6/2025 4:51 PM
635	Closing of the HUB, other homeless resources	11/6/2025 12:49 PM
636	Billings seems perpetually depressed, the houselessness and how the houseless are treated is abhorrent, our cops are perverts and pricks	11/5/2025 4:22 PM
637	Expansion of development on the "west end" of Billings (west of Shiloh) is almost exclusively residential and not conducive to pedestrian transit, public transit options, or efficient use of tax dollars for public services.	11/4/2025 9:07 PM
638	I still cringe every time I see a median filled with concrete	11/4/2025 4:32 PM
639	More crime and more trash on roads and streets	11/4/2025 1:06 PM
640	school quality is going down, overexpansion on the west end	11/3/2025 2:17 PM
641	Don't know the answer	11/3/2025 12:46 PM
642	Cost of living, not enough housing, airport is poorly managed, need more support for transient and homeless populations	11/3/2025 10:39 AM
643	Perceived city government inefficiency has made it difficult for many voters to support measures that would improve the city.	11/3/2025 10:29 AM
644	I think housing is still a challange that Billings may need to address.	11/2/2025 9:10 PM
645	Homelessness, limited retail,	11/1/2025 7:33 PM
646	Traffic	10/30/2025 7:08 PM
647	ripping out farmland and open spaces for housing, lack of planning, casinos, lack of infrastructure	10/29/2025 7:08 PM

648	Higher taxes, less goverment services, higher goverment cost. Higher crime, Less single family homes, less planning on street intersections. High density housing too closed to single family homes and far from center of city.	10/28/2025 12:02 AM
649	Good restaurants closing	10/27/2025 2:55 PM
650	Putting multi-family properties with high end single family residential	10/26/2025 2:48 PM
651	Crime, traffic flow	10/26/2025 2:31 PM
652	Rundown appearance	10/24/2025 12:31 PM
653	Housing and commercial sprawl on West End, too many ugly carwashes, high rise building that obscures views of rimrocks	10/23/2025 6:33 PM
654	More growth on the West End means way more people are driving. Drivers have become MUCH worse -- they text while driving and run over bollards designed to keep children safe, etc. There is an increased unhoused/transient population downtown, which increases the perception of danger/lack of safety. Home prices have skyrocketed and the city hasn't kept up with building housing & rental supply.	10/23/2025 4:34 PM
655	Loss of agricultural land on Westend to housing	10/23/2025 3:06 PM
656	Promotion and communication around programs assisting unhoused populations, media negativity driving misperceptions, programs collaboration delaying speed of progress/change.	10/23/2025 12:33 PM
657	To many apartments	10/23/2025 11:42 AM
658	Worse traffic and crime	10/23/2025 10:42 AM
659	Out of state traffic	10/23/2025 9:58 AM
660	Funding for the arts and museum is very detrimental to our community	10/23/2025 12:10 AM
661	Careless drivers not paying attention to pedestrians/cycylists	10/22/2025 11:05 PM
662	In the past year, seeing too much development on agricultural land. Too many duplexes being developed.	10/22/2025 6:38 PM
663	More traffic congestion on the west end	10/22/2025 3:20 PM
664	Does not plan for the future, only plans for the present and we're always behind	10/20/2025 10:09 PM
665	Traffic noise and speeding on Rimrock road.	10/20/2025 7:03 PM
666	Cost of housing	10/20/2025 3:42 PM
667	The deliberate execution of the south side of town by permitting a vagrant shelter there. Massive increase in Crime. General appearance of the city. Billings has become synonymous with “white trash” according to everyone that alis here. The vagrant problem is worse than ACTUAL cities.	10/17/2025 6:32 PM
668	Crime seems to have increased and the city does not seem to be sustaining the growth well.	10/17/2025 1:51 PM
669	housing prices is running people out of town	10/17/2025 1:31 PM
670	poor walkability, dependence on cars	10/17/2025 1:27 PM
671	Increase in high school dropout rates, increase in juvenile crime	10/16/2025 6:36 PM
672	Increased crime, increased population	10/16/2025 12:21 PM
673	homelessness, increase of violence, too many casinos and dispensaries	10/16/2025 12:05 AM
674	Growth in the wrong areas. More focus from locals on downtown	10/15/2025 8:00 PM
675	Crime, lack of jail space	10/15/2025 7:12 PM
676	Recruiting out of state instead of building/growing our own	10/15/2025 3:58 PM
677	Lack of coordination on emergency responses, increase in minor lawbreaking e.g. parking against traffic flow, speeding, red light running, not yielding to pedestrians, littering, leaving	10/15/2025 11:57 AM

	RVs on the street for weeks etc.; traffic volume increases on major streets that have poor traffic management systems.	
678	Sprawl Style Development	10/15/2025 11:26 AM
679	inability or lack of desire to attract and secure large business and government contracts to move to Billings	10/15/2025 8:52 AM
680	Still don't have zoning (I.e. placing a car wash and an optimal spot across the metro instead of a restaurant bar and or hotel), Increase transient decreased community resources that address (courts/judges, jails, more patrol), " Fighting" for bringing businesses to the West End versus downtown	10/14/2025 1:33 PM
681	More homeless people on streets. Inadequate city park maintenance and deterioration of Daylis stadium. Lack of new facilities at MetraPark.	10/14/2025 1:13 PM
682	Administrators' poor leadership and management	10/14/2025 8:11 AM
683	Loss of many smaller businesses/sole proprietors & restaurants.	10/13/2025 9:20 PM
684	Increase in angry, intolerant people	10/13/2025 6:28 PM
685	Law enforcement as the be-all-and-end-all of public safety	10/13/2025 4:41 PM
686	CRIME is off the hook, serious and radical actions should be taken immediately	10/13/2025 4:24 PM
687	bike lane system on roads is unsafe.	10/13/2025 2:01 PM
688	Little choice in housing, little affordable housing, little affordable groceries, poor long term developmental design, majority of the housing being built is massive congested apartment complexes with little resources in walkable distance	10/12/2025 2:30 PM
689	Homeless problem/ tax payer safety	10/12/2025 2:08 PM
690	To many transients.	10/12/2025 1:24 AM
691	Costco of utilities, mostly water/sewer	10/11/2025 4:27 PM
692	Stripping huge fields of farming land for $2,000 studio apartments. Poorly built roundabouts in place of streetlights. High crime rate due to police not actually enforcing laws but just doing pullovers to reach quotas for the week.	10/9/2025 9:08 PM
693	Housing issues! Property taxes and insurance sky high. Increase in vagrants, petty crime, and overall crime.	10/9/2025 5:41 PM
694	Too many wealthy people moving into town, housing is being bought up by flippers/PMGs	10/9/2025 3:09 PM
695	Increase in crime	10/9/2025 10:41 AM
696	Lots more homeless	10/8/2025 3:59 PM
697	small town with big city problems, our prevention strategies have not kept up with our growth, if we do not focus on prevention we will not get ahead of the crime	10/8/2025 3:46 PM
698	not adapting to changing conditions	10/8/2025 2:11 PM
699	Increase in drug consumption	10/8/2025 1:35 PM
700	local businesses closing, decreased quality of new businesses opening, less collaborative work in city/county initiatives	10/8/2025 11:39 AM
701	increased crime, issues with trusting city government	10/8/2025 10:55 AM
702	More crime	10/8/2025 10:30 AM
703	Sky rocketing costs of housing, food, and general accessibility to necessary resources has gotten worse as housing is built. Not walkable.	10/8/2025 10:22 AM
704	traffic, a casino on every block, air and water pollution, hodge podge development on the west end, city services extended to those who don't pay	10/7/2025 5:52 PM
705	Traffic is too heavy for the amount of lanes available.	10/7/2025 3:16 PM

706	political polarization seems to make people less friendly	10/7/2025 12:20 PM
707	Inflated housing prices	10/7/2025 11:41 AM
708	the way billings is handling the water billing issues is very concerning	10/6/2025 6:00 PM
709	more crime, more unsafe people downtown	10/6/2025 6:00 PM
710	Gun violence	10/6/2025 4:45 PM
711	Crime. City could look cleaner - ie spend more money on trash cleanup through city.	10/6/2025 1:09 AM
712	Lack of business growth and improved infrastructure in the heights	10/5/2025 8:59 AM
713	crime, continued proliferation of casinos and car washes, although improved yet lack of good shopping compared to other similar sized regional cities.	10/4/2025 9:27 PM
714	Too many drunks, druggies and homeless people especially in the downtown area make it unsafe. There are not enough police or jail space or even drunk tanks to deal with all the issues. No one who is intoxicated should be sold more drugs and alcohol. It's the law. People keep driving using thieir cell phones	10/3/2025 2:48 PM
715	High crime, loud cars and motorcycles, heavier traffic.	10/3/2025 1:33 PM
716	cost of housing	10/3/2025 1:21 PM
717	To much low income/high density housing - apartments	10/3/2025 1:11 PM
718	Crime increases whether it is accurate or just perceived as such	10/2/2025 3:36 PM
719	Affordability,lack of diversity	10/1/2025 6:54 PM
720	drug related property damage, safety	10/1/2025 6:47 PM
721	Lack of services for homeless. Lack of affordable housing.	10/1/2025 2:07 PM
722	the abundance of bike lanes, downtown traffic, empty space downtown	10/1/2025 12:46 PM
723	Water bills are too high. I was not terribly effected by the water bill issues last year and I'm not happy with the treatment people were given by the city and holding people responsible for bills that were outrageous based on previous water consumption and telling many people they had leaks when it was not an issue. I lost a lot of trust in the city. Road repairs could be way better when ripping up nice streets. The chip sealing performed in my neighborhood a couple tears ago was atrocious. The streets were way better before. The streets are now very coarse with rocks and my driveway gets filled with little rocks falling off the tires even years later which never was an issue before. It also rips up kids skin terribly if they have a fall. They also sprayed tar all over the decorative cement road borders in our neighborhood. This decreased the quality of living in my neighborhood considerably.	10/1/2025 12:41 PM
724	not enough emphasis on downtown, and its viability, too much expansion west of town	10/1/2025 11:08 AM
725	Attitudes towards Americans moving to MT- even if NOT rich- property sellers over pricing property values	9/30/2025 6:15 PM
726	Too many apartment buildings; not enough affordable single family, stand alone homes. More overcrowding of the schools. No cohesion and limited knowledge of community meetings to discuss changes	9/30/2025 2:03 PM
727	increase in homeless population and safety issues all around the city, family-owned restaurants closing	9/30/2025 12:43 PM
728	increased rent prices (thus a lot of the multi-family housing isn't really affordable to the general public)	9/29/2025 5:56 PM
729	Lack of transparency in City Government/affairs	9/29/2025 3:41 PM
730	Poor community enthusiasm for Billings, not much to do for teens, housing too high for starter homes or rent. Politically divisive. Traffic backflows as a result of poor city design.	9/29/2025 3:17 PM
731	more homelessness	9/29/2025 2:58 PM
732	big city crime	9/29/2025 2:37 PM

733	Crime is high and lack of quality retail stores.	9/29/2025 2:04 PM
734	allowing vagrancy to multiply	9/29/2025 1:01 PM
735	the slow growth, cost of doing business, no tax to fund growth	9/29/2025 12:20 PM
736	Housing costs and Crime are out of control.	9/29/2025 12:07 PM
737	perception of increased crime; increase in transient activity	9/29/2025 11:55 AM
738	vacant buildings, property taxes	9/29/2025 11:52 AM
739	Funding	9/29/2025 11:36 AM
740	Price of housing	9/29/2025 11:34 AM
741	Affordability	9/29/2025 11:31 AM
742	Crime and lack of jail space, traffic, property tax and utilities increase	9/28/2025 11:59 PM
743	Roads get pretty rough	9/28/2025 7:21 PM
744	Ridiculous rises in costs for everything	9/28/2025 1:46 PM
745	city council seems to make decisions behind closed doors, not involving the public	9/28/2025 2:41 AM
746	Traffic	9/27/2025 10:39 PM
747	Increase in crime, downgraded education, too many apartment complexes and traffic not being able to keep up	9/27/2025 10:28 PM
748	Crime	9/27/2025 8:38 PM
749	overcrowded schools, too many casinos, parts of the city aging poorly (not revitalized or redeveloped)	9/27/2025 6:47 PM
750	Not providing enough help for the homeless to have activities during the 8am to 5pm hours.	9/27/2025 5:13 PM
751	Traffic	9/27/2025 4:14 PM
752	The states homeless and problems being shipped to us and they ended up in our downtown and have expanded through the city. Not safe to walk around our neighborhoods anymore.	9/27/2025 4:06 PM
753	Restaurants closing and low income housing going up	9/27/2025 1:43 PM
754	Crime	9/27/2025 12:26 PM
755	Cost of living, crime increase	9/27/2025 11:24 AM
756	To much traffic on grand av	9/27/2025 4:35 AM
757	Crime	9/26/2025 11:37 PM
758	Housing costs, infrastructure struggles	9/26/2025 9:40 PM
759	This isn’t a change. It’s an ongoing negative. People in the city do not like to improve the community. It’s hard to get people to vote for things unless it directly benefits them, we have some neighborhood conflict where the he won’t vote for things that benefit the southside and so on. I’d love to see the residence of Billings collectively want to make this a great place to live.	9/26/2025 8:56 PM
760	Lack of development within the city limits. Keeps expanding without development in the community. Crime is up, specifically violent crime, and traffic laws are not enforced.	9/26/2025 7:23 PM
761	property taxes gone too high	9/26/2025 6:49 PM
762	Run down areas, trashy entrances on entering city, andhateful people	9/26/2025 6:03 PM
763	drastic increase in crime and vehicle accidents. High traffic, far to many multi-family apartments clustered together. High density housing is not conducive to Billings as we know it.	9/26/2025 4:17 PM
764	too many vape, tattoo, pawn, casino, and recreational shops	9/26/2025 4:08 PM
765	Insufficient police programs and police support and mishandling of city money by management	9/26/2025 1:14 PM

766	The Yellowstone Art Museum losing its funding. Too much west sprawl and limited investment in downtown.	9/26/2025 9:12 AM
767	Drug problem, city funding being pilfered for other uses like the snow plowing residents paid for and when it wasn't used, it was taken for something else.	9/25/2025 9:15 PM
768	South side drug slums	9/25/2025 8:36 PM
769	Too many apartments, more crime	9/25/2025 6:49 PM
770	C	9/25/2025 6:18 PM
771	Too much traffic. Roads should be built/expanded before new housing is constructed. Be proactive, not reactive.	9/25/2025 5:53 PM
772	Business closing leaving big empty buildings, dangerous driving in the roundabouts	9/25/2025 5:27 PM
773	Urban sprawl is becoming a problem. Seems like the city prefers to greenlight new development rather than reuse existing spaces. I would like to see the city encouraging denser developmemt and utilization of areas that are already developed. A greater emphasis on parks would also be appreciated. of	9/25/2025 5:11 PM
774	Sprawl, traffic	9/25/2025 5:08 PM
775	Poor city planning leading to unattractive downtown	9/25/2025 4:39 PM
776	Loose regulation of and too too many casinos, marijuana shops.	9/25/2025 1:46 PM
777	Removal of one-way streets. Traffic circles.	9/25/2025 12:06 PM
778	The degradation of downtown, the lack of a sense of community, a feeling of being "run down", very little art or culture being celebrated city wide, empty buildings	9/25/2025 11:47 AM
779	Concerned about vacancies downtown, and transient population. Do not like the growth on West End of Billings or how it is developing.	9/25/2025 11:25 AM
780	Traffic and sprawl	9/25/2025 10:28 AM
781	Less money, care and development of public parks	9/25/2025 10:16 AM
782	More Crime	9/25/2025 9:39 AM
783	Downtown	9/25/2025 9:29 AM
784	Worsening of traffic, worsening of homeless issue	9/25/2025 9:26 AM
785	TOO many multi family housing in single family subdivisions. Billings may be controlled by socialist policy if not intentional diverse planning	9/25/2025 9:17 AM
786	Way to many townhomes, apartment complexes and large housing developments being built.	9/25/2025 8:41 AM
787	Lockwood and the Heights need more attention	9/25/2025 7:16 AM
788	Crime, increased traffic with inadequate infrastructure, lack of affordable houses to promote homeownership (vs. apartments), lack of care for natural resources, green spaces, and parks, businesses close earlier (post-COVID) and seem perpetually understaffed, and we’re losing too many small businesses. Billings is such a chain restaurant and box store city.	9/25/2025 2:12 AM
789	Would like more dedication to Billings history and preservation. Also more public art would be great!	9/25/2025 1:00 AM
790	Lower air quality, lack of green space, high taxes	9/24/2025 11:39 PM
791	more crime, loss of business downtown	9/24/2025 10:59 PM
792	Crime	9/24/2025 10:57 PM
793	More crime	9/24/2025 10:45 PM
794	Anything to do with the Metra, traffic, west end subdivisions with no community space, political polarizations impacting neighbors and businesses and local government.	9/24/2025 10:21 PM
795	Too many casinos, crime, book banning, no daily draw to anything special downtown other	9/24/2025 10:21 PM

	than summer events, downtown feels like a ghosttown compared to Bozeman, Missoula, and Great Falls, downtown parking is antiquated and the meters are burdensom, grocery shopping offers shockingly little choice for a city our size, lighting on the rims for the trails take away from the beauty of the rims and the night sky, too much sprawl	
796	Bad relationship with Yellowstone County.	9/24/2025 10:12 PM
797	Lack of commitment to the revitalization of the downtown, lack of bike cohesive bike lanes, money being diverted from important community assets (museum)	9/24/2025 10:09 PM
798	Too many apartments that are being built near single family housing.	9/24/2025 10:03 PM
799	More drivers clearly on weed	9/24/2025 9:59 PM
800	Too worried about illegals	9/24/2025 9:53 PM
801	Crime, drugs, increased rent, less housing, less affordable housing.	9/24/2025 9:43 PM
802	Haven't lived here long enough	9/24/2025 9:40 PM
803	So much crime	9/24/2025 9:38 PM
804	It seems like there is less enforcement of traffic violations and the traffic has gotten way worse. People seem to run red lights and speed and I rarely see anyone get pulled over or even a cop car patrolling for traffic violations. I don't love how the west end of Billings doesn't seem to have much planning behind it. It seems random with housing development intermixed with industrial parks and storage units. I also am dismayed at the development of warehouses and trucking companies along the Yellowstone River just south of town. It had such potential to be turned into a Greenway for people to walk and recreate while maintaining wildlife habitat. I wish, as a community, we would put more value and time into figuring out how to make Billings a beautiful place that values our natural resources and the AMAZING Yellowstone River. I worry that we won't do anything to protect the Yellowstone River corridor and we'll just have housing developments and storage units along it. We are at a crucial time where with some thoughtful investments and planning, we could make this an amazing place to live. It has a long way to go.	9/24/2025 8:11 PM
805	taxes, lack of transparency on how they are being properly used	9/24/2025 7:23 PM
806	Downtown one-way conversion to two-way and addition of bicycle lanes, we are not a heavy bicycle community and this has just added chaos and safety issues in the downtown area	9/24/2025 6:26 PM
807	Crime, City is dirty , City government is almost corrupt	9/24/2025 6:25 PM
808	The road changed downtown was not needed	9/24/2025 6:17 PM
809	Traffic sucks - Billings drivers are selfish, mean, aggressive, entitled and there is virtually no effort made to rein this in. It is not possible to drive 5 minutes in Billings without having your day ruined by an a**hole driver. There will be no peace and joy in Billings until the rage that waits outside the door is calmed.	9/24/2025 5:22 PM
810	increasing taxes	9/24/2025 4:58 PM
811	motorcycle traffic on Shiloh Avenue	9/24/2025 4:31 PM
812	Increased cost of living, rise of police brutality, rising of fascist ideals among city leaders	9/24/2025 4:23 PM
813	People not voting for Levys to improve the city	9/24/2025 4:16 PM
814	enormous property tax increases and increase in homeless and drug use	9/24/2025 2:28 PM
815	Increase in crime and vandalism. Sprawl away from the downtown/older parts of town.	9/24/2025 2:13 PM
816	City planners not planning for the future (traffic patterns, population increases) they seem to be playing catch up from 5 years ago. The rollover of the new water billing system and expecting residents to pay exorbitant bills. Do better	9/24/2025 2:11 PM
817	N/A	9/24/2025 2:10 PM
818	Increase in crime, decrease in affordable housing	9/24/2025 12:34 PM
819	Failure of effective traffic enforcement, and crime prevention.	9/24/2025 12:26 PM

820	A growth in crime and a lack of accountability placed on those committing them	9/24/2025 11:55 AM
821	increase in housing costs	9/24/2025 11:07 AM
822	crime rate, housing costs, store closings	9/24/2025 10:56 AM
823	Increased Crime	9/24/2025 10:50 AM
824	Crime increase.	9/24/2025 9:42 AM
825	Lack of infrastructure in the heights	9/24/2025 6:29 AM
826	Traffic, crime	9/24/2025 4:28 AM
827	Lack of traffic control	9/24/2025 4:13 AM
828	overabundance of car washes	9/24/2025 1:55 AM
829	Crime	9/24/2025 1:54 AM
830	Housing cost is out of control and unaffordable	9/24/2025 12:55 AM
831	Wildfire smoke	9/23/2025 11:58 PM
832	crime, traffic accidents, back-in parking	9/23/2025 11:35 PM
833	city government, disputes.	9/23/2025 11:33 PM
834	Lack of innovative and new developments for recreational/outdoor activities	9/23/2025 11:22 PM
835	Decline in downtown businesses, push to westend	9/23/2025 10:53 PM
836	Too old, too conservative, too bigoted	9/23/2025 10:27 PM
837	Growth without proper planning and traffic infrastructure.	9/23/2025 10:27 PM
838	Everything locals can’t afford to buy a Decent home traffic is terrible The infrastructure can support this kind of growth not enough Police The homeless population is out of hand So is the meth in this town Schools are extremely overcrowded	9/23/2025 10:26 PM
839	First they change to one ways downtown now changing back to two way, pretty expensive and nor rel good explanation s as why. Biggest negative is slamming property owners everything something mew us needed. The now property owners get s free ride because the benefit from what the taxpayers fund.	9/23/2025 10:10 PM
840	The pot shops have not been a positive Impact and degrade our city	9/23/2025 9:36 PM
841	Poor traffic flow.	9/23/2025 9:16 PM
842	too many car washes casinos, grandstand at Metra removed with out similar replacement, no public indoor recreation center with pool.	9/23/2025 8:49 PM
843	The street signage is the worst I've ever experienced, 24th and Broadwater's terrible light, loss of good food options	9/23/2025 8:42 PM
844	More crime - I feel less safe her now. Businesses are closing in droves - we need to have our businesses open in order to continue serving and community and encouraging tourism.	9/23/2025 6:27 PM
845	Housing costs, in-needed/unplanned road construction, cost of living inflation	9/23/2025 6:21 PM
846	To much emphasis on public safety at the expense of other things	9/23/2025 6:14 PM
847	Housing cost, lack of downtown development, crime	9/23/2025 5:45 PM
848	Large lot sprawl	9/23/2025 5:40 PM
849	Mix of recently closed and old buildings downtown. The downtown area feels lively yet vacant depending on what street you are on.	9/23/2025 5:25 PM
850	Crime	9/23/2025 4:52 PM
851	Increase in crime, both violent and property crimes, and the unnecessary amount of car washes being built around town.	9/23/2025 4:49 PM

852	more homelessness, more shootings, worse driving habits, less accountability for public services and systems	9/23/2025 4:49 PM
853	cost of living is steadily growing and outpacing local wages	9/23/2025 4:38 PM
854	Horrible city and county governments seem to oppose progress toward making this a nicer place to live.	9/23/2025 4:32 PM
855	More negative people	9/23/2025 4:19 PM
856	More crime, sprawl to the west & lack of infill in downtown core and EBURD area	9/23/2025 3:26 PM
857	high housing cost, reduced # of affordable dining and entertainment options	9/23/2025 2:33 PM
858	rising taxes, sprawl, cutting social services, declining school quality	9/23/2025 1:50 PM
859	property tax increases, single family homes turned into rentals and the properties deteriorated	9/23/2025 12:06 PM
860	crime	9/23/2025 11:45 AM
861	Lack of growth and new commercial construction down town.	9/23/2025 12:05 AM
862	Haven't been here 10 years	9/22/2025 11:47 PM
863	Subdivisions are built w/o road improvements, lack of snow removal, high home prices, placing apartments next to subdivisions thus deflating home values.	9/22/2025 5:59 PM
864	Housing is very expensive	9/22/2025 5:12 PM
865	Increased sprawl and a lack of incentives for higher density infill development	9/22/2025 3:25 PM
866	Excessive annexation to pay for the previous annexation	9/22/2025 2:59 PM
867	Safety within the community and schools.	9/22/2025 1:23 PM
868	Traffic and not enough police	9/22/2025 1:15 PM
869	Low population growth, continued horizontal and suburban annexation, limited funding mechanisms for the city and from the state	9/22/2025 12:49 PM
870	closure of quality restaurants	9/22/2025 11:50 AM
871	crime and housing costs	9/22/2025 11:33 AM
872	Traffic, Poorly-Timed Construction Projects	9/22/2025 10:45 AM
873	I work for the city. Budget cuts.	9/22/2025 10:34 AM
874	Public Transit apparently only matters every day accept Sunday or national holidays. People still work those days and need transportation. The response time for emergency services, specifically police is terrible. Rather than actually invest in crime and drug prevention we just speculate our neighbors and attack the homeless...that hasn't worked. Its made everything worse. Street parking downtown is inadequate at best and the over tagging of parked cars through out town feels almost like discrimination. People sometimes dont have drive ways. Please realize this	9/21/2025 10:28 PM
875	Increase in crime	9/21/2025 7:28 PM
876	Poor Public Safety Helter Skelter developments	9/21/2025 3:25 PM
877	Development. Quality of education.	9/21/2025 12:35 PM
878	Downtown is disgraceful and not safe.	9/21/2025 12:25 PM
879	Gang crime, traffic, acres upon acres of ugly apartment complexes. Like the ones off Shiloh, and off 32nd.	9/21/2025 12:06 PM
880	Round abouts. Lack of traffic enforcement	9/21/2025 7:36 AM
881	Taxes are too high; too much to SD2 with minimal return.	9/21/2025 1:20 AM
882	The cost of living, especially housing, has increased substantially	9/21/2025 12:20 AM
883	Cost of living, taller buildings that block the scenic views	9/21/2025 12:03 AM

884	Crime rate	9/20/2025 9:44 PM
885	Unsafe and too small of roadways. Everything is moving west where I live, but there has been no improvement in number of lanes and the safety of my child walking to school is concerning. Increase in drugs and violence.	9/20/2025 8:30 PM
886	Extremely excessive vehicular noise, non discrimination ordinance voted down, favorite local restaurants closed, restaurant prices have doubled	9/20/2025 8:09 PM
887	Sprawl espcially on west end	9/20/2025 7:02 PM
888	Too many homeless; increase in petty crime by younger children	9/20/2025 1:28 PM
889	Homeless and crime	9/20/2025 1:17 PM
890	The main concern I have with Billings that I find absolutely devastating is watching the beautiful farmland on the West End of Billings get gobbled up by reckless and greedy developers who give no thought to creating an actual community and just build these massive, resource-gobbling homes. Where will the water to keep all these lawns green come from in the future. The use and abuse of these beautiful lands is truly a travesty.	9/20/2025 12:43 PM
891	Corrupt chair(persons), boards, corporations	9/20/2025 11:51 AM
892	Sprawl and reliance on automobiles	9/20/2025 11:39 AM
893	Traffic, increased crime, house prices	9/20/2025 11:37 AM
894	Loss of the small town feeling. We now have big city problems.	9/20/2025 10:25 AM
895	diminishing public safety in county, lack of cooperation from County with City. increase in real estate taxes, lack opf planning for future by City Council. total lack of input accepted from County Commissioners	9/20/2025 9:40 AM
896	Too much focus on Bicycle Trails at taxpayer expense on upkeep	9/20/2025 2:42 AM
897	Traffic is not being monitored. Dangerous on roadways. Housing costs are awful. Especially as wages here are low.	9/19/2025 11:22 PM
898	Local property taxes are crushing affordability, crime is on the rise, new high wage jobs do not develop here	9/19/2025 6:00 PM
899	very poor roads	9/19/2025 5:21 PM
900	Urban sprawl, overemphasis on police for public safety, lack of comprehensive services for helping the homeless	9/19/2025 4:35 PM
901	Extremely poor leadership from the City, starting with Chris down to individuals like Wyeth Friday who are completely tone deaf with development.	9/19/2025 3:58 PM
902	Traffic flow has become worse	9/19/2025 2:46 PM
903	Casinos and dispensaries	9/19/2025 2:33 PM
904	Crime zoning traffic shopping	9/19/2025 1:54 PM
905	drug and crime	9/19/2025 1:15 PM
906	Crime is up, too many “sober” houses in residential neighborhoods, too many people not adhering to traffic laws	9/19/2025 12:34 PM
907	Crime, housing	9/19/2025 12:23 PM
908	too many apartment buildings, not enough homeowners	9/19/2025 12:17 PM
909	Traffic, haphazard development/poor planning, not enough emphasis on public safety - fire/police	9/19/2025 11:38 AM
910	Cost of housing	9/19/2025 11:22 AM
911	2-way conversion	9/19/2025 10:14 AM
912	Increased crime	9/19/2025 8:11 AM

913	Crime/ drugs	9/19/2025 5:56 AM
914	Homelessness, crime	9/19/2025 1:23 AM
915	more crime/ expensive housing/	9/19/2025 12:33 AM
916	The downtown has lost daytime retail, support for the arts (YAM) being cut	9/19/2025 12:19 AM
917	Increase in crime and homelessness; feeling unsafe to walk alone	9/18/2025 9:04 PM
918	More crime	9/18/2025 7:09 PM
919	Getting to big, expenses getting out of control, not feeling like a very safe place anymore.	9/18/2025 5:39 PM
920	Crime, lack of consequences for repeat offenders	9/18/2025 5:16 PM
921	roving droves of Homeless people everywhere	9/18/2025 4:17 PM
922	More mental health issues; more drug/gang visibility & issues; people divided on how to best approach the future of Billings	9/18/2025 4:03 PM
923	Cost, crime, lack of adequate school funding, wasting our tax dollars (new trash cans and 2 way streets was a HUGE WASTE of our money)dollars	9/18/2025 2:57 PM
924	considering selling public parks; traffic congestion	9/18/2025 2:42 PM
925	Traffic, Building Dept.	9/18/2025 2:24 PM
926	Increased cost of living, MetraPark management & facilities	9/18/2025 1:49 PM
927	lack of community "identity" and crime problems	9/18/2025 1:43 PM
928	skyrocketing housing prices	9/18/2025 12:58 PM
929	More crime, less government services, more tranient populations	9/18/2025 12:49 PM
930	A lot of subdivision and growth	9/18/2025 12:47 PM
931	homelessness has worsened in downtown area, traffic is stalled during rush hours, when construction happens it's multiple projects going instead of busting one area out before moving on-the other morning it took me 25 mins to get from 19th st w-24th st w	9/18/2025 12:32 PM
932	Crime	9/18/2025 12:31 PM
933	crime and homelessness	9/18/2025 12:26 PM
934	Crime is sky rocketing, cost of living is increasing, taxes are outrageous, utilities are too high	9/18/2025 12:09 PM
935	Lack of focus on public safety from city government, crime	9/18/2025 11:57 AM
936	no infrastructure in county developments	9/18/2025 11:50 AM
937	Transients, garbage, speeding, lack of law enforcement.	9/18/2025 11:47 AM
938	Downtown streets and parking	9/18/2025 11:36 AM
939	Too much violent crime - Too much homeless wondering around.	9/18/2025 11:23 AM
940	Attitudes of the public	9/18/2025 11:17 AM
941	Increase of transients, increase in crime, coastal transplants changing our culture, bike paths downtown.	9/18/2025 11:05 AM
942	certain comments have been redacted due to content	9/18/2025 10:43 AM

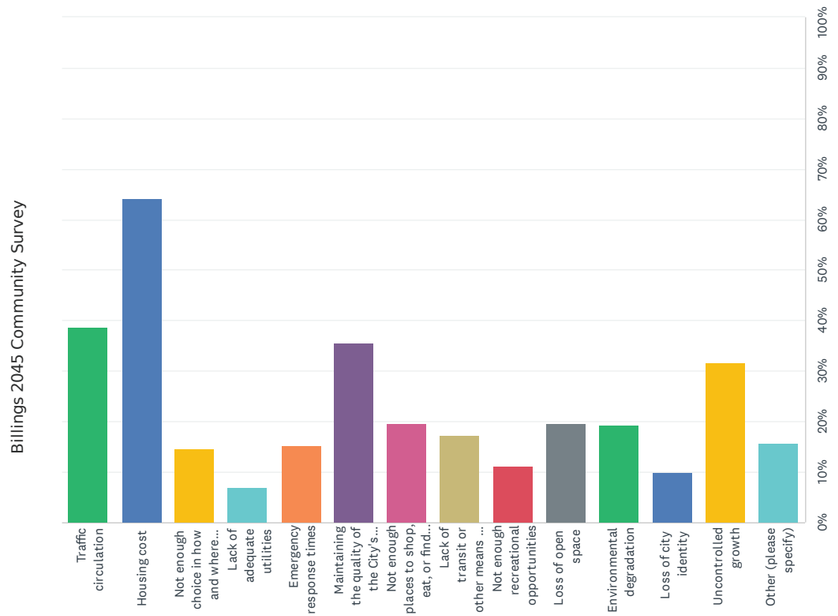
943	Lack of entertainment and rec opportunities to accommodate the growth	9/18/2025 10:31 AM
944	traffic flow, lack of enforcement	9/18/2025 10:15 AM
945	Rise in cost of living (housing, taxes); stagnant wages;	9/18/2025 9:31 AM
946	Crime, unaffordability, trying to be like other cities	9/18/2025 9:30 AM
947	higher crime, transients, parks unsafe, not upgraded	9/18/2025 8:48 AM
948	City budgeting (really inefficient - continually working with triage of poor budget decisions of what is wanted in the moment instead of long term forward thinking), the downtown security system - example of poor budgeting - the downtown bike cops created a safer environment to those that are displaced and those of us that live here, hiring the security system shows you care not for the citizens of Billings and more about higher salaries in trying to recruit, continually looking to compare to other cities (Missoula and Bozeman) instead of looking inward and comparing to our past to improve where we plan to go forward, traffic lights are really inefficient for gas conservation, time conservation of drivers - specifically the lighted intersections that only allow one side to go at a time, the constant "NO" first from council and citizens when something is new instead of investing in being innovative, continual food desert in the south part of the city, the continual resistance of creating city services in the heights because it is perceived people ONLY want the west end - INVEST in ALL of your citizens, not just those that look or possibly will look the shiniest	9/18/2025 8:25 AM
949	crime rates, drug and gang activity // expectation for people who live in the city to pay double for county resources such as the jail that I already pay taxes for	9/18/2025 1:43 AM
950	To many new lights and roundabout causing a back up of traffic	9/17/2025 11:15 PM
951	Crime spreading easily into the west end.	9/17/2025 10:45 PM
952	So many homeless people downtown	9/17/2025 9:46 PM
953	Traffic congestion, crime, liberal cultural shift	9/17/2025 9:41 PM
954	Crime, transients, gangs, appearance of downtown, city councils incompetence for the budget, liberal city administrator who does not align with our values, police force completely tied by liability	9/17/2025 9:37 PM
955	The volunteer at a “community closet “ that mainly serve the homeless. I think homelessness is a huge problem. We also love going downtown, but don’t feel that safe at night anymore after being harassed multiple times. If we want to have businesses downtown we have to address this issue.	9/17/2025 9:36 PM
956	Changing things that are not necessarily top priority for money use (aka turning all the roadways downtown into two ways… for what?)	9/17/2025 9:10 PM
957	City is dirty, utilities, housing cost, flow of traffic	9/17/2025 8:59 PM
958	A lot of apartment complexes - lots of people and not enough space for them to park ect. Restraints keep closing and getting replaced with car washes and tire stores. There’s not enough fun shopping and dining choices.	9/17/2025 8:05 PM
959	Street people	9/17/2025 7:23 PM
960	Crime and how the judicial and law enforcement systems are unable or unwilling to enforce the laws.	9/17/2025 7:19 PM
961	Crime, no enforcement of ordinances or offenses the BPD does not think is important enough.	9/17/2025 6:50 PM
962	increase in crime and public education is horrible	9/17/2025 6:48 PM
963	Poor traffic flow around Metra; Police not addressing traffic infractions; violent crime	9/17/2025 6:34 PM
964	city outgrew infrastructure to fast	9/17/2025 6:32 PM
965	crime and using city roads for bikes	9/17/2025 6:12 PM
966	grocery stores closing on the south side of town, worse drivers/ more accidents, increased	9/17/2025 6:12 PM

	cost of utilities, less stores in the mall	
967	Increased crime. Population growth	9/17/2025 5:54 PM
968	political atmosphere, lack of leader respect for residents and public servants doing the work	9/17/2025 5:52 PM
969	air quality, lack of non-car related surface transportation, not enough Parks and Rec spending	9/17/2025 5:48 PM
970	Elevated crime rate, Increased cost of living, Lack of affordable housing, Lack of community support to emergency services.	9/17/2025 5:46 PM
971	More transient and crime	9/17/2025 5:45 PM
972	Rising crime and housing costs	9/17/2025 5:44 PM
973	Homelessness and violence	9/17/2025 5:42 PM
974	businesses closing down and their buildings not being filled	9/17/2025 5:38 PM
975	Most business districts need revitalization, parking	9/17/2025 5:35 PM
976	CRIME RATES, LACK OF JAIL SPACE, traffic congestion, public education declining	9/17/2025 5:35 PM
977	Increased homeless	9/17/2025 5:31 PM
978	Public Safety is not a top priority to our city government, so the crime rates are high because of it. It would be nice to have more first responders to cover all of the crime or health calls that happen in the City and Yellowstone County area. It would be nice to have more resources for the houseless people of Billings and also having more options for mental health problems instead of just sending people to Billings Clinic and Billings Clinic releasing them right away.	9/17/2025 5:27 PM
979	Not as affordable as before the pandemic	9/17/2025 5:25 PM
980	Increased property taxes, rising unhoused population, drug related crime	9/17/2025 5:23 PM
981	More crime, less money to go toward community amenities (like parks and rec)	9/17/2025 5:21 PM
982	Cost of living has skyrocketed. 10 years ago, I made $11/hour and that was a living wage back then.	9/17/2025 5:20 PM
983	Crime homeless lack of new reasturarnts	9/17/2025 5:20 PM
984	Increased crime, gangs, drugs, and transients	9/17/2025 5:19 PM
985	Crime appears to be worse	9/17/2025 5:18 PM
986	increased traffic pressure and lack of resources - seems like a larger unhoused population in downtown Billings	9/17/2025 5:17 PM
987	More crime	9/17/2025 5:16 PM
988	More and more transients, the Portland loo was a terrible waste of time and funds. Downtown traffic now being a two way situation with the double bike lane seems like a waste of space and dangerous. Not enough room for passing vehicles and possibly lead to more injury accidents with bikes/pedestrians.	9/17/2025 5:16 PM
989	N/A	9/17/2025 5:15 PM
990	The transients have made is unsafe as well as the lack of jail resources.	9/17/2025 5:14 PM
991	Crime, over expansion, traffic, increased crime, homelessness/transients, mental ill on the street, increased violent crime, businesses closing, public funding of special interest projects, crime.	9/17/2025 5:14 PM
992	TOO MANY PEOPLE, TOO MUCH CRIME, TOO MANY OUT OF STATERS	9/17/2025 5:13 PM
993	traffic	9/17/2025 5:09 PM
994	Traffic on major roads has gotten scarier. Slightly more crime.	9/17/2025 5:09 PM
995	Growth in population and violent crime, voters turning down big park and rec improvements, and the city failing to put individual improvements to vote rather than one bog expensive package (ice arena and parks)	9/17/2025 5:08 PM

996	crime, homelessness, greenspace getting less and less	9/17/2025 5:07 PM
997	depression rates, drug use, and crime rates rising among youth and teens	9/17/2025 5:02 PM
998	Crime and rental/housing costs	9/17/2025 4:57 PM
999	public spaces don't seem to be maintained very well - trees	9/17/2025 4:57 PM
1000	more crime, less police	9/17/2025 4:51 PM
1001	higher housing costs	9/17/2025 11:44 AM
1002	More trash, developers struggling to get public services to their neighborhoods - well water supply dwindling, not enough police officers to keep our community safe compared to other Montana communities. Increase crime. Traffic is very bad and unsafe.	9/17/2025 9:28 AM
1003	Increase of homelessness and downtown transient population	9/16/2025 8:57 PM
1004	Traffic, housing affordability.	9/16/2025 8:04 PM
1005	1. Building & Subdivision regulations have added costs to developments 2. Water costs have caused home owners to not water lawns causing areas to appear unkempt	9/16/2025 8:02 PM
1006	taking money from YAM for prisons	9/10/2025 7:03 AM
1007	Urban sprawl	9/7/2025 6:22 PM
1008	developer focused at the cost of our environment	9/4/2025 5:28 PM

Q8 What are the biggest challenges facing Billings over the next 20 years? (Select your top 3)

Answered: 1,169 Skipped: 0



ANSWER CHOICES	RESPONSES	
Traffic circulation	38.84%	454
Housing cost	64.16%	750
Not enough choice in how and where people can live	14.71%	172
Lack of adequate utilities	7.10%	83
Emergency response times	15.40%	180
Maintaining the quality of the City's schools	35.67%	417
Not enough places to shop, eat, or find entertainment	19.67%	230
Lack of transit or other means to move around Billings and the region without a car	17.37%	203
Not enough recreational opportunities	11.38%	133
Loss of open space	19.59%	229
Environmental degradation	19.42%	227
Loss of city identity	10.09%	118
Uncontrolled growth	31.74%	371
Other (please specify)	15.83%	185
Total Respondents: 1,169		

#	OTHER (PLEASE SPECIFY)	DATE
1	Public pool	12/24/2025 11:56 AM
2	Safety of our youth and underrepresented populations, lack of resources to families in need	12/19/2025 7:48 PM
3	Lack of disabled housing that isn’t low income	12/12/2025 11:05 PM
4	This place is a dump	12/12/2025 2:08 PM
5	Sprawl and a dying downtown. A city staff that seems anti-business	12/12/2025 1:36 PM
6	Everything. Billings is deteriorating	12/12/2025 11:18 AM
7	Public safety	12/12/2025 8:37 AM
8	Lack of medical specialists	12/12/2025 7:42 AM
9	Drugs and crime. Create a drug task force!!!	12/11/2025 10:22 PM
10	The city police have no control in this community, we need a new chief and more officers	12/11/2025 7:37 PM
11	rise of crime	12/11/2025 2:08 PM
12	certain comments have been redacted due to content	12/11/2025 11:23 AM
13	Not letting us have truck meets	12/11/2025 11:19 AM
14	Not “maintaining” the quality of schools - Billings schools are already SUB-PAR. Grossly inadequate.	12/11/2025 11:18 AM
15	Employment opportunities	12/11/2025 3:02 AM
16	Crime including uninsured motorists	12/10/2025 11:53 PM
17	Over crowding jail, drugs, shootings, speed, noise level	12/10/2025 6:10 PM

18	Crime	12/10/2025 5:04 PM
19	Cost of utilities (water) skyrocketing	12/10/2025 4:27 PM
20	Preserving agricultural economy	12/10/2025 1:22 PM
21	Its ugly. Boulevards, sidewalks, streets- the weed growth it's so ugly	12/10/2025 8:57 AM
22	I can't pick just 3 because it is the entire list.	12/10/2025 12:33 AM
23	Crime, homeless and traffic law enforcement	12/9/2025 10:39 PM
24	Crime	12/9/2025 4:17 PM
25	Property taxes	12/9/2025 2:35 PM
26	not enough locally owned businesses, and loss of farm land, not enough trails and safe non car transportation	12/9/2025 11:35 AM
27	Mental Health Help	12/9/2025 11:33 AM
28	y'all let the mall not pay the taxes but if I did that its jail time.	12/9/2025 11:29 AM
29	Corrupt leaders	12/9/2025 10:45 AM
30	PD is reactive and not proactive. Traffic enforcement is ZERO	12/9/2025 10:40 AM
31	Public Safety, theaft, and youth "gangs".	12/9/2025 8:29 AM
32	Lack of common sense by some city council members, thankfully not Missoula (ish) decisions but decisions based on majority of residents not vocal few	12/9/2025 7:45 AM
33	Crime	12/9/2025 3:23 AM
34	Loss of quality in the building of new developments	12/9/2025 3:08 AM
35	Shouldn't be 'maintaining' quality of the public schools but IMPROVING, this city couldn't lose anymore more of its identity than it already has.	12/9/2025 1:40 AM
36	General lack of affordability in relation to income.	12/8/2025 11:07 PM
37	Attracting new businesses make college graduates want to stay or return	12/8/2025 10:33 PM
38	Public Safety	12/8/2025 9:10 PM
39	Economic development	12/8/2025 8:26 PM
40	Too many casinos and weed shops. So tacky!	12/8/2025 8:13 PM
41	Kids indoor activities	12/8/2025 7:35 PM
42	Child care	12/8/2025 6:01 PM
43	certain comments have been redacted due to content	12/8/2025 5:31 PM
44	This city will not have enough water at the rate of population increase	12/8/2025 1:32 PM
45	Need better restaurants	12/8/2025 11:53 AM
46	Low tourism	12/8/2025 10:32 AM
47	Public safety police action with traffic violations	12/8/2025 10:12 AM
48	Not releasing a vote on what citizens want to bring and build in the community	12/7/2025 10:04 AM
49	Public safety	12/6/2025 7:42 PM
50	The increasing number of vagrants, specifically natives from the reservation.	12/6/2025 7:36 PM
51	CRIME	12/6/2025 5:49 PM
52	Cost of living is insane for what you get.	12/6/2025 3:02 PM
53	stop speeding motorcycles at night	12/6/2025 1:56 PM
54	We seem to be the dumping ground for scum bags and rift raft. Too many losers. Too many	12/6/2025 1:56 PM

	casinos, tatoo parlors, addiction outlets, etc. It's a Big turnoff. Stop licensing this stuff.	
55	Downtown is dead. Until it's safe to go there after dark and restaurants are located along a 2-3 block stretch downtown which would create a more vibrant, bustling feel, downtown is a no-go. Bozeman has the advantage of one long Main Street, but if we conglomerated restaurants and retain in 3-4 blocks on both sides of one street it might help.	12/6/2025 10:49 AM
56	More recreation and cultural events that draw people to the area	12/6/2025 12:18 AM
57	I moved to the Heights and have noticed bad growth decisions and lack of street lights which feels unsafe. Also very inconsistent sidewalk systems.	12/5/2025 9:01 PM
58	Control of crime	12/5/2025 7:58 PM
59	Nothing for the youth to do except get in trouble	12/5/2025 7:43 PM
60	We need a train reestablished to Red Lodge, Bozeman, Missoula	12/5/2025 10:09 AM
61	Crime/homeless/drug use	12/5/2025 9:45 AM
62	Moral	12/5/2025 9:27 AM
63	Public safety	12/5/2025 8:54 AM
64	Crime management	12/5/2025 5:35 AM
65	Population growth	12/4/2025 9:33 PM
66	Drug and gang issues- homeless population	12/4/2025 2:17 PM
67	Horrible property taxes that need to be stopped, allowing Blackrock to take over	12/4/2025 4:45 AM
68	Well water legislation will make it hard for neighborhoods that are not connected to public water services... need to extend.	12/3/2025 6:27 PM
69	slow the growth for growths sake (read-so a few people can get rich while the rest of us have to deal with all of the disrespectful idiots that move here) , If i wanted all the opportunities in a big city i would move there - keep Billings small. two interstates converge here and it bring too much crime.	12/3/2025 3:39 PM
70	Safety	12/3/2025 3:37 PM
71	More Greenway trails for walking and biking	12/3/2025 11:46 AM
72	Drugs and crime	12/2/2025 5:55 PM
73	Billings does not need more casinos, it needs places for people to go to establish healthy habits not including bar environments especially for your people.	12/2/2025 11:08 AM
74	Things like data center projects that leech our resources and drive up our costs are being brought in quietly, very negative outcomes with this.	12/1/2025 6:48 PM
75	Downtown is withering away.	12/1/2025 1:02 PM
76	Crime, drugs, illegal immigrants	11/30/2025 2:54 PM
77	Safety-security in our community, and roads-sewer systems-water supply	11/30/2025 9:59 AM
78	lack of community forest development and maintenance	11/22/2025 8:51 PM
79	Crime/drugs	11/22/2025 9:27 AM
80	Downtown revitalization	11/22/2025 8:28 AM
81	Homeless situation	11/22/2025 1:09 AM
82	lack of consistent support for trails and parks-the parks budget should be separated from the general fund (former Park district model)	11/21/2025 7:47 PM
83	Support organizations the serve the underserved are overwhelmed-state needs to support not Yellowstone co propert owners	11/21/2025 1:20 PM
84	Crime	11/20/2025 9:01 PM

85	this town and much of Montana are falling prey to the ultra rich and deeply regressive policies. young people are fleeing at an unsustainable rate. Billings should be the city that counters these effects but it is failing to do so.	11/20/2025 4:19 PM
86	Lack of social services	11/20/2025 1:29 PM
87	Loss of large lot developments.	11/20/2025 1:11 PM
88	Crime and Homelessness	11/17/2025 10:06 PM
89	rampant development destroying our neighborhoods--aprtments 5' from my fence	11/15/2025 9:07 AM
90	Traffic fatalities. Have a helmet law and crack down on running red lights, speeding, and using cell phones while driving. Save lives.	11/14/2025 11:51 PM
91	Waste of space that is the Metra	11/14/2025 10:19 AM
92	Development of Ag Lands	11/13/2025 11:13 AM
93	Need improved continum of care to prevent homelesses. Support and integrated and funded system to address addiction, mental health issues. The transient population is very off putting to visitors, potential employers, etc. and it is a tragedy for families and those left abandoned by the lack of a comprehensive system and Long Term Supportive Housing.	11/12/2025 10:45 AM
94	Crime	11/11/2025 5:58 PM
95	proximity of airport (increasing noise)	11/11/2025 1:46 PM
96	Improving downtown so families feel safe to walk down the street to more opportunities to shop and eat - improve downtown! It's the city's core. Any improvements to city and the community should begin there.	11/9/2025 9:49 AM
97	Property Tax Burdens	11/8/2025 2:09 PM
98	Uncontrolled growth and it's law enforcement needs	10/23/2025 12:33 PM
99	Shopping and cultural activities in the heights. The heights is often neglected or forgotten	10/23/2025 12:10 AM
100	Jail space	10/15/2025 7:12 PM
101	political and administrative personnel not acting in alignment of voters and residents.	10/15/2025 8:52 AM
102	Transient population/perceived community safety	10/14/2025 1:33 PM
103	Highly violent drug crimes	10/9/2025 9:08 PM
104	Tendency to focus on west end, leaving other sections of the city to stagnate. Uncontrolled greed of NW energy. ity to stagnate.	10/9/2025 5:41 PM
105	crime rate, providing needed service vs. pet projects	10/8/2025 10:55 AM
106	The city's ability to annex subdivisions and plan ahead for development and traffic	10/5/2025 8:59 AM
107	Not enough police and places to put the degenerates who ruin life for everyone.	10/3/2025 2:48 PM
108	Apartments need to be intercity and not on the outskirts, put them where transit buses run.	10/3/2025 1:11 PM
109	affordable senior living options	10/1/2025 6:47 PM
110	without housing and jobs, the rest do not really matter	10/1/2025 12:46 PM
111	No community recreational facility/facilties	10/1/2025 12:41 PM
112	Rigid property zoning	9/29/2025 5:56 PM
113	Struggles to gain momentum to actually make change we have been talking about the same thing for well over 10 years	9/29/2025 5:16 PM
114	City not keeping up with planning	9/29/2025 2:58 PM
115	Attractiveness of city and state regs for employers to come	9/29/2025 11:55 AM
116	Ethical leadership as city grows	9/28/2025 1:46 PM

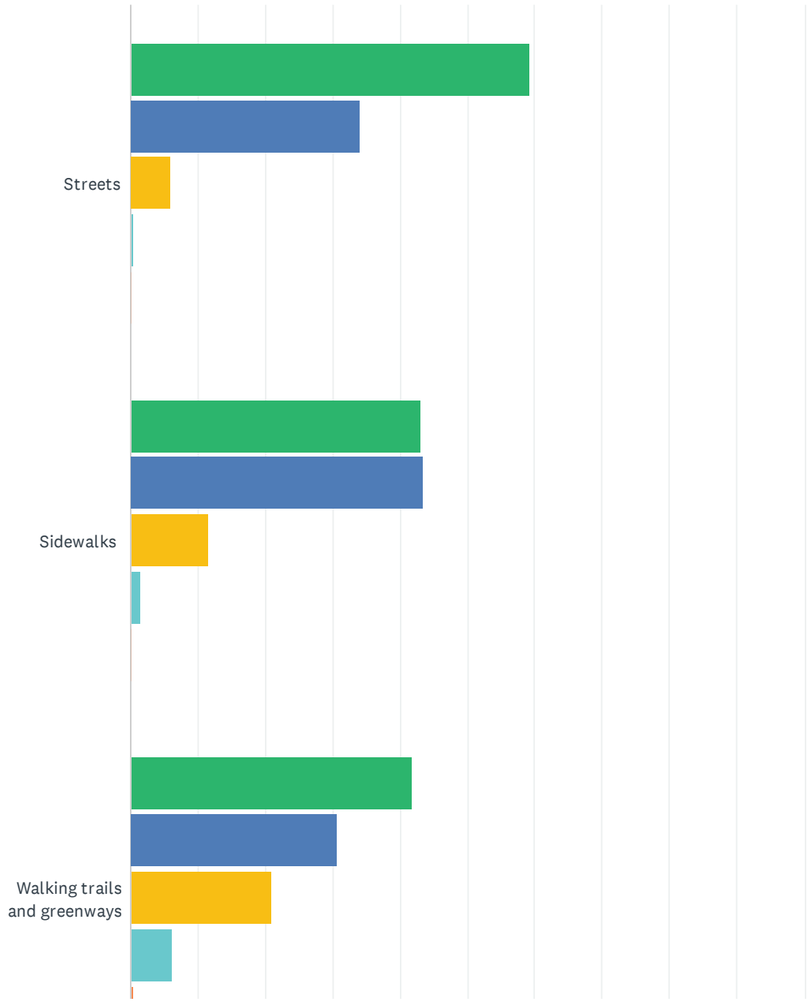
117	Crime and behavioral health challenges	9/27/2025 8:38 PM
118	The economic and environmental impact (and opportunities) created by the potential closure of the refineries	9/27/2025 6:47 PM
119	Acceptance of all people	9/27/2025 4:14 PM
120	Other cities sending their problem people to us. Now our jail is full and many who should be in there are walking our neighborhoods.	9/27/2025 4:06 PM
121	Lack of community improvements, bike paths, open spaces, restaurants, things that make this a destination to live.	9/26/2025 8:56 PM
122	First responders pay.	9/26/2025 6:03 PM
123	More crowded, crime and homelessness	9/25/2025 6:18 PM
124	Public safety. Not comfortable walking alone downtown.	9/25/2025 5:53 PM
125	A lack of feeling safe in Billings - public safety seems to be waning from terrible traffic enforcement to violent crime and property crime. Billings is getting a terrible reputation across the state.	9/25/2025 11:47 AM
126	DO NOT PROMOTE HIGH DENSITY! We also do not need infill in every area of town. We like to have our open spaces and Montana character. Bozeman is a good example of this, and its development has not gone well.	9/25/2025 11:25 AM
127	Maintaining politics and policy geared to our republics foundations	9/25/2025 9:17 AM
128	Crime	9/25/2025 2:12 AM
129	Seemingly singular focus on roads vs all other forms of transportation	9/24/2025 11:39 PM
130	Crime	9/24/2025 10:57 PM
131	Crime rates	9/24/2025 10:45 PM
132	Billings is a very conservative, homophobic & transphobic community. We need more diversity and we need to be a more welcoming community.	9/24/2025 10:12 PM
133	Too many liberal policies	9/24/2025 9:53 PM
134	CRIME	9/24/2025 6:25 PM
135	urban redevelopment	9/24/2025 4:31 PM
136	Lack of jails or prisons	9/24/2025 11:55 AM
137	attracting qualified workers in the trades	9/24/2025 10:56 AM
138	Public Safety	9/24/2025 10:50 AM
139	safety	9/23/2025 11:35 PM
140	Unplanned growth and the loss of green/open spaces in the city	9/23/2025 8:42 PM
141	More grocery stores than Albertsons	9/23/2025 4:52 PM
142	Garnering support for progressive ideas like housing the homeless or building a large recreational facility (swimming in particular)	9/23/2025 4:32 PM
143	Other than being Montana's largest city, Billings doesn't really HAVE an identity. I don't really like "Montana's trailhead" because it suggests that you have to leave Billings for some other destination. And it's kind of true.....we take visitors to Red Lodge, to Cody, to Yellowstone, to Little Bighorn Battlefield. Why isn't there a way to create destination attractions right here? Why not combine the Western Heritage Center and the Yellowstone County Museum into a regional draw, with an enhanced Native American history museum? Why not take Coulson Park and the former power plant area along the Yellowstone, and create a world class River Walk type area which could also be tied to the downtown with pedicabs to take visitors from downtown to the river? Why not create a better connection from downtown to the rims and have pedicabs that could take downtown visitors up along the rims in the evening?	9/23/2025 3:26 PM
144	Road/highway expansion	9/22/2025 5:59 PM

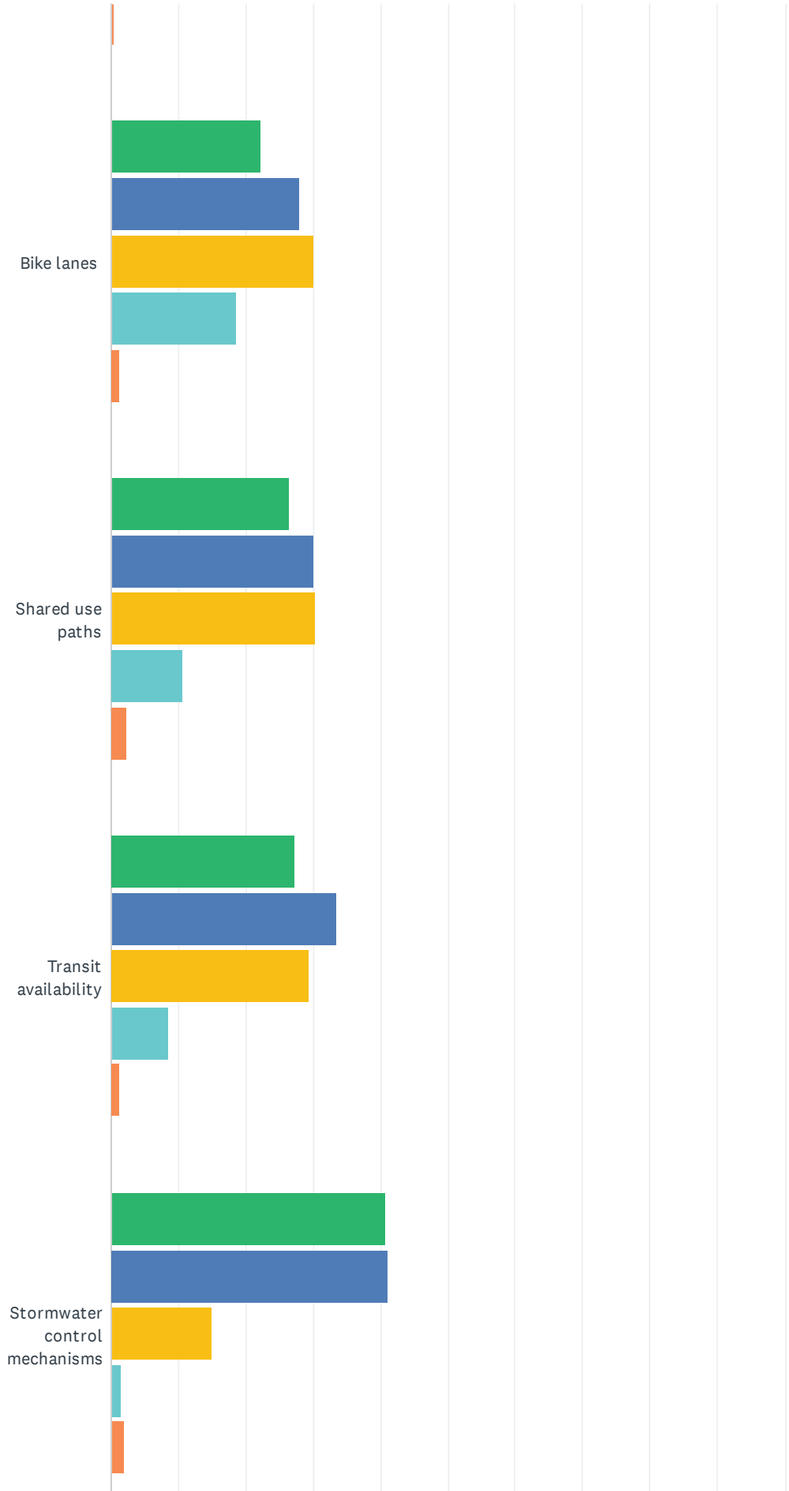
145	Brain drain/young people leaving	9/22/2025 3:25 PM
146	would love easier transport to laurel to downtown and metra. light rail or train would be great.	9/22/2025 1:23 PM
147	Taxes- including property taxes.	9/21/2025 1:20 AM
148	Increasing acceptance of political violence	9/20/2025 8:09 PM
149	jail space, increase school enrollment but lack of schools. how to get County to share their responsibilty for streets, code enforcement for building, plans review by County not State, Northern and Western growth and development.	9/20/2025 9:40 AM
150	City council listening to the community as a whole-not just special interests	9/20/2025 2:42 AM
151	Crime	9/19/2025 5:21 PM
152	Lack of cooperation by the County Commissioners	9/19/2025 4:35 PM
153	Declining support for the arts	9/19/2025 2:46 PM
154	Not enough choices on this list	9/19/2025 1:54 PM
155	Uncontrolled crime	9/19/2025 12:34 PM
156	Hospitals upgrading to larger city needs and hours worked.	9/19/2025 12:23 PM
157	Roads in new subdiviosions are awful Annafeld is terrible and its brand new	9/19/2025 10:14 AM
158	Crime	9/19/2025 5:56 AM
159	Crime from repeat offenders	9/18/2025 5:16 PM
160	Homeless persons finding uninhabited buildings, trashing the surrounding areas and having to wonder if they are alive or not laying on the ground.	9/18/2025 4:17 PM
161	City fees	9/18/2025 2:24 PM
162	Focus on Heights development rather than continuing west.	9/18/2025 1:49 PM
163	TRANSIENT AND DRUGS	9/18/2025 11:47 AM
164	Politicians	9/18/2025 11:36 AM
165	violent crime, homeless pests causing the majority of emergency services use, drugs, gangs	9/18/2025 11:23 AM
166	Fear of bad policy decisions.	9/18/2025 11:17 AM
167	Rise in crime, transient population	9/18/2025 11:05 AM
168	Lack of support of current city citizens, lack of budget with the new organization of State wide budgetary changes	9/18/2025 8:25 AM
169	crime rates	9/18/2025 1:43 AM
170	Homeless people downtown	9/17/2025 9:46 PM
171	Emergency response times will suffer because our police command and city administration doesn’t want to increase the police’s minimum staffing per shift. 9 per shift for the whole city is ignorant	9/17/2025 9:37 PM
172	Homelessness	9/17/2025 9:36 PM
173	Crime	9/17/2025 7:19 PM
174	Transient and crime	9/17/2025 5:45 PM
175	Increasing crime rates with an understaffed police force and a jail that we outgrew 10 years ago	9/17/2025 5:35 PM
176	Crime	9/17/2025 5:20 PM
177	lack of investment or pulling investment from our parks and shared community spaces	9/17/2025 5:17 PM
178	Extreme sprawl	9/17/2025 5:15 PM

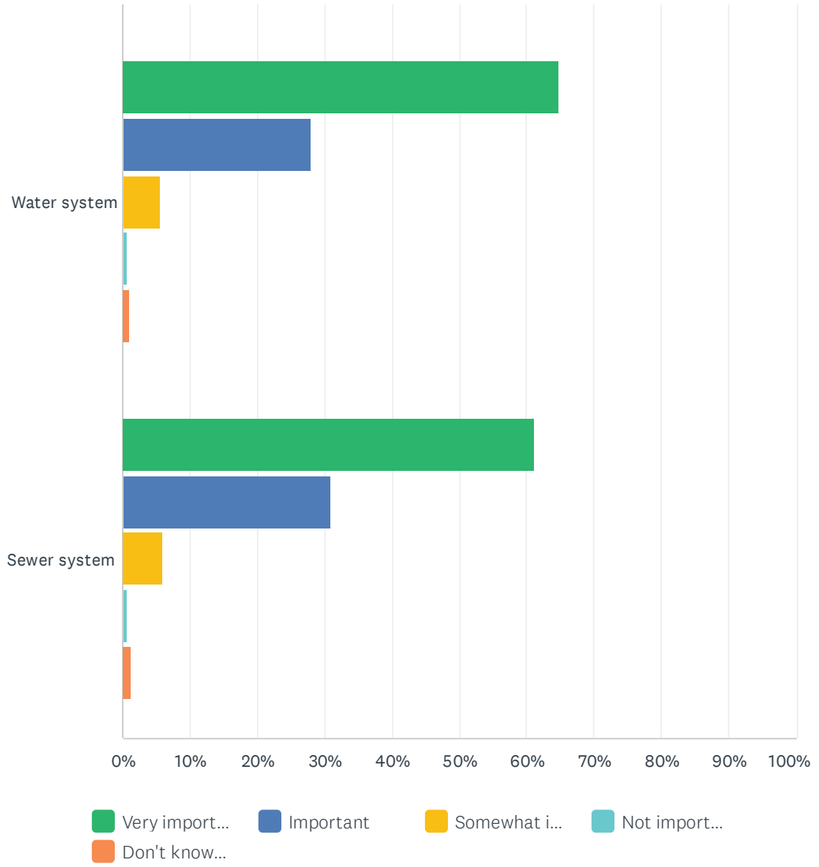
179	Airline prices are out of control. So much cheaper to fly from Bozeman.	9/17/2025 5:14 PM
180	Crime is getting worse, homeless people are worse, people with mental health seems prevailent	9/17/2025 5:07 PM
181	Crime rate	9/17/2025 4:57 PM
182	Lack of police funding and resources	9/16/2025 8:57 PM
183	Things to do.	9/16/2025 8:04 PM
184	Red Zone	9/16/2025 8:02 PM
185	Not being able to afford maintenance on what we already have built.	9/7/2025 6:22 PM

Q9 How important is it for the city to create, maintain, or improve the following infrastructure?

Answered: 1,163 Skipped: 6



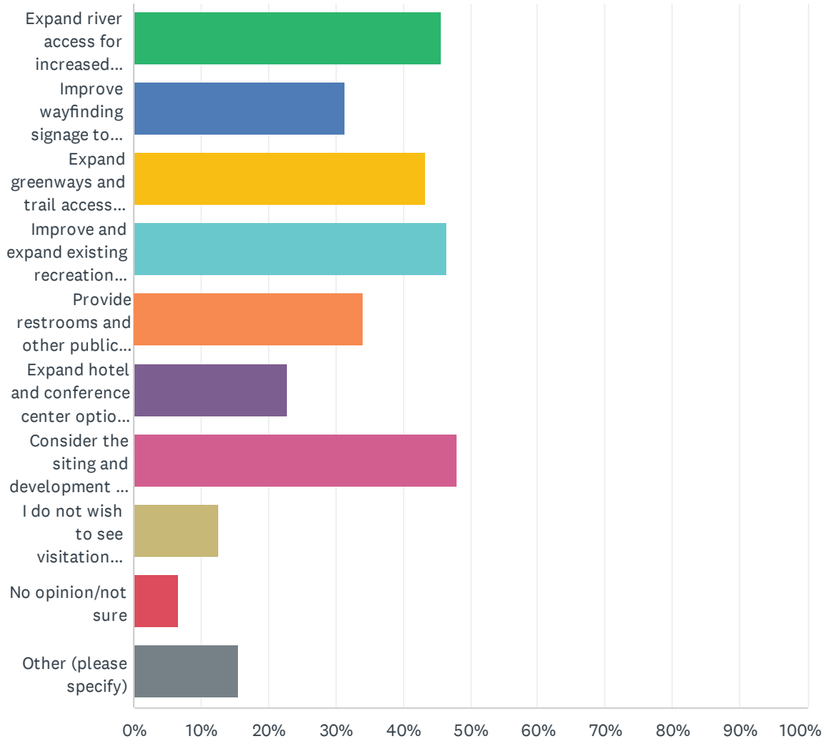




	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT AT ALL	DON'T KNOW/NO ANSWER	TOTAL	WEIGHTED AVERAGE
Streets	59.29% 689	34.17% 397	5.94% 69	0.43% 5	0.17% 2	1,162	4.52
Sidewalks	43.15% 498	43.59% 503	11.53% 133	1.47% 17	0.26% 3	1,154	4.28
Walking trails and greenways	41.90% 486	30.60% 355	20.86% 242	6.12% 71	0.52% 6	1,160	4.07
Bike lanes	22.19% 257	27.98% 324	29.97% 347	18.65% 216	1.21% 14	1,158	3.51
Shared use paths	26.50% 305	30.15% 347	30.32% 349	10.60% 122	2.43% 28	1,151	3.68
Transit availability	27.26% 314	33.51% 386	29.43% 339	8.59% 99	1.22% 14	1,152	3.77
Stormwater control mechanisms	40.64% 471	41.07% 476	14.84% 172	1.47% 17	1.98% 23	1,159	4.17
Water system	64.80% 751	27.87% 323	5.61% 65	0.69% 8	1.04% 12	1,159	4.55
Sewer system	61.29% 711	30.86% 358	5.95% 69	0.60% 7	1.29% 15	1,160	4.50

Q10 More visitors are coming to Billings to take advantage of the City's location and amenities. How might the City best support or encourage greater visitation? (check all that apply)

Answered: 1,162 Skipped: 7



ANSWER CHOICES	RESPONSES	
Expand river access for increased recreation	45.61%	530
Improve wayfinding signage to access recreation sites, trail heads and other amenities	31.41%	365
Expand greenways and trail access throughout the City	43.29%	503
Improve and expand existing recreation facilities to accommodate more group sports and tournament activities for youth	46.56%	541
Provide restrooms and other public facilities for visitor use	34.17%	397
Expand hotel and conference center options in the city	22.72%	264
Consider the siting and development of more concert spaces, business or expo center amenities	48.02%	558
I do not wish to see visitation encouraged	12.65%	147
No opinion/not sure	6.63%	77
Other (please specify)	15.49%	180
Total Respondents: 1,162		

#	OTHER (PLEASE SPECIFY)	DATE
1	Please focus on your residents and less on tourism.	12/31/2025 11:20 AM

2	Better flights to Billings. Too expensive!	12/21/2025 7:00 PM
3	I	12/20/2025 6:54 PM
4	More cultural representation other than just for Native Americans	12/19/2025 7:48 PM
5	More accessible night life venue space	12/16/2025 12:10 PM
6	Control number of undesirable businesses such as casinos and car washes in favor of recreation, good restaurants, activities for youth and families.	12/13/2025 10:45 PM
7	Having more fun things to do that aren’t centered around being outdoors	12/13/2025 1:13 AM
8	Make our town more disabled friendly	12/12/2025 11:05 PM
9	Leave while you still can	12/12/2025 2:08 PM
10	Help our entertainment businesses be more successful. Again, city staff seem to be against business that offer entertainment/night life.	12/12/2025 1:36 PM
11	Encourage, develop and expand our cultural, historic and Agricultural attractions.	12/12/2025 10:33 AM
12	Better shopping and selection of restaurants	12/11/2025 10:51 PM
13	People aren't visiting Billings on purpose.... passing through, not a destination hot spot. I've offered all my friends and family, for the past 6 years, free plane tickets to come out to Billings.	12/11/2025 10:22 PM
14	Literally Billings should not be a place to go and visit??? Billings is not that special just please think about the people living in it	12/11/2025 12:43 PM
15	Let us have car meets	12/11/2025 11:19 AM
16	More local businesses	12/11/2025 3:02 AM
17	More benches/seating in state parks, parks, and historical monuments. Population is aging and needs more seating for breaks while being active.	12/10/2025 11:53 PM
18	Sales tax	12/10/2025 9:53 PM
19	A sales tax statewide! Homeowners like me are being taxed to death.	12/10/2025 8:14 PM
20	All of these would be asks for tax payers to fund and maintained by and don't see how this would benefit the city taxpayers.	12/10/2025 5:04 PM
21	That we don't have an entertainment venue that draws decent concerts is disturbing. Casper gets better concerts. Metra has seen better days. I see better concerts at the Kettlehouse in Missoula	12/10/2025 1:11 PM
22	just an ampitheater. It is disengenous to lump concert space with expo center.	12/10/2025 12:08 PM
23	Clear out the homeless	12/9/2025 10:39 PM
24	Crime	12/9/2025 10:28 PM
25	Improve the airport and make it easier to get to popular destinations from there.	12/9/2025 5:47 PM
26	Sports facilities	12/9/2025 1:01 PM
27	create land trusts and safer walkability, protect west from more box stores that are not walkable or pedestrian safe	12/9/2025 11:35 AM
28	Literally NO one is coming here for anything cool. stop lying	12/9/2025 11:29 AM
29	idk?	12/9/2025 10:30 AM
30	Become a dark sky city intsead of having lights blasting everywhere from casinos and signs that are too bright- encourage dark sky tourism. Open some beautiful campsites to encourage visitors. Figure out how to use the river better.	12/9/2025 9:34 AM
31	Affordable overnight accommodations.	12/9/2025 8:29 AM
32	Advertise what the city has to offer and proximity to outdoor activities	12/9/2025 5:45 AM

33	improve South Park pool, as well as the other parks that Billings already has for the people that live here	12/9/2025 2:19 AM
34	Need to change the narrative of downtown from being plagued with a bunch of drunk transients to an attractive place people actually feel safe	12/9/2025 1:40 AM
35	Impose a local option tax (people use our streets and water)	12/8/2025 11:55 PM
36	More direct flights to major cities. Not just to airline major hubs.	12/8/2025 10:33 PM
37	Clean up intersate entrances to Billings and make unique signage into city, continue to improve downtown and make unique things to city, clean up/encourage business improvements through main streets: 27 street, 4th street up to Metra, Laurel/Montana/State streets	12/8/2025 9:36 PM
38	More progressive local government. Greater attention to “cleaning up the place”. It is absurd the city allows residential junkyards everywhere.	12/8/2025 9:27 PM
39	Better public transportation, make it easier for small business to thrive here- need more things to do here	12/8/2025 8:36 PM
40	More casinos	12/8/2025 8:26 PM
41	There is literally no reason to come here for tourism.	12/8/2025 7:35 PM
42	Ù	12/8/2025 6:41 PM
43	Make current facilities and parks safe	12/8/2025 6:23 PM
44	Add more food/restaurant options	12/8/2025 5:54 PM
45	certain comments have been redacted due to content	12/8/2025 5:31 PM
46	there is almost nothing to do we need more shopping centers, and entertainment places	12/8/2025 3:20 PM
47	Sales tax	12/8/2025 1:39 PM
48	give them something fun to don when they're here top golf or something	12/8/2025 1:26 PM
49	Create more fun things for people to do	12/8/2025 10:32 AM
50	Bring in activities like go karts, amusement parks, chain sit down restaurants (like chilis, Dave and busters, Cheesecake Factory etc), indoor activity centers	12/8/2025 7:39 AM
51	The lack of (quality big draw) conferences here is sad	12/7/2025 7:22 PM
52	Do something about the homeless people before you worry about tourism	12/7/2025 6:05 PM
53	One BigSky being shot down was a travesty. Our downtown is one large homeless camp and I think that would have done a lot to solve that problem. We need to think outside the box to reinvent downtown. The mentality of the city council is very narrow and shortsighted. Hopefully the newly elected members can actually move things forward for a better downtown.	12/7/2025 11:25 AM
54	provide a vetting process for those wanting to stay, pledging of community support and Montana Values.	12/6/2025 7:59 PM
55	Improve downtown historic neighborhoods, and make it a nicer place to visit, improve north park, encourage more useful business, maybe a conference center location since it’s close to the airport.	12/6/2025 7:54 PM
56	airport needs more parking	12/6/2025 7:42 PM
57	I wish to see visitation actively discouraged.	12/6/2025 7:36 PM
58	I think more hotels and fast food downtown would help grow the area for tourists and locals. But there is still a frequent amounts of transients that make me afraid and anxious to walk around downtown alone.	12/6/2025 6:50 PM
59	Billings is falling apart, it needs fixed before we encourage more guests	12/6/2025 5:19 PM
60	We need more things for the pre-teen to young adult age range. We have opportunities for young families, but as far as the older groups of kids and young adults we have very few options.	12/6/2025 2:37 PM

61	Streets are already over congested. Greater river access is very much needed.	12/6/2025 1:56 PM
62	Provide a safe environment for families	12/6/2025 11:27 AM
63	Without a sales tax, I see no point in encouraging visitors.	12/6/2025 10:49 AM
64	Traffic enforcement, speeding and reckless drivers, night motorcycle racing needs to be stopped	12/6/2025 7:41 AM
65	Keep trasients/homeless out of downtown and away from tourists	12/6/2025 12:21 AM
66	More places to eat and shop	12/5/2025 8:45 PM
67	literally anything other than casinos	12/5/2025 7:43 PM
68	Local option tax to capture $ from visitors	12/5/2025 12:11 PM
69	Develop and use a city plan for architecture. Example, downtown BOZEMAN is attractive. Billings architecture has no cohesive style & new buildings are boxes	12/5/2025 10:09 AM
70	Public safety	12/5/2025 8:54 AM
71	Use existing trail networks to host youth mountain bike league, NICA.	12/5/2025 8:36 AM
72	Make it safer - actually arrest people for theft, investigate theft, make Billings meth issues less of a running joke.	12/5/2025 5:35 AM
73	Becoming a proud LGBTQ+ ally city and safe and welcoming place for immigrants	12/5/2025 3:34 AM
74	So far only thing Billings is known for is gambling and alcohol and it’s not family friendly	12/4/2025 12:34 PM
75	Invest in programs that address root causes of homelessness (addiction/mental health)	12/4/2025 10:53 AM
76	Have one large casino if quality , get rid of pony casinos & dive bars that brings in garbage .	12/4/2025 4:45 AM
77	Expand river access?? Are you crazy? That river literally EATS PEOPLE. IT IS NOT A RECREATING RIVER!	12/3/2025 11:51 PM
78	The Yellowstone river around Billings is not a safe recreational option	12/3/2025 3:39 PM
79	Look at the entries to Billings as seen by a visitor. Driving past all of the trailer courts, industrial use areas etc when entering the city is a HUGE turn off. If a city looks gross from the interstate it will deter a lot of people from wanting to stop and explore.	12/3/2025 11:28 AM
80	Vibrant downtown and riverfront	12/2/2025 8:51 PM
81	Need more airlines w/routes better than Bozeman	11/30/2025 2:56 PM
82	Get rid of the downtown street people, & red light car jackers	11/30/2025 2:54 PM
83	Until we seriously address traffic flows we are experiencing I really don’t want our City priories promote MORE VISITORS.	11/30/2025 9:59 AM
84	Promote natural connection to the environment	11/29/2025 1:35 PM
85	limit Airbnbs and appropriately tax the ones we have. People staying in STRs don't support the city's businesses/attractions as much as those staying in hotels.	11/28/2025 4:21 PM
86	Visitation is tourism, #1MT industry	11/27/2025 11:17 AM
87	cheaper housing	11/26/2025 11:49 PM
88	What about a tax like Red Lodge has? Then we could afford some amenities.	11/24/2025 8:23 PM
89	improve the community forest especially along boulevards and streets	11/22/2025 8:51 PM
90	we need a local option tax to capture revenue from the 2M tourists who come through Billings each year	11/21/2025 7:47 PM
91	Have guided tours that start here. Also, having more unique recreation opportunities that are indoors and not centered around alcohol or substance use, more family friendly environment. I think we should study Rapid City and what they got going on that is correct.	11/21/2025 2:27 PM
92	control ugly signage & improved public transportation	11/20/2025 9:19 PM

93	More Transportation options like a train/light rail system and better support for public transportation so people can get around easier and have more money for activities.	11/20/2025 7:49 PM
94	support local artists as culture is a tourism magnet	11/20/2025 4:19 PM
95	Put funding where it is milled to go to!	11/20/2025 3:46 PM
96	We need to take care of other issues (above) before spending taxpayer dollars on nice to haves at this point!	11/20/2025 12:33 PM
97	Billings really needs an amphitheater or a well-designed event venue—something visually appealing and inviting, a place people actually want to visit. A thoughtful, attractive space like that would not only enhance the city's image but also give the community a destination we can be proud of.	11/19/2025 9:40 PM
98	Making it easier to get from the airport to downtown without needing to rent a car	11/19/2025 11:04 AM
99	complete Exposition Drive vision with EBURD development	11/18/2025 11:59 AM
100	Improve downtown	11/17/2025 8:44 PM
101	Competition swimming pool is needed. This would also help our high school swim teams with practice space.	11/16/2025 7:36 PM
102	Need a nice pool	11/15/2025 3:12 PM
103	Have the passenger train stop here. Change the liquor laws so more restaurants can serve alcohol with food i stead of having 2 casinos on every block that just serve alcohol. Improve parking. Make sure rental cars and public transportation are available at all hours for tourists. Provide free/low cost activities for kids and families that aren't parks. Support local businesses instead of chain restaurants, car washes, banks, and casinos. Invest in the community! Spend some money to make it better.	11/14/2025 11:51 PM
104	Focus on the revitalization of downtown... make downtown more walkable with more development and safer.	11/13/2025 11:13 AM
105	Need improved continum of care to prevent homelesses. Support and integrated and funded system to address addiction, mental health issues. The transient population is very off putting to visitors, potential employers, etc. and it is a tragedy for families and those left abandoned by the lack of a comprehensive system and Long Term Supportive Housing.	11/12/2025 10:45 AM
106	Slow traffic w/ 2-way conversion on Montana Ave. so there's a vibrant walkable district	11/11/2025 7:01 PM
107	Create and support a defining feature of Billings - a space or place that everyone will want to visit and experience at least once in a lifetime	11/10/2025 11:53 AM
108	See answer in 8. We should have pride in downtown. If someone wants to start a new high end restaurant, their first thought on where to put said restaurant should be downtown. So reduce, crime, blight, homelessness down town and encourage new QUALITY business and restaurants by offering property tax breaks	11/9/2025 9:49 AM
109	Create a vibrant and beautiful urban downtown core	11/7/2025 11:04 AM
110	Free parking downtown	11/1/2025 7:33 PM
111	this city cannot provide the necessary services for its citizens let alone bringing in people who expect services that a greater percentage of people in the community can no longer afford.	10/29/2025 7:08 PM
112	Until the state provides a way for these visitors to pay for them instead of our property tax dollars paying we don't need the acces expence they cost us.	10/28/2025 12:02 AM
113	Take a controlled approach to visitation-don't 'love it' to death	10/23/2025 6:33 PM
114	A more safe and lively downtown area with shopping and restaurant options.	10/17/2025 1:51 PM
115	encourage private housing support of VRBO type units by NOT over taxing the property owner	10/15/2025 8:52 AM
116	Safety related to transient/ homeless population to increase community perception of safety	10/14/2025 1:33 PM
117	We don't need more visitors.	10/13/2025 2:01 PM
118	Focus on what can be done to better the lives of the existing residents instead of trying to	10/9/2025 9:08 PM

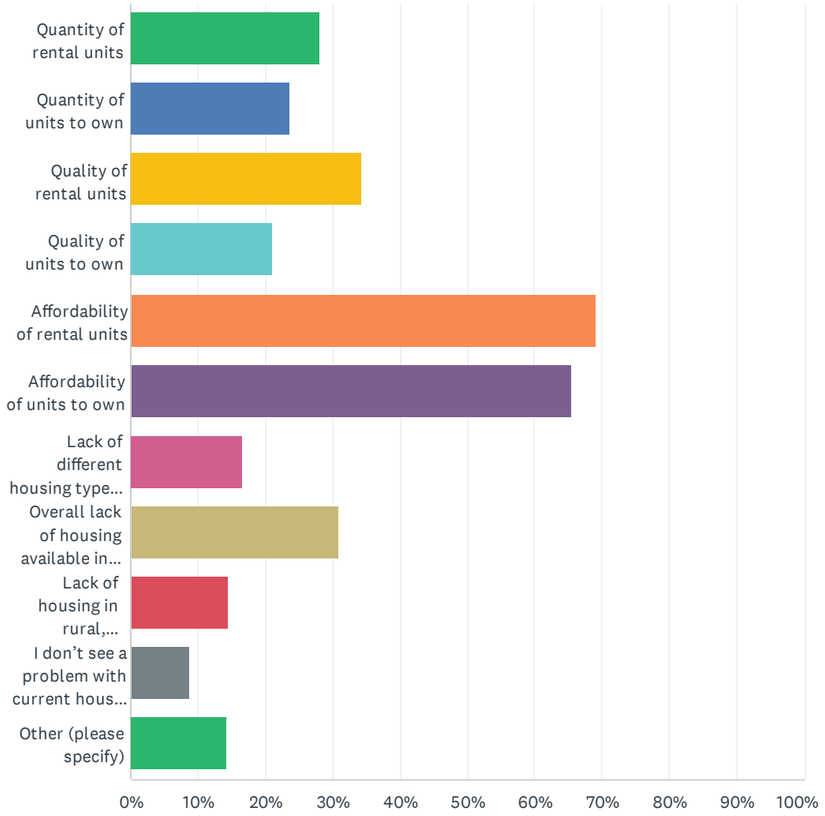
	appeal to travelers.	
119	Remove parking meters or make them easier to use. Not everyone lives with an iphone in their hand 24/7.	10/9/2025 5:41 PM
120	expanding hotel and conference center options, development of concert spaces, etc, should be funded privately; not by the city	10/8/2025 10:55 AM
121	Colton park amphitheater; Permanent outdoor covered downtown farmers market area with Fri/Sat night TEEN / drug free culture & creative area; Bike park (Pump track) @ North Park or by Castle Rock; New Rec Center by Castle Rock	10/1/2025 6:47 PM
122	Increase eye appeal of Billings from the interstate. I think Billings gets a bad rap for its looks based on the view from the interstate. I think visual appeal should be put in to the areas surrounding the interstate exit/on ramp areas	10/1/2025 12:41 PM
123	local option sales tax	10/1/2025 11:08 AM
124	Attitude of "lifelong Montanans" American citizens shouldn't be ostracized	9/30/2025 6:15 PM
125	internal messaging campaign	9/29/2025 5:16 PM
126	Completely renovate Rimrock Mall and secure better retail and dining options downtown.	9/29/2025 2:04 PM
127	Golf courses, encourage STR's, more airlines	9/28/2025 11:59 PM
128	Building a dynamic shopping/entertaining experience	9/27/2025 10:28 PM
129	Local option tax	9/27/2025 8:38 PM
130	Focus more on making this a great community to live in, and less I'm getting tourist to come here. Tourists are great, but we should make this amazing place to live for the people who are here.	9/26/2025 8:56 PM
131	It would be nice to have visitors pay for use of city in some way as we get bombarded with heavy traffic due to no sales tax. We as residents pay for all of our streets and highways.	9/26/2025 6:03 PM
132	The city already has the unaccounted rise in visitation from the surrounding states and Canada. The city can not support this population increase and service its tax paying citizens with out increase police or emergency services which should be a priority.	9/26/2025 1:14 PM
133	Make more attractive. Less strip malls. Less casinos. More plants. More tasteful signage for businesses.	9/25/2025 5:53 PM
134	Invest in downtown, program more things day and night, and invest in public safety. Invest in your unhoused population so that people feel safe and cared for and not afraid of people who are hanging out downtown.	9/25/2025 11:47 AM
135	Billings needs to remain clear air, big sky friendly appearance and promote recreation regional travel and freedoms to be enjoyed do not allow imigration that is unamerican value based. Remember, the younger generations do not care about personal,and community transit as much as bicycle, electric rentals, mopeds/motorcycles	9/25/2025 9:17 AM
136	Tax them.	9/25/2025 2:12 AM
137	Get tough on crime	9/24/2025 10:57 PM
138	Change the culture to make Billings a more welcoming and less crazy conservative community.	9/24/2025 10:12 PM
139	Sales tax	9/24/2025 9:53 PM
140	Make Billings Beautiful!	9/24/2025 8:11 PM
141	Better management of street trees. Trees/urban forests are not even mentioned above in the questions yet every town seeking to create high amenity values for their citizens has a well-developed urban forestry program providing shade, beauty, increased property values, heating and cooling benefits and more, all integral to the green infrastructure of a city.	9/24/2025 5:22 PM
142	Keep Billings Clean	9/24/2025 10:50 AM
143	Encourage the food scene	9/23/2025 8:42 PM

144	There needs to be more activities for families to do together that are affordable for the average family.	9/23/2025 6:27 PM
145	Reduce crime/violence	9/23/2025 6:20 PM
146	Charge sales tax	9/23/2025 5:32 PM
147	Make trail connections up North 27th from downtown to Rims, and from downtown to the river.Yellowstone River via development of 5th Ave corridor. 5th Avenue corridor could even include a shallow waterway/canal that could be used by kids/families for splashing around in the summer and ice skating in the winter.for	9/23/2025 3:26 PM
148	Development of a entertainment district. Put hotels near restaurants, movie	9/22/2025 11:47 PM
149	Build a pool/ waterpark on the west end	9/22/2025 11:16 PM
150	Until this state has a sales tax, I don't feel tourism can help the area very well. Sure, it helps businesses now, but our taxes are out of control. There is no reason why MT shouldn't have a sales tax to receive money from tourism.	9/21/2025 12:06 PM
151	Improve river access to make boat launch areas safer, leave some trails unplowed for XC ski usage in the winter	9/21/2025 12:03 AM
152	Improve roadways	9/20/2025 8:30 PM
153	emphasize Indigenous/POC voice and identity	9/20/2025 11:39 AM
154	social media advertising, lower airport landing fees to encourage air travel to Billings, share advertising with neighboring communities high lighting their amenities, Red Lodge, Cody Wy. Chico, Livingston, etc. with Billings as the larger community providing hotels, rental vehicles, guide services (fishing and hunting) seasonal events.	9/20/2025 9:40 AM
155	Need to improve the maintenance on the public facilities we have for the people that live in the community first	9/20/2025 2:42 AM
156	Appealing landscaping/signage at interstate exits and other key access points	9/19/2025 4:35 PM
157	More multi-use paths within the city	9/19/2025 3:58 PM
158	planting more trees / making more natural conservation areas / dog park with "dog aggressive" areas that are fenced so your dog can run and not be around other dogs.	9/19/2025 12:17 PM
159	Retain the local cultural integrity and don't homogenize Billings so it looks like everyplace else. Capitalize on what makes Billings special and unique already and don't try to turn it into something it isn't. People want authenticity when they visit.	9/19/2025 12:19 AM
160	Better marketing to bring people in (more hotels are not needed if quality hotels are not full)	9/18/2025 5:37 PM
161	Make Billings a more attractive "hub" that people want to stay at to visit the surrounding recreation that Montana has to offer. This includes air travel access in and out of Billings	9/18/2025 1:43 PM
162	get rid of the homeless problems, get tough on crime and gangs, the city has become the go to place for the entire state to get processed in/out of the criminal justice system, and its needs to be spread out more evenly across the state!! We need more conservative leadership in the city to improve our reputation.	9/18/2025 11:23 AM
163	advocate for passenger trains - this is a national decision/state decision, but advocate and put someone on it to highlight positives of going forward with it.	9/18/2025 8:25 AM
164	Improve downtown	9/17/2025 9:46 PM
165	Make Billings appear like people care what it looks like. We don’t need more banks, casinos or hotels. Invest in the people!	9/17/2025 9:37 PM
166	Be a part of the solution for addressing the homeless population and the drug issues, decrease the airport fees so more people travel here and it’s not so expensive to travel to and from here	9/17/2025 7:19 PM
167	I do not want anything that is going to cost the taxpayer more. We are already taxed to death.	9/17/2025 6:50 PM
168	Expand airlines that utilize the Billings airport- make air travel easier and cheaper for people to visit	9/17/2025 6:12 PM

169	Improve non-car related surface transportation options	9/17/2025 5:48 PM
170	Improve public safety so that visitors feel safe here.	9/17/2025 5:46 PM
171	Better facilities for sports. Sports bring in a lot of money and billings doesn't have good facilities. Also an outdoor theater down at Coulson for concerts would be great.	9/17/2025 5:45 PM
172	Public Safety	9/17/2025 5:43 PM
173	They come here to avoid paying a sales tax. Billings is not a "tourist destination"	9/17/2025 5:35 PM
174	Improve how the city looks from the interstate. You dont know it is a pretty town until you come in.	9/17/2025 5:18 PM
175	Decrease unhoused people all over the city	9/17/2025 5:16 PM
176	Green space in the form of people decks on underutilized parking structures could make downtown more of a "destination"	9/17/2025 5:15 PM
177	Push the state for a local option tax to pay for public safety	9/17/2025 5:14 PM
178	Better control of downtown crime	9/16/2025 8:57 PM
179	Complete the 5th Avenue Corridor and Ditch Trail in town	9/10/2025 7:03 AM
180	Tourism is not as important for Billings as a sustainable growth policy.	9/7/2025 6:22 PM

Q11 What are the housing-related issues affecting Billings today? (Select all that apply)

Answered: 1,145 Skipped: 24



ANSWER CHOICES	RESPONSES	
Quantity of rental units	28.12%	322
Quantity of units to own	23.76%	272
Quality of rental units	34.24%	392
Quality of units to own	21.14%	242
Affordability of rental units	69.17%	792
Affordability of units to own	65.50%	750
Lack of different housing types (manufactured, apartments, large homes, etc.)	16.59%	190
Overall lack of housing available in the city	30.83%	353
Lack of housing in rural, unincorporated areas around Billings	14.41%	165
I don’t see a problem with current housing options or supply	8.73%	100
Other (please specify)	14.32%	164
Total Respondents: 1,145		

#	OTHER (PLEASE SPECIFY)	DATE
1	the planning of high occupancy units, several large apartment complexes in the same area	12/22/2025 5:11 PM
2	Assisted Living and Nursing home care is lacking and horrible!!	12/21/2025 7:00 PM
3	Low cost housing	12/21/2025 8:29 AM
4	Too many barriers for housing, no authority monitoring Landlords or protecting tenants	12/19/2025 7:48 PM
5	No comment, I lack experience with the housing market.	12/16/2025 1:36 PM
6	Older rentals not being updated by landlord to reduce utilities for tenants	12/15/2025 12:42 AM
7	Quality of rentals do not match price of rentals. Price is too high for a rundown old apartment	12/13/2025 1:13 AM
8	Lack of disability housing in decent areas of town that aren’t old folks homes	12/12/2025 11:05 PM
9	Quantity of houses in the $250K-350K range	12/12/2025 9:56 PM
10	Rent is too high for a single income	12/12/2025 8:40 PM
11	Might find a rat overdosing on fent.	12/12/2025 2:08 PM
12	Neighborhoods make no sense in Billings. Billings will have warehouses right next to houses, its very confusing.	12/12/2025 1:36 PM
13	The city not enforcing its infill policy and allowing uncontrolled urban sprawl.	12/12/2025 10:33 AM
14	Too many high rise conglomerates	12/12/2025 12:15 AM
15	inflation	12/11/2025 11:23 AM
16	Let us have car meets	12/11/2025 11:19 AM
17	Landlord and developer envitonment	12/11/2025 11:18 AM
18	Allow and encourage tiny house communities	12/11/2025 12:32 AM
19	I do not know much about the rental market	12/10/2025 4:27 PM
20	Some newer housing developments are ugly and unappealing with little green space which is important for quality of life on a day to day basis.	12/10/2025 3:25 PM
21	Crazy property tax and utility cost increase	12/10/2025 3:20 AM
22	Housing prices are too high for current local wages wages	12/10/2025 1:17 AM
23	Affordability Affordability Affordability	12/10/2025 12:33 AM
24	Cost	12/9/2025 10:28 PM
25	Real-estate as investment, especially single family homes, should be severely limited. Encourage construction of more plentiful starter homes and fewer "luxury apartment" units.	12/9/2025 5:47 PM
26	too many 3 story or more rentals being built	12/9/2025 2:17 PM
27	Continued sprawl, eating up farmland	12/9/2025 12:04 PM
28	too many apartments	12/9/2025 11:45 AM
29	Lack of oversight on Mobile home community owners ie Haven Park Capital (Cherry Creek,Golden Meadows,Meodowlark) making this housing unaffordable	12/9/2025 10:40 AM
30	Quality of the proofreading of this section. 🤦‍♀️	12/9/2025 8:29 AM
31	Housing cost compared to local paying jobs	12/9/2025 5:45 AM
32	Emphasis on quality of units	12/9/2025 3:08 AM
33	The high cost of rentals as well as the high price of houses	12/9/2025 2:19 AM
34	Stop defining affordable housing as $500k. Stop giving up safety requirements so the builders make more money. Fire depts and ems need access into subdivisions.	12/9/2025 12:08 AM

35	Too many short term rentals driving up prices	12/8/2025 11:55 PM
36	Too many big apartment complexes on the west end. Expand in other areas of the city. It’s driving down values of homes that are in close proximity to the big apartments.	12/8/2025 10:33 PM
37	City council doesn't need to approve every application saying "affordable " housing	12/8/2025 9:59 PM
38	Stop allowing residents to use their properties as salvage yards.	12/8/2025 9:27 PM
39	More single family and fewer apartments	12/8/2025 9:00 PM
40	Piece of shit apartments	12/8/2025 5:31 PM
41	It cannot be said enough, housing and renting is way too expensive	12/8/2025 3:23 PM
42	Every week there is a new apartment complex I feel like its getting out of hand.	12/8/2025 10:35 AM
43	Too many apts. Not enough single family and cost of housing is outrageous. Young families cant afford to purchase homes	12/8/2025 6:51 AM
44	Price	12/7/2025 7:22 PM
45	Overall cost to own or rent	12/7/2025 7:15 PM
46	Single bedroom apartments are 1200 dollars a month with a 3000 down no one can afford this bs	12/7/2025 6:05 PM
47	Affordability	12/7/2025 11:52 AM
48	Lack f housing is an issue nationwide and Billings is no exception. Maybe we could incentivize and encourage builders to build smaller, more affordable homes instead of McMansions.	12/7/2025 11:25 AM
49	With the rate the throw up apartment complexes and duplexes, I don’t see a housing problem except too many.	12/6/2025 10:41 PM
50	Having city group units set up like a Kibbutz in Isreal.	12/6/2025 7:59 PM
51	too much high density housing, poor quality rentals, Billings is not NY City, need single family homes the most	12/6/2025 7:42 PM
52	The board of realty needs to get their dirty hands out of the cookie jar	12/6/2025 5:19 PM
53	Too many apartment complexes with no regard to the impact on traffic!	12/6/2025 3:44 PM
54	Too many thrown up apartments bringing down property values	12/6/2025 10:49 AM
55	Affordable housing on west end	12/6/2025 7:41 AM
56	Corporate takeover of mobile home parks!	12/6/2025 12:21 AM
57	the developers care more about speed than quality or long-term planning/growth, the landlords/owners delay maintenance- and then we close them because the ‘tenants were addicts’ like broken window theory	12/5/2025 7:43 PM
58	Safety around areas where housing is available, but lack of Safety deters people from living there	12/5/2025 1:55 PM
59	People leaving junk vehicles and trailers on the street, not maintaining their property	12/5/2025 10:25 AM
60	TOO MANY NEW UGLY APARTMENTS in west central, too much traffic to housing on far west, too much traffic noise. It is all I can hear. I used to hear horses neighing	12/5/2025 10:09 AM
61	Landlord/realtor/city collusion to artificially keep rents and prices high	12/5/2025 8:54 AM
62	Landlord accountability, Housing habitability	12/5/2025 8:43 AM
63	More small houses, NOT apartments, are needed.	12/5/2025 5:35 AM
64	We need low barrier shelters and make the countless abandoned buildings a shelter for the unhoused! No excuses!	12/5/2025 3:34 AM
65	Too many developments, loss of farmland	12/4/2025 11:39 PM
66	Lack of small starter homes	12/4/2025 9:33 PM

67	My rent has doubled in 10 years however my pay has not. I don’t meet the required 3x rent for 90% of the rentals and I have a degree and teach!	12/4/2025 12:34 PM
68	Housing density downtown	12/4/2025 10:53 AM
69	Property taxes and building bars behind them and no proper privacy walls so cars stop running into houses	12/4/2025 4:45 AM
70	If you increase the quantity and quality of rentals and homes for sale, the affordability will come down.	12/3/2025 11:51 PM
71	No comment	12/3/2025 11:14 PM
72	Too many apartment buildings & not enough houses, condos, etc.	12/3/2025 8:36 PM
73	Providing quality units without crowding and street congestion, keeping open space	12/3/2025 12:09 PM
74	Cost of housing	12/3/2025 8:09 AM
75	Cost of housing	12/2/2025 6:11 PM
76	Housing Assistance Waitlist is a huge problem.	12/2/2025 11:08 AM
77	Rich folks buying houses and apartments to lease for high prices	12/1/2025 12:32 PM
78	more 55+ affordable housing development, not low-income, but reasonably priced, and easy to look for on internet	11/28/2025 1:01 PM
79	I can't comment as I don't live in Billings	11/22/2025 8:51 PM
80	we need greater diversity of housing types, more smaller, more affordable in mixed use areas creating walkable neighborhoods, no more fenced/enclosed/(or gated) subdivisions, interconnected grid of streets	11/21/2025 7:47 PM
81	Property owners are taking the brunt to fund projects, levies ect	11/21/2025 1:20 PM
82	Too much sprawl, land for, and too single family unit houses (lack of tax revenue) and not enough of things for activities, businesses, etc.	11/20/2025 7:49 PM
83	Lack of affordable housing units	11/20/2025 4:17 PM
84	Lack of single family starter 2-3 be 1 ba homes on larger lot with room for owner expansion over the years.	11/20/2025 1:11 PM
85	Lack of housing for the disabled, and lack of shelter for the homeless as they try to afford a home.	11/20/2025 12:42 PM
86	Too much growth from other states fleeing their high tax base (i.e. WA, CA) with a higher amount of net equity causing housing prices to go up through supply and demand. Too much bureaucracy on getting permits passed in a timely manner for new development to keep pace with demand.	11/20/2025 12:33 PM
87	City does not seem to be encouraging developers to use the many empty lots in central parts of the city to build new housing, but instead building on agricultural land to the west.	11/18/2025 4:41 PM
88	more housing in CBD & east of CBD--ie multi-story housing	11/18/2025 11:59 AM
89	We are overbuilding apartments	11/17/2025 10:06 PM
90	I am concerned with sprawl and large home development. Would prefer to see our residential spaces centralized, leaving the most undeveloped space for wildlife. When my family moved to Billings ~20 yrs. ago, we would see herds of antelope, flocks of turkeys and both mule & whitetail deer. Now I only see whitetail deer. If we must have residential development, I prefer the kinds selected in question #13.	11/16/2025 7:36 PM
91	Don’t know	11/15/2025 10:50 AM
92	allowing density overfill and multifamily 5' from my yard	11/15/2025 9:07 AM
93	urban sprawl / new housing too distant from existing infrastructure	11/14/2025 5:05 PM
94	Lack of development of housing in the city center.	11/13/2025 11:13 AM

95	Lack of long term supportive housing and programs to help the most vulnerable with serous mental illness and addiction to prevent homelessness and very expensive cycling through jail, hospital, streets.	11/12/2025 10:45 AM
96	City zoning is devaluing existing neighborhoods by not following set standards	11/8/2025 9:12 AM
97	Lack of urban infill mixed-use multifamily	11/7/2025 11:04 AM
98	Strict zoning, I want to see people running small businesses out of their homes and building creative solutions to housing in their yards	11/5/2025 4:22 PM
99	the service industry workers, entry level employees and seniors are overlooked in the housing and rental market. Is $1300 and more a month affordable for low income people, probably not.	10/29/2025 7:08 PM
100	Over buying and renting of starter single family homes. There are not enough of 900-1K sf starter homes on 7k sf lots to allow owner development equity.	10/28/2025 12:02 AM
101	There are to many apartment buildings going up and need more single family neighbors that are affordable	10/23/2025 11:42 AM
102	Too many duplexes. Focus on multi-family and single family.	10/22/2025 6:38 PM
103	Toleration of vagrancy is the biggest problem with regards to housing.	10/17/2025 6:32 PM
104	Quantity and Affordability mean the same thing.	10/17/2025 1:27 PM
105	lack of affordable housing	10/16/2025 12:05 AM
106	Homeless vagrants are becoming more of an issue and more visible on every corner of town begging	10/15/2025 8:52 AM
107	Mobile home park rental rates	10/13/2025 9:20 PM
108	N/A	10/12/2025 2:08 PM
109	Too many high priced apartments in comparison to low-cost/income. The city is more concerned about who they can get top dollar out of instead of worrying about their homelessness rating	10/9/2025 9:08 PM
110	Unreasonable cost for a largely blue-collar city.	10/9/2025 5:41 PM
111	providing options for the disadvantaged	10/8/2025 2:11 PM
112	I do not have experience in this area to have a valid opinion.	10/4/2025 9:27 PM
113	Too many people are doing drugs especially meth in all housing but especially public housing and nothing is done no matter how much residents complain. Cowards ignore problems.	10/3/2025 2:48 PM
114	you need to make it more attractive to develop mulit family homes (apartments/duplex/multiplex)	10/3/2025 1:21 PM
115	to many apartments in out lying area, move them as infill locations close to transit to help traffic congestions	10/3/2025 1:11 PM
116	Cost	10/1/2025 6:54 PM
117	Affordable "housing" needs to return to its roots and be single family units that are truly affordable. Nothing in this town called affordable housing is affordable to most of the working class. And, calling apartments and townhomes single family units is not what was attended from original terming of affordable housing	9/30/2025 2:03 PM
118	Nationwide problem is shortage and high interest rates	9/29/2025 2:58 PM
119	senior housing	9/29/2025 2:37 PM
120	Too many apartments! This leads to more crime, less motivaton to save for homeownership, increased traffic, no pride of homeownership or community pride since renters do not pay property taxes.	9/29/2025 2:04 PM
121	Lack of Zoning for 2-4 units and adu’s	9/28/2025 11:59 PM
122	Cost for young families	9/27/2025 8:38 PM

123	Lack of less expensive housing	9/27/2025 4:14 PM
124	We need better housing options not cheaper	9/27/2025 1:43 PM
125	I have owned my home for 13 years, so I’m not sure I’m educated enough on this to express an opinion.	9/26/2025 8:56 PM
126	it seem overbuilt with highly priced rentals	9/26/2025 6:49 PM
127	Landlords allowing renters to degrade property's in established neighborhoods.	9/26/2025 6:03 PM
128	we need less high density and more zoning for single family. Current policy forces young people to rent with little opportunity for buying a home. That is not right. Spread the rental units out vs side by side developments	9/26/2025 4:17 PM
129	Not knowledgeable in this area	9/25/2025 5:08 PM
130	I cant speak to these since i dont reside there, however, You must have good growth not impeding on lifestyle of those who are attracted. Keep balance in political outlooks. Dont corrupt the region as Bozeman has.	9/25/2025 9:17 AM
131	Too many single family homes being sold to investors and then rented, pricing would-be first time homebuyers out of a life-changing housing/equity creating opportunity and bringing more people with only transactional interests into neighborhoods that once had long-term interests in creating great relations with neighbors and maintaining or improving neighborhood quality over time.	9/24/2025 5:22 PM
132	Lack of affordable single family units being built	9/24/2025 2:13 PM
133	Neighborhoods a slipping into unsightly or high crime due to a few select houses	9/24/2025 11:55 AM
134	It’s too expensive to own a decent house in this town	9/23/2025 10:26 PM
135	Too expensive	9/23/2025 10:14 PM
136	The apartments on the West end will be a problem eventually, I'd keep an eye on them.	9/23/2025 8:42 PM
137	Property taxes are out of control. The city is making it difficult for people to buy homes and then be able to pay the astronomical property taxes. I'm concerned about what we are exactly getting for all these taxes.	9/23/2025 6:27 PM
138	I have owned my home for 13 years and don’t often pay attention to the housing market or availability of housing options. Therefor, I cannot offer an opinion on which housing related issues are most prominent.	9/23/2025 4:49 PM
139	Lack of desirable housing in downtown core	9/23/2025 3:26 PM
140	buying single family homes with the intention of turning the property into a rental	9/23/2025 12:06 PM
141	all the subdivisions that are being added that are stressing the utility systems out.	9/23/2025 11:45 AM
142	Onerous density regulations and parking minimums that make building housing cost prohibitive	9/22/2025 2:59 PM
143	Cost	9/20/2025 8:30 PM
144	Lack of homeless shelters/beds	9/20/2025 1:28 PM
145	Downtown studio rentals	9/20/2025 11:51 AM
146	the term affordable is a fluid answer. Most people in Montana do not earn an adequate salary to afford a home in Billings. according to most census numbers homes would need to be around $290,000 or less for income earners to purchase with 20% down and monthly expenses. Try to find enough homes in Billings in that range in well kept neighborhoods that people would wish to live in.	9/20/2025 9:40 AM
147	Code enforcement on ordinances of the city	9/20/2025 2:42 AM
148	Poor growth management	9/19/2025 3:58 PM
149	Property taxes are high	9/19/2025 2:33 PM
150	Too many multi zoning areas going up. It encourages crime.	9/19/2025 1:54 PM

151	too many apartments, ruining the housing market and causing it so noone can own a home anymore.	9/19/2025 12:17 PM
152	I don't feel qualified to weigh in on this one	9/19/2025 12:19 AM
153	Only applies to my situation	9/18/2025 1:43 PM
154	Don’t know enough about this to comment	9/18/2025 11:02 AM
155	Eventually, the AirBnB problem will hit - regulation now will help mitigate the future problem of fights later	9/18/2025 8:25 AM
156	Interest rates	9/17/2025 9:46 PM
157	property tax increases are insane for anyone who has lived long term in billings. find a way to have a renters tax to help cover and not just put it on the owners.	9/17/2025 6:12 PM
158	Section-8 discrimination	9/17/2025 6:12 PM
159	honestly, I'm gobsmacked at the volume of rental apartment units that are popping up all over the city - particularly the west end. When I look up what they are charging for rent, it complete blows my mind. How are people supposed to afford a nearly $2K payment just for an apartment?!	9/17/2025 5:17 PM
160	Lack of density	9/17/2025 5:15 PM
161	Too many people moving here. We don't want population growth!	9/17/2025 5:13 PM
162	Lack of water creating large homesites on west end when smaller lots may be preferred without foundation issues along grand	9/16/2025 8:04 PM
163	stretching city into fields adding infrastructure costs but not much tax base. Need additional downtown housing.	9/10/2025 7:03 AM
164	Not enough dense walkable housing downtown.	9/7/2025 6:22 PM

Q12 Of the issues you selected above, what is your greatest concern and why?

Answered: 848 Skipped: 321

#	RESPONSES	DATE
1	Affordability of rental units	12/31/2025 3:46 PM
2	Housing affordability.	12/31/2025 11:20 AM
3	Affordability of unit to own as I raise three kids and will never be able to even afford a manufactured home.	12/31/2025 7:13 AM
4	Affordability	12/27/2025 7:06 PM
5	The prices just keep increasing for housing, utilities, and supplies, but wages haven't increased to help support the people.	12/26/2025 1:34 PM
6	This contributes to people becoming houseless.	12/24/2025 4:43 PM
7	Rentals are so expensive. Nice, low income housing needs to be addressed. Just because someone is poor doesn’t mean they want to live in a dump.	12/21/2025 7:00 PM
8	I think staying one step ahead of traffic growth and keeping a variety of housing stock available are imperative to city management. If we look two hours up the road, Bozeman has rather remarkable issues with both for a city its size.	12/21/2025 9:57 AM
9	Keep population density down encourage residential areas with open space	12/20/2025 6:54 PM
10	Affordability	12/20/2025 9:08 AM

11	Housing, in general, is at the center of so many existing problems. If we can find solutions, creatively, we can alleviate the homeless population's concerns, families could experience less DV, Drug abuse, and financial insecurity, among many other issues.	12/19/2025 7:48 PM
12	we need to find a way to encourage/assist/subsidize (maybe) the development of lower cost options for people to rent and, especially, buy. It's a shame that the primary way we build wealth in this country is through our housing, but, given that realty, we need to make it easier for people to reach the first rung on that ladder and start building some equity.	12/18/2025 12:55 PM
13	Lack of different housing options. Need for more starter homes, condos, townhomes. More density at an affordable level.	12/16/2025 10:10 PM
14	Overall, the Cost of living is hard on everyone I know. People are living multi-generational to make ends meet in one single family home	12/16/2025 12:10 PM
15	The cost of renting or buying are way extreme. The county/city does not listen to local residents when testifying about new developments.	12/16/2025 11:41 AM
16	Lack of different housing types	12/16/2025 9:00 AM
17	Affordability of rentals are hurting young people.	12/15/2025 7:35 PM
18	I think that Billings needs RESPONSIBLE development and growth. We need to create neighborhoods that mix multi and single family homes with businesses. Stop the strawl and save some of the land. No more car washes or casinos.	12/15/2025 5:17 PM
19	Having a city that people want to live in. A place that retains locals and encourages others from to relocate here.	12/15/2025 12:42 AM
20	Public safety.	12/14/2025 11:03 PM
21	Billings housing is too expensive. The cost of living for the average person does not support being able to own/rent in average housing.	12/14/2025 10:37 PM
22	The cost of housing including property tax rates has dramatically increased in the past several years.	12/14/2025 5:51 PM
23	Affordability as it is difficult for many people to afford to rent or own a property	12/14/2025 3:27 PM
24	Recreation. More recreation opportunities mean less people in prison. Give young people many, varied opportunities with a focus on health.	12/13/2025 10:45 PM
25	People need good, affordable housing, but many can’t afford it. There are a lot of street people…way too many living in cars and sleeping in doorways.	12/13/2025 12:17 PM
26	The cost of housing compared to income has become way out of balance. Someone in a starter or "regular" job can't afford to live on their own. This discourages younger people/families from trying to settle here. We really need more multigenerational housing because many families are going back to that.	12/13/2025 10:32 AM
27	Affordability. Paying $1200/month for an out dated 2 bedroom 1 bathroom is too much.there’s been lots of new apartment complexes being built and I think they’re quite expensive to live in-would like to see one where rent is cheaper or see apartments that aren’t a huge complex.	12/13/2025 1:13 AM
28	Our best sports stadium is daylis with Porto potties you use in complete darkness on big football nights. Low rent.	12/13/2025 12:04 AM
29	Housing is getting unaffordable for the average person. There are plenty of $500K+ houses available to buy but a lack of housing under that price	12/12/2025 9:56 PM
30	The rent and cost of buying a home is out of control.	12/12/2025 8:45 PM
31	Rent. I can not see anyone being able to rent an apartment at $20/hr for 40hrs a week. You need to make 3 times the amount of rent for almost all applications and there is rarely a place to rent at that price at a net income. $20 x (160hours) = 3,200 (gross) and multiplying it by .8 (for tax) comes out to $2560 for net. Dividing it by 3 (to set your rent limit for the max you can spend) is about $854. There is maybe 1-2 rentals available at any time and most are in a dangerous part of town. It’s upsetting.	12/12/2025 8:40 PM
32	Affordable housing. How much money per hour does one need to make to afford "affordable housing "?	12/12/2025 5:37 PM

33	High rent pricing because I don’t wanna be homeless	12/12/2025 4:18 PM
34	housing prices	12/12/2025 4:08 PM
35	I would love to see greater access to condo-ed buildings, where people can buy their apartment. We have lots of rentals, but that doesn't help people build equity.	12/12/2025 3:59 PM
36	Prices are outpacing the cost of living	12/12/2025 3:43 PM
37	Housing prices	12/12/2025 2:23 PM
38	I believe that the younger generation will not be able to afford homes due to rising prices.	12/12/2025 2:18 PM
39	Price of housing is going up	12/12/2025 2:13 PM
40	This is dumb	12/12/2025 2:08 PM
41	People from out of state keep buying to much places down here	12/12/2025 1:55 PM
42	Costs!	12/12/2025 1:41 PM
43	Theres no entertainment near our house. It would be nice if there were entertainment near our house, so we didn't have to drive so far. Also, what's up with all the new buildings being built with their rear end facing neighborhood streets? This makes more sense to me along highways or major commute corridors like highways and interstates, but not our neighborhood streets. Some of these businesses I can't even tell what they are. Pretty sad state of city planning to me.	12/12/2025 1:36 PM
44	Affordability of units to own, especially starter-home type models for young families. So many have been bought-flipped, or bought as rental investments recent, driven up prices.	12/12/2025 11:58 AM
45	Housing. Rent is astronomical while the place is a dump. Prime example is The Colonial. Now set to be tore down, but people were living there for years on inhabitable conditions meanwhile forced to pay rent. There's no single family rental options as all the new builds in the last 5 years have been duplexes or apartments going for $1500 for a one bed one bath and neighbors on all sides of you with zero yard. Also the housing market isn't easy to enter as a person with low income. We cannot even get approved even though our credit is good and barely any debt.	12/12/2025 11:18 AM
46	Affordable home ownership and rental units as well as stopping sprawl. The urban sprawl causings more traffic issues, higher street, road and infrastructure costs, pollution and paves over good agricultural land and open space we all enjoy.	12/12/2025 10:33 AM
47	Affordability is becoming a major issue in Billings as wages are not keeping up with the cost of living.	12/12/2025 10:11 AM
48	If Buying housing, gets too expensive, people will need to leave to cheaper areas	12/12/2025 8:37 AM
49	Homes purchased for Airbnb purposes and by investor groups for rentals drive up the prices and lower the tenant quality.	12/12/2025 1:13 AM
50	The increase in population to the City negatively impacting traffic and housing costs.	12/12/2025 12:49 AM
51	Don’t put low income housing in nice neighborhoods to bring down property values . Also need to regulate all these sober living homes and all the criminals ex cons coming to the city because of all these homes . It’s getting to be a huge problem .	12/12/2025 12:30 AM
52	Not enough affordable housing	12/12/2025 12:18 AM
53	No more casinos. Restrict excessive building of apartment construction.	12/12/2025 12:15 AM
54	Affordable housing.	12/11/2025 11:57 PM
55	Affordable homes to buy.	12/11/2025 11:11 PM
56	People can’t afford the deposit requirements on top of the rent amount. There is no way for asset limited families to get ahead.	12/11/2025 10:51 PM
57	We are pushing hard working families to Lockwood and Laurel.	12/11/2025 10:22 PM
58	Affordable housing, mental health help	12/11/2025 7:46 PM
59	Owning a house is more expensive than most can afford even working two jobs	12/11/2025 7:37 PM

60	Traffic control	12/11/2025 6:44 PM
61	We own our home but the rental properties in our neighborhood are not kept up to a decent standard. They are often in disrepair & derelict. Landlords owe it to the community & their renters to provide well maintained housing.	12/11/2025 6:36 PM
62	Quality of rental units	12/11/2025 6:12 PM
63	Affordability of rental units is a concern because it doesn’t allow for people to save enough to buy a home. I am a homeowner and I don’t think it’s fair to renters that they can be price gouged by landlords that are mostly from out-of-state.	12/11/2025 5:26 PM
64	Lack of affordable housing in and around Billings.	12/11/2025 4:42 PM
65	Crime and traffic congestion around schools and speeding by commuters	12/11/2025 4:29 PM
66	Housing affordability	12/11/2025 2:33 PM
67	I think the pricing of the housing in Billings is becoming very extreme, and with so many people coming over to Billings now, it is important that we continue to keep prices well and organized rather than too high.	12/11/2025 2:30 PM
68	I believe that the more and more people come the more need for houses which is fair but with prices going up I feel like it’s a win/loss	12/11/2025 2:28 PM
69	It seems like rent costs a lot and is constantly increasing, making housing unaffordable to many.	12/11/2025 2:25 PM
70	affordability because i want to be able to afford to have a nice house and still be able to do things	12/11/2025 2:22 PM
71	None	12/11/2025 2:18 PM
72	the price	12/11/2025 2:15 PM
73	Affordability of housing	12/11/2025 2:08 PM
74	There’s not good housing	12/11/2025 2:06 PM
75	I did not select anything because I am uneducated on the housing market of Billings.	12/11/2025 2:03 PM
76	I don’t know	12/11/2025 2:01 PM
77	Affordablity	12/11/2025 1:58 PM
78	Affordability because houses are quite expensive, coming from Rochester New York I was very surprised houses here are more expensive	12/11/2025 1:51 PM
79	The cost of living is getting to expensive for some.	12/11/2025 1:47 PM
80	It’s hard to find an affordable place to own that’s in good shape	12/11/2025 1:42 PM
81	Nothing is affordable or a reasonable price for what is offered	12/11/2025 1:39 PM
82	Housing cost, I’m a scared I will never be able to afford a home once I graduate	12/11/2025 1:36 PM
83	Affordability of units to own. I have always wanted to update/upgrade what I have owned like others have done in the past. Not possible now.	12/11/2025 1:34 PM
84	Not affordable	12/11/2025 1:29 PM
85	I will not be able to afford housing when I move out	12/11/2025 1:08 PM
86	Hard for middle to lower income family’s/people to find nice places to live/own a house. Rent cost for what people are living in is crazy	12/11/2025 1:05 PM
87	Housing why is it so expensive for a apartment that is buns and if you want people to stay gotta get better and cheaper options	12/11/2025 1:00 PM
88	The cost of rental units because many people can’t afford a house so the units should be cheaper.	12/11/2025 12:57 PM
89	The lack of affordable housing, its not easily accessible for me to rent an apartment or move in	12/11/2025 12:50 PM

	to a house.	
90	Price. Billings has an issue with quite a lot of homeless people, and this is due to both the lack of available stable jobs, and the amount of money asked for with housing.	12/11/2025 12:46 PM
91	All of you suck for letting people just buy up land. And I ain't even a farmer or even own anything, it's just sad seeing Montanas land being filled up with houses.	12/11/2025 12:43 PM
92	Overall pricing when it comes to renting Because as a young adult who has to start thinking about moving out it's a lot especially when there are several other expensive things that must be payed for once you get a place to live	12/11/2025 12:40 PM
93	I don't know	12/11/2025 12:37 PM
94	We don't have money for housing	12/11/2025 12:35 PM
95	I have no idea	12/11/2025 12:32 PM
96	Housing is mostly the same in most areas. Leaving many residents feeling not very unique to their own housing.	12/11/2025 12:29 PM
97	Affordable renting cost because ot inflation	12/11/2025 12:26 PM
98	The lack of housing, because of there not being houses for those who desperately need them	12/11/2025 12:20 PM
99	Affordability of rental units. Without this first step of a stable place to rent, our neighbors can't grow their savings towards purchasing homes.	12/11/2025 11:28 AM
100	housing prices	12/11/2025 11:23 AM
101	LET US HAVE CAR MEETS	12/11/2025 11:19 AM
102	Schools and utilities. It's terrifying the poor quality of schools in the city and the kids are so important. Improve their environment, the terrible teachers' attitudes, and the morning prison march at the grade school level. Also it's embarrassing that our crime rate has been higher that Chicago on some data resources. The utilities are a mess - we have been gaslighted into the city overcharging us is our fault; our water rates aren't as high as other areas, which highlights the fact that the City's messaging is terrible; the water quality is AWFUL, too. The pride of living in Billings is when we walk the rims, brag that we can "handle" the way things are here while we watch others leave to other Montana towns for better water, crime control, and attitudes. It's also more expensive to build here than it is in much of the Seattle area. The "in crowd" makes it tough for other change makers to even want to rear their heads. We're here for good and will continue to do our best to make a difference, but City Leaders sure make it tough.	12/11/2025 11:18 AM
103	Affordability because taxes and city passing on expenses instead if seeking grants and SAVING for a rainy day	12/11/2025 11:13 AM
104	Public safety. Vagrants/homeless, crime, drugs are the biggest problem Billings faces. We need more law enforcement and we need to discourage homeless from staying here- move them out. No tolerance for drugs. Move them out also. Send them to jail. Work details for all inmates to keep city clean. Stop giving hot meals/warm beds, A/c, tv, and no hardship to inmates. Concrete beds, 3 bowls of oatmeal daily, and no a/c or overly warm building in winter. Make them work off their sentence so they don't want to return. When the jail time is done-ship them out.	12/11/2025 10:39 AM
105	The lack of AFFORDABLE rentals or units to own	12/11/2025 10:02 AM
106	I worry about landlord charging exorbitant rates to cover all costs as though the renter had a mortgage.	12/11/2025 8:43 AM
107	Affordability, as property management companies buy more places they drive price up	12/11/2025 3:02 AM
108	Rent is unregulated	12/11/2025 2:02 AM
109	Lack of housing in the city. The downtown area should be more dense which would make downtown more lively and potentially decrease sprawl	12/11/2025 12:36 AM
110	Affordability of rentals	12/11/2025 12:32 AM
111	Too expensive and not enough smaller options for lower cost (ie not enough 1 bedroom or tiny	12/10/2025 11:53 PM

	homes).	
112	Affordability of all types of housing	12/10/2025 11:04 PM
113	Multifamily units moving out into farm land	12/10/2025 10:55 PM
114	Lack of resources for houseless community.	12/10/2025 9:53 PM
115	Affordability...either rental or owning. I just see the impact expensive rent has on my sister and her family. It's almost too much for them to pay to have a home big enough for their family.	12/10/2025 9:03 PM
116	Affordability of housing - rent or own. Growth doesn't happen if the next generation can't afford it.	12/10/2025 9:03 PM
117	Public transportation expansion for areas not served. Even if it wasn't as frequent as downtown transportation.	12/10/2025 8:14 PM
118	Development of concert, sporting, tournaments, business and expo spaces.	12/10/2025 6:10 PM
119	Affordability. If people are priced out of their homes it'll be tragic.	12/10/2025 5:31 PM
120	Lower housing prices	12/10/2025 4:51 PM
121	I do feel like there are places near the downtown area that are either vacant lots or decaying buildings that could be encouraged to be utilized for rennovation into affordable multi family rental property with easy access to downtown and medical corridor jobs. More of this type of infill development is needed along with the possibility of secure multi family housing for purchase in that area, such as condos. I feel like our traveling medical professionals would be appreciatiave of options like these.	12/10/2025 4:27 PM
122	Affordability, as things grow to be more expensive and wages don't keep up with that difference it fuels hatred and dissonance toward the city and it's people.	12/10/2025 3:31 PM
123	Traffic circulation going North-South. Zimmerman is almost always backed up - needs to be 4 lanes or have more turn lanes. Affordable, quality housing is a real problem for young working people. Rentals are too expensive, so young people cannot save to buy a home.	12/10/2025 3:25 PM
124	Affordable housing. Rental prices are extortion at the cost they currently sit. There is no reason someone with a full time job should be struggling to pay rent. If housing costs keep rising people will be forced to relocate.	12/10/2025 2:11 PM
125	Increased housing costs	12/10/2025 1:48 PM
126	Affordability of units to own. I could never afford a home in this market and have no clue how i will be able to in the next 5 years	12/10/2025 1:43 PM
127	Billings has planned poorly for the growth it's seen. It continues to this day. People seem more concerned about downtown and trying to revive a corpse than tending to the growing west end.	12/10/2025 1:11 PM
128	Not being able to ever afford to own my own home.	12/10/2025 12:41 PM
129	The lack of entertainment options. Too many Casinos. Lack of restaurants. The urban sprawl is terrible. The lack of intergovernmental cooperation. The recognition that AG as we know it is dying and we need to focus on encouraging other business growth	12/10/2025 12:08 PM
130	Housing market is so out of reach for most.	12/10/2025 11:48 AM
131	affordability overall because I fear i may not be able to buy much more than a small apartment	12/10/2025 11:05 AM
132	Affordable housing isn't Affordable anymore you cant buy a decent home with high prices unless you have the funds to pay for it.	12/10/2025 10:45 AM
133	Affordable housing to purchase	12/10/2025 8:57 AM
134	Housing development seems to be focused on the high end. We need more variety/availability in the mid to low end.	12/10/2025 8:47 AM
135	Population growth and affordable housing. With the growth in Population it's making it more difficult for longtime Billings residents to secure affordable housing for their families. The building of all the apartment complexes and new subdivisions in west Billings is taking away our farmland, scenery and "small town" feel.	12/10/2025 4:17 AM

136	Affordability because I can't afford to exist.	12/10/2025 3:20 AM
137	Too many casinos	12/10/2025 3:15 AM
138	Affordability of home ownership for the next generation	12/10/2025 2:18 AM
139	We are not Able to live , pay bills, and support a normal lifestyle on average wages and price of rent. There are not any great local recreational activities . Or low cost venues.	12/10/2025 1:17 AM
140	When I grew up I rode my bike at 8 years old from where Zimmerman trail and Rimrock to where West Park plaza is, (which isn't really that far) and now I wouldn't trust that my 9 year old to walk down the street.	12/10/2025 12:33 AM
141	Affordable homes.	12/9/2025 10:45 PM
142	The growing crime and homeless population. Also the lack of traffic enforcement, which causes out of control driving and accidents all over town.	12/9/2025 10:39 PM
143	Crime	12/9/2025 10:28 PM
144	Single parents can't afford to rent a decent home for them and their child.	12/9/2025 8:42 PM
145	It's too expensive to live here and I can't afford it on my horrible wages.	12/9/2025 7:23 PM
146	Looking down the road I do not see how my kids are going to be able to purchase a home in Billings in their lifetimes. Everything new is ridiculously expensive and everything old is snapped up by investors using housing as a commodity.	12/9/2025 5:47 PM
147	Safety. Need a no panhandlers and enforce it so people can walk around die town and feel safe	12/9/2025 5:46 PM
148	Affordability, how will those born and raised here afford to live/own a home here	12/9/2025 5:35 PM
149	Affordability, because I am poor.	12/9/2025 4:15 PM
150	Taxes, misuse of tax dollars, wasteful spending.	12/9/2025 2:35 PM
151	Too many rentals are being built and lowering value of homes that are already in neighbor hood. Not enough parking spaces around rentals	12/9/2025 2:17 PM
152	Housing prices are too high and pay isn’t high enough for rent	12/9/2025 2:00 PM
153	The sprawl, we need viable options for denser housing	12/9/2025 12:04 PM
154	Crime and Affordability.	12/9/2025 12:03 PM
155	The cost of owning a home in Billings is too high	12/9/2025 11:50 AM
156	Affordability of units to own - I am getting price gouged by greedy landlords but have no other options but to rent.	12/9/2025 11:45 AM
157	They are equal	12/9/2025 11:45 AM
158	I'm concerned with the lack of local business and the huge amount of disgusting chain fast food restaurants that degrade any character and income going towards local restaurants. I'm concerned about walkability, bikeability and mixed use zoning that would allow for more coffee shops etc in neighborhoods.	12/9/2025 11:35 AM
159	The FRICKING POT HOLES	12/9/2025 11:33 AM
160	worst city ever	12/9/2025 11:29 AM
161	Out of staters buying site-unseen and taking opportunities away from local people with family here.	12/9/2025 10:45 AM
162	Lack of rent controls	12/9/2025 10:40 AM
163	quality of the untis to ownbecause they are old and look terrible especially whe tourists are driving through because nobody wants to see a broke down 70 year old abandoned house on the side of the road	12/9/2025 10:31 AM
164	Too many air bnb ruining the housing market and truly awful property management companies tainting the rental market	12/9/2025 10:31 AM

165	idk?	12/9/2025 10:30 AM
166	Theft and safety. Many people I've talked to do not want to visit Billings because either their vehicle or someone they know has had a break in or traffic accident caused by a reckless driver.	12/9/2025 8:29 AM
167	Housing affordability	12/9/2025 7:57 AM
168	The cost of a young family to start in Billings.	12/9/2025 7:03 AM
169	I hate living here, the only nice thing about Billings is the easy access to hiking trails	12/9/2025 6:49 AM
170	Affordability. People need to live, even those without lots of money.	12/9/2025 6:15 AM
171	Lack of good paying jobs slows economic growth with people having less discretionary income to spend	12/9/2025 5:45 AM
172	Quality of rental units. Most rentals <$1200/month are some form of dilapidated, or at least under-maintained. Housing costs have exceeded average income and affordability in general. Property managers prioritizing profit over habitability. Issues are most pronounced in downtown core, North Side (North Park), and South Side neighborhoods.	12/9/2025 4:49 AM
173	Affordable rentals...have young children I'd like to be able to see move out	12/9/2025 3:51 AM
174	Crime because no one wants to visit a place where they will be robbed	12/9/2025 3:23 AM
175	I think certainly affordability, but even when you can afford a place to live what’s the point if the place itself is made so haphazardly and cheaply that it won’t last? And that doesn’t even discuss the ‘copy-and-paste’ aesthetics that plague those modern units.	12/9/2025 3:08 AM
176	Affordability	12/9/2025 2:46 AM
177	Affordable housing for the lower income earners; especially those with families	12/9/2025 2:19 AM
178	Planning is the biggest concern. Downtown's traffic patterns, especially back-in parking is a joke. There needs to be interstate access at 56th St W and an additional access near the Sheridan exit in Lockwood to help alleviate congestion at Johnson Ln. Need to stop giving business licenses to car washes, casinos, pot shops, and liquor stores. If you want Billings to become a healthier place, don't provide an abundance of businesses that make people addicted in the wrong ways.	12/9/2025 1:40 AM
179	Affordability- hard to find a reasonably priced rental that’s not a dump	12/9/2025 12:40 AM
180	Affordable housing so that people can thrive, then everything else will thrive.	12/9/2025 12:08 AM
181	Maximizing utility of land close into downtown and providing highest quality of city services to the urban core as it is the most efficient use of space and utilities along with avoiding future legacy costs of new infrastructure far from the urban core of the city.	12/9/2025 12:03 AM
182	Billings needs to tax people who come shop here (local option tax!). A few bucks per night on hotels would raise money and isn’t a deterrent for visitors	12/8/2025 11:55 PM
183	Casinos. They are becoming to much. It seems like there is a casino on every corner.	12/8/2025 11:53 PM
184	More concert space/expo area is biggest need for future growth	12/8/2025 11:47 PM
185	A safe quality home that can build equity and hold value.	12/8/2025 11:43 PM
186	Affordable housing since everything is already expensive enough that rent and mortgages stop residents from engaging in the community.	12/8/2025 11:38 PM
187	This is not a problem specific to Billings, but housing prices are completely out of control and will make it impossible for my children to ever own a home in their lifetimes. Something needs to be done to bring prices down for both rentals and owning homes.	12/8/2025 11:19 PM
188	Home affordability. Costs have skyrocketed without wage increases.	12/8/2025 11:11 PM
189	More transparency. Less focus on bikes and pickleball and more focus on the youth and their needs and activities	12/8/2025 11:11 PM
190	I'd love to be able to buy a small cottage. That's not a thing here.	12/8/2025 11:07 PM

191	Affordability in general is terrible. The housing market is insane and has priced out many would-be first time buyers. Rent rates are also ridiculous since they are obviously directly impacted by home values.	12/8/2025 11:07 PM
192	The housing market is so inflated, For both renters and buyers.	12/8/2025 10:59 PM
193	Rent is incredibly high relative to income. Many rentals are run-down older buildings that are not maintained well.	12/8/2025 10:44 PM
194	Affordability. It seems like housing prices keep going up, but wages are not keeping pace. A starter home shouldn't cost $300k, and rents shouldn't be as high as they are, given what the average worker earns	12/8/2025 10:42 PM
195	There's no concern for house values in the overall zoning and planning. Casinos, big apartments, and big storage facilities going up in close proximity to established neighborhoods on the west end are eroding single family home property values. We need businesses that offer goods/services that provide value to the whole population - not just a subset.	12/8/2025 10:33 PM
196	It should not be this hard to buy a house in the community I grew up in	12/8/2025 10:15 PM
197	Lack of affordable housing to own. People should be able to afford a place to call their own.	12/8/2025 10:02 PM
198	Increasing multi family homes and creating large interconnected shared used paths for cycling and pedestrians	12/8/2025 10:02 PM
199	Housing affordability. People can't afford to live here.	12/8/2025 10:01 PM
200	Again quit rubber stamping every application. Hold them accountable when they say affordable before handing them the keys to every new development	12/8/2025 9:59 PM
201	Housing. For the obvious reason. We have more than enough apartment buildings being built because there's too many out of staters looking to come and take money, they can't wait to raise your rent every year and nickel and dime you in between your rent increases.	12/8/2025 9:53 PM
202	Cleaning up city and making unique things in downtown areas like Missoula and Helena would greatly help mame Billings a city worth travelling too. Also, planning west end development to include possibly multi use shopping center, public golf course, big parks with trails/ponds/river access, etc. and not just houses, apartments, or cash grab businesses	12/8/2025 9:36 PM
203	Affordable housing for sale. I would very much like to buy a home instead of renting.	12/8/2025 9:31 PM
204	So much environmental degradation occurs with the city allowing unlimited junk storage in yards. Disabled cars, boats, etc leaking oil. Need to crack down on nuisance properties.	12/8/2025 9:27 PM
205	Affordability: the rent is too high, I can't afford even a starter house, HOAs are tyrannical fiefdoms, and corporate trailer parks raising lot rates indiscriminately make mobile homes an insecure option for someone hitting retirement age	12/8/2025 9:27 PM
206	Housing cost	12/8/2025 9:23 PM
207	Taxes	12/8/2025 9:17 PM
208	Affordability	12/8/2025 8:51 PM
209	Affordability Because I could end up homeless if the Rents keep skyrocketing	12/8/2025 8:50 PM
210	The rental market is not independent of the home ownership market, so it is difficult to disaggregate those. But lack of affordable units to own creates many downstream issues for the quality of life of current residents and the future growth dynamics of the city.	12/8/2025 8:42 PM
211	It's becoming increasingly hard to afford to live in Billings. There is not nearly enough to do here so it's absolutely ridiculous how unaffordable it is. People will have to leave if it continues to get more expensive. I doubt I'll ever be able to afford to buy a house here and will have to leave.	12/8/2025 8:36 PM
212	I am worried about the lack of funding for education; at all levels.	12/8/2025 8:33 PM
213	Lack of casinos. Not enough revenue	12/8/2025 8:26 PM
214	Housing affordability, it drives people into poverty and keeps them there.	12/8/2025 8:24 PM
215	Housing is going to be the challenge for every city in the near future. We need more affordable	12/8/2025 8:22 PM

	single family homes and more rentals.	
216	Owning property is expensive. Taxes and insurance are too high. Rent is too high.	12/8/2025 8:19 PM
217	overall lack of affordable housing	12/8/2025 8:14 PM
218	Cheaply made apartment buildings will wear down quickly. Then what?	12/8/2025 8:09 PM
219	the property management companies in town don't care about quality of rentals. (rainbow sucks, debizal sucks)	12/8/2025 7:58 PM
220	Affordable housing, how can someone try and buy a home or rent when the pay in Billings is so low most people work two jobs and still can't afford housing.	12/8/2025 7:53 PM
221	Encouraging growth when it's a tumor. We don't have the resources, space or infrastructure to accommodate the people who live here.	12/8/2025 7:52 PM
222	Lack of different housing types, especially smaller condos, townhomes, duplexes and single family houses. These help new homebuyers enter the market and keep the population less transient. Sixty percent of my neighborhood is comprised of renters, which makes it hard to build a strong community.	12/8/2025 7:49 PM
223	Affordability to own - I currently rent but cannot imagine I will ever be able to own a home in Billings despite wanting to stay here and start my family.	12/8/2025 7:40 PM
224	The city is too focused on bikes and bike paths and crap. Let's make the streets safer for cars. Let's get more ways to get in and out of the heights. Stop focusing on the stupid bicycles.	12/8/2025 7:35 PM
225	Quantity of rental units.	12/8/2025 7:33 PM
226	Housing cost because Bozeman has gotten out of control and I'm afraid of Billings going the same direction.	12/8/2025 7:26 PM
227	Affordability of rental and own-able housing. I'm not sure if I'll ever be able to live alone	12/8/2025 7:10 PM
228	Education and greenspace are my most important things to improve in Billings.	12/8/2025 6:59 PM
229	Probably going to be stuck in starter home forever and the area which was once nice is seeing more crime. Don't necessarily want to raise my kids in this neighborhood anymore.	12/8/2025 6:56 PM
230	Maintaining public parks and greenways.	12/8/2025 6:41 PM
231	It's easier to own a house in this town than it is to rent one at an affordable rate.	12/8/2025 6:40 PM
232	Housing costs and why we keep building more when we can't even keep the house down for preexisting housing	12/8/2025 6:28 PM
233	Quality and cost	12/8/2025 6:23 PM
234	Buying a house. Wages have been stagnant for years but house prices have risen sharply. Hardly anyone in the 30-40 age range can afford to buy a house. Most of us fear we will never be able to	12/8/2025 6:10 PM
235	Houseing prices are pushing out Billings natives.	12/8/2025 6:05 PM
236	Rental prices	12/8/2025 6:01 PM
237	Lack of housing needs with the influx of new residents also affordability.	12/8/2025 5:51 PM
238	im concerned the same type of businesses are flooding all development, we dont need 8 car washes and 50 banks when our community has no recreational options in the winter.	12/8/2025 5:43 PM
239	More people moving into Billings means more of a need for affordable housing. Greed has taken over and I worry it'll be a bunch of greedy individuals and entrenched bureaucrats getting rich off of working class people.	12/8/2025 5:40 PM
240	Affordability	12/8/2025 5:40 PM
241	City spending is out of control and needs management.	12/8/2025 5:34 PM
242	certain comments have been redacted due to content	12/8/2025 5:31 PM

243	The over abundance of druggies and demented people that (typically) live in the trailer parks. Yes, it's what they can afford, but please stop building them near nicer neighborhoods..	12/8/2025 4:31 PM
244	No issues	12/8/2025 4:31 PM
245	the affordability of rental units	12/8/2025 4:31 PM
246	Housing, I will be an adult in three months and finding a place for me to live is a nightmare.	12/8/2025 4:28 PM
247	Houses and apartments are too expensive	12/8/2025 4:27 PM
248	That people that come here wont like it because there is absolutely nothing to do and it is very boring for both teenagers and young adults that are becoming out future generation	12/8/2025 4:27 PM
249	inflation and increased housing prices	12/8/2025 4:27 PM
250	Lack of housing in rural areas because the infrastructure in said areas must be focused on for future growth of the city.	12/8/2025 4:27 PM
251	houses are expensive	12/8/2025 3:27 PM
252	Affordability of rental units. To facilitate the ability to find housing for those just start out, starting over, or escaping negative/dangerous situations	12/8/2025 3:25 PM
253	Affordability because nowhere is affordable to live	12/8/2025 3:24 PM
254	Housing and prices because, there is so much poverty and homelessness in our town. Also people who cannot afford a housing payment should have a better quality of rental housing in Billings.	12/8/2025 3:24 PM
255	The cost of the housing and the affordability of renting, it's all growing so much and the people cannot keep up with the sudden surge of the house market.	12/8/2025 3:23 PM
256	affordability of housing, wages hard to keep up with rising costs.	12/8/2025 3:22 PM
257	all of them because any what that you go you will pay a high price for a bad looking apartment in a good neighborhood but will pay twice as much in a neighborhood hoof for a rundown moldy apartment	12/8/2025 3:21 PM
258	everything is too expensive	12/8/2025 3:20 PM
259	Billings have become expensive to live, and it might become the prices as Bozeman.	12/8/2025 3:20 PM
260	none	12/8/2025 3:20 PM
261	affordability can cause people to move out of billings	12/8/2025 3:20 PM
262	To many people are going to move to Billings so housing will become an issue and taxes will go up.	12/8/2025 3:20 PM
263	My greatest concern is the control of traffic and lack of entertainment. More and more people are travelling and living in Montana so we need to help the flow of traffic. In Billings, we are lacking entertainment and exciting new places for tourists and even the residents to enjoy.	12/8/2025 3:20 PM
264	Housing quality. As prices for renting go up, the quality of the infrastructure seems to go down. We should work on fixing this to provide for our community.	12/8/2025 3:20 PM
265	housing cost have gone to where not the average house buyer is now in their later 30's to early 40's from where it was just about 20 years ago	12/8/2025 3:19 PM
266	prices of housing going up for places that are not worth very much	12/8/2025 3:18 PM
267	Affordability, is very important especially coming into those years in my life where I need thousands upon thousands to rent and apartment.	12/8/2025 3:18 PM
268	Quality, I know of many people who live in adequately prices units, but they are so poorly up kept they seem quite overpriced for their overall quality.	12/8/2025 3:17 PM
269	Affordability of rent, rent is just crazy expenisve	12/8/2025 3:14 PM
270	Need Bigger lots for individual housing units, more yards	12/8/2025 1:49 PM
271	There is a clear lack of supply to meet the demand that exists. The lack of different housing options is significant. The resistance from existing neighborhoods to anything different from them needs to be stopped.	12/8/2025 1:39 PM
272	Affordability, regardless of what. This plan is great, but will most likely lead to an increase in taxes. The problem is that housing is getting so bad there are two problems. No one will want to pay for this expansion unless affordability is lowered, and if our new homes aren't quality and affordable, then the expansion won't benefit the community like the plan states.	12/8/2025 1:35 PM
273	prices. Might be hard for new families to get started in better areas.	12/8/2025 1:33 PM
274	My greatest concern is the affordability of living in Billings. This ranges from the cost of food to houses/apartments.	12/8/2025 1:33 PM
275	I think that an issues is that there are public parks but there is not a recreation center like in other cities where people can pay and come in and have access to a fitness center, pool, activities and a place to learn things outside of school.	12/8/2025 1:32 PM
276	The price of housing is the more uncontrollable problem. Billings used to be a city you could own a house for cheaper but now its super expensive.	12/8/2025 1:31 PM
277	Quality, because even if you somehow make enough money to rent or own a place the quality of a reasonably priced one is so bad you have to find one that costs more.	12/8/2025 1:30 PM
278	I think the greatest concern is housing prices and as the city continues to grow the schools need to grow or more need to be made.	12/8/2025 1:30 PM
279	Affording living? Because we need to.	12/8/2025 1:30 PM
280	n/a	12/8/2025 1:29 PM
281	High prices for houses and apartments because the group of people being able to afford them are decreasing	12/8/2025 1:29 PM
282	The pricing of individual/ family homes, they have been on a sharp rise for a while. this is expecally a problem with the lack of raising of the average pay per year	12/8/2025 1:29 PM
283	Affordability of units to own because house costs have been rising while the average money made by an American has been staying the same making houses more unaffordable, possibly increasing homelessness. Also forces more people to use government benefits	12/8/2025 1:29 PM
284	The greatest concern is the affordability of home ownership which makes sense on why it cost so much since there isn't sales tax in this state but the affordability of homes is outrageous	12/8/2025 1:29 PM
285	As a student who will soon have to be living on my own, I am scared at the affordability and if I will be able to own or rent anything by myself or even with a couple people.	12/8/2025 1:29 PM
286	Affordability because housing prices are increasing	12/8/2025 1:28 PM
287	Prices will raise on rentals that should be half the price, especially in Billings.	12/8/2025 1:28 PM
288	The affordability of houses because it is important that people are able to live with a roof over their head, so they don't have to be homeless.	12/8/2025 1:28 PM
289	Affordability of units because as someone trying to move out, I make 17 dollars an hour and I can't afford anything on top of the other bills I have.	12/8/2025 1:28 PM
290	house cost	12/8/2025 1:27 PM
291	The cost because when I graduate and move out I am not going to be able to afford to live in a house, and if I do it would not be great.	12/8/2025 1:27 PM
292	I don't really see any issues	12/8/2025 1:26 PM
293	affordable housing and if it will get better	12/8/2025 1:26 PM
294	NA	12/8/2025 1:26 PM
295	The outsiders coming in, raising the cost of living	12/8/2025 1:25 PM
296	All of them, because people need a way to live in a house without going paycheck-to-paycheck while being able to actually find a house.	12/8/2025 1:25 PM

297	The amount it costs to afford a home even though they will likely be dumps.	12/8/2025 1:24 PM
298	Crime and too many people.	12/8/2025 1:24 PM
299	Cost of housing.	12/8/2025 1:24 PM
300	Housing cost - no one can afford it so the homelessness is increasing.	12/8/2025 1:24 PM
301	affordability of units to own	12/8/2025 1:23 PM
302	Housing cost because a lot of people are not able to afford rent for long	12/8/2025 1:23 PM
303	people will be become house poor and not do anything because they can't afford to do it	12/8/2025 1:22 PM
304	Gulp	12/8/2025 1:20 PM
305	Higher housing cost lowers your quality of life by raising cost of living.	12/8/2025 11:53 AM
306	cost of living because im going to be looking for a place to live in the next year	12/8/2025 10:42 AM
307	Many of the newer constructed homes have been claimed as low quality and had many problems in the architecture.	12/8/2025 10:42 AM
308	housing. it is the basis of everything	12/8/2025 10:37 AM
309	Housing because as a senior in high school there is a scare that in the future it is getting harder and harder to potentially have a house or anything in my generations future.	12/8/2025 10:37 AM
310	Affordability of any home, Ill be living on my own within the next few years and it gets harder and harder to afford housing and I don't want to start behind.	12/8/2025 10:35 AM
311	Affordability with all housing, because newly adults can't afford these apartments.	12/8/2025 10:34 AM
312	House prices have been raised through the roof and makes me wonder how I will ever afford a house.	12/8/2025 10:34 AM
313	HIGHER MINIMUM WAGE!!!!!!	12/8/2025 10:33 AM
314	I am concerned about the affordability of houses because some people can end up homeless with the inflation prices on houses	12/8/2025 10:32 AM
315	I like to be able to watch the sunrise/sunset and be able to see the mountains clearly	12/8/2025 10:32 AM
316	How expensive they are becoming	12/8/2025 10:32 AM
317	afortability	12/8/2025 10:30 AM
318	As a student the lack of living affordability in the city is a big concern. Coming out of college I am worried if I will be able to make it on my own.	12/8/2025 10:29 AM
319	greatest concern is housing affordability, theres only apartments for rent and houses for rent. youll own nothing in 20 years of rent payments	12/8/2025 10:28 AM
320	Struggling to find a place to live and keep it	12/8/2025 10:28 AM
321	Affordability of housing because I am almost 18 and need to move out	12/8/2025 10:27 AM
322	how expensive it is for bad apartments/rental houses	12/8/2025 10:27 AM
323	Public safety	12/8/2025 10:12 AM
324	The affordability for a house	12/8/2025 7:54 AM
325	Affordability of rentals. 1200$ for s studio apartment when 5 years ago it was 600$. That inflation rate is ridiculous. Put a cap on how much scummy landlords can charge on units. If we keep having these landlords from Cali, Arizona, Texas, Florida, and New York our housing market is going to be inaccessible for younger generations, and we will see an increase in homelessness	12/8/2025 7:39 AM
326	Affordable housing for single family dwellings.	12/8/2025 6:51 AM
327	You provided a survey for the meat shack. And then you decide to sell the property to a private party. That's hypocrisy. Why offer the public a choice when you had no intention of following through with their selection.	12/8/2025 2:26 AM

328	Affordable housing. Owners might take better care of their property	12/7/2025 8:47 PM
329	The cost of living has far outpaced the income of many residents.	12/7/2025 8:33 PM
330	Our taxes keep rising, but so does the crime. I am sick of my taxes not going to improve the safety of the city.	12/7/2025 7:22 PM
331	Affordability - this is not the same city or state I move to over 25 years ago.	12/7/2025 7:15 PM
332	The cost of buying a home in Billings used to be fairly low and something that was achievable. That is definitely not the case now.	12/7/2025 11:52 AM
333	I am concerned with the city and county making foolish decisions on the best use of land in and around Billings and what they allow to be developed. Y'all don't have a great track record and allow whatever proposal a developer or business wants to develop without looking at what the actual best use of the land is. Carwashes every few blocks is a perfect example of this. Casinos every few feet is another example. Reach out to national businesses and franchises and encourage them to expand here instead of taking what comes. We don't need another casino or car wash for the next 50 years.	12/7/2025 11:25 AM
334	Overpriced units are sitting vacant.	12/7/2025 10:50 AM
335	The income here doesn't support the housing costs. Families are falling behind.	12/7/2025 10:09 AM
336	Lack of quality and affordable single family housing. Rising prices on mortgages, property taxes, and rent are hurting citizens.	12/7/2025 10:04 AM
337	Housing prices, as someone who makes good money we struggled to find something when moving here for work. I can't imagine those in lower incomes. No control on properties for rental increases. Our rent was raised $400 for "market value" for 2026. People are being priced out of their homes for greed.	12/7/2025 8:45 AM
338	Cost of housing	12/7/2025 8:31 AM
339	The lack of undeveloped pen spaces. Need to share our space with the animals. We are supposed to be stewards of the earth and its life forms. All life matters. Also, a better lifestyle can form in this environment	12/6/2025 7:59 PM
340	Housing affordability	12/6/2025 7:56 PM
341	Neighborhoods should not be a hodgepodge of this and that - developers should be discouraged from trying to insert more high density housing in inappropriate places that ruin the character of single family home neighborhoods - keep these separate. We also have a lot of ill kept mobile home parks and old apartment buildings.	12/6/2025 7:42 PM
342	Growth in general, which leads to increased cost of living and increase in crime and puts strain on services across the board.	12/6/2025 7:36 PM
343	Overall lack of housing. To few units makes it hard to attract new people to Billings and to keep people here.	12/6/2025 7:26 PM
344	The housing that becomes available to own that is of great quality isn't available very long and of course goes to the person willing to pay the most. This doesn't help the common person with limited income and savings.	12/6/2025 6:50 PM
345	Crime! Law enforcement needs new leadership this is not the same city it was 25 years ago… sorry ST JOHN	12/6/2025 5:49 PM
346	The fact that I cannot get approved to buy the same home I've rented for a decade, this is a concern because it's causing poverty, when I could almost be a home owner. Home owners have more pride in their property, this town is full of demoralized renters.	12/6/2025 5:19 PM
347	Billings is growing so quickly, and feels that it is outgrowing important services, such as emergency services and schools. We need to adequately expand all services to support population growth without financially burdening those in lower economic standing.	12/6/2025 4:01 PM
348	Traffic congestion is going to get much worse.	12/6/2025 3:44 PM
349	Price, you don't get shit here for what you pay	12/6/2025 3:02 PM
350	Greatest concern is affordability of units to own. Young families used to be able to purchase	12/6/2025 2:37 PM

	their first home, but that is a very rare option for families today. More and more people are stuck renting.	
351	rental management companies should be responsive to treating black mold issues	12/6/2025 1:56 PM
352	Adequate traffic planning. Stop making a mess out of transportation projects. When you build it, OVER anticipate the usage so it doesn't become nothing but a disastrous string of bottle necks, inefficiencies and counter intuitive traffic conventions. Hire some intelligent traffic engineers.	12/6/2025 1:56 PM
353	1. This city is no longer safe. 2. Public schools are failing in all areas.	12/6/2025 11:27 AM
354	See above. I'd be really bummed if I lived by Arrowhead school and now looked out my backyard at the rooftops of a dozen apartment buildings.	12/6/2025 10:49 AM
355	Keeping green space… there's a reason we live in Montana and not LA	12/6/2025 10:01 AM
356	More difficult for new home buyers	12/6/2025 9:25 AM
357	I work in a Title 1 school. Over half of the kids live in extreme poverty. Either their homes are not safe or large families live in hotel rooms. Seems rentals are out of control with maintenance and price. We can't teach the kiddos if they haven't slept or eaten.	12/6/2025 8:46 AM
358	Working people need affordable housing for their jobs in west end	12/6/2025 7:41 AM
359	Affordability of units to buy/rent.	12/6/2025 2:17 AM
360	Lack of affordable housing in general.	12/6/2025 12:21 AM
361	No comment	12/5/2025 10:48 PM
362	Housing affordability.	12/5/2025 10:11 PM
363	Affordability of places to own. I want to raise my family here but with rent prices high and buying even worse we are forced into beginning to look at other communities where we might be able to afford to grow	12/5/2025 9:11 PM
364	Over development, but able to meet the need of the community.	12/5/2025 9:01 PM
365	The price is for any housing is just too high.	12/5/2025 8:45 PM
366	Too much bureaucracy is ruining the city with outrageous salaries and no accountability.	12/5/2025 7:58 PM
367	The fact that we're building giant modern cookie-cutter apartments with no planning as to the communities we can build around them, that are made out of cardboard. The landlords live out of state, and have 0 reason to maintain or listen to residents. one management company alone in billings pretty much just lets buildings go until they get condemned.	12/5/2025 7:43 PM
368	My children struggle to make ends meet and pay more for rent than I pay for my house. The interest rates are so high they can't afford to buy a house.	12/5/2025 7:14 PM
369	The cost of housing/interest rates is increasing, while salaries aren't.	12/5/2025 5:26 PM
370	Affordability of units to own restricts young people from getting established in Billings.	12/5/2025 5:25 PM
371	Affordability of rental units. Wages do not keep up with rent costs.	12/5/2025 5:07 PM
372	Cost of living	12/5/2025 4:08 PM
373	Keeping Billings affordable and maintaining the ever growing costs of maintaining the city, keeping this balanced.	12/5/2025 3:32 PM
374	Cost of owning a home. Property taxes have risen a lot. Concerns about how the state appropriates funds back to Billings. Feels like we largely subsidize communities around the state and Billings suffers.	12/5/2025 3:01 PM
375	Uncontrolled growth will put strain on already suffering infrastructure and natural resources, putting existing residents at risk.	12/5/2025 1:55 PM
376	Neighbors that don't obey city ordinances bringing down property values. Too many rentals in certain areas.	12/5/2025 10:25 AM
377	Housing because it is the most basic human right. So-called investors are buying up housing	12/5/2025 10:21 AM

	for air bnb, rather than families living in them.	
378	Landlords are out of control.	12/5/2025 10:20 AM
379	No architectural design control. City has become ugly. It is embarrassing to show Billings to visitors.	12/5/2025 10:09 AM
380	Crime/homeless/drug use	12/5/2025 9:45 AM
381	Homeless population will grow along with crime if we can bring costs down!	12/5/2025 9:27 AM
382	Massive rental complexes, while they fill a need, also drive congestion and overload local schools. Developers should be required to create more green spaces near the complexes and contribute to road improvements.	12/5/2025 9:24 AM
383	Rents in Billings have more than doubled in the last five years. The Landlord Association has worked itself into a greed frenzy, encouraging practices such as regular, onerous rent increases, converting residential rentals into mini hotels, strategies to keep deposits, etc.. These practices were practically unheard of ten years ago.	12/5/2025 8:54 AM
384	Landlord ACCOUNTABILITY, housing habitabiliaty, cost of rentals, condition of houses to buy.	12/5/2025 8:43 AM
385	Affordability - some houses are being sold for astronomical prices	12/5/2025 8:32 AM
386	Valuation of housing is being controlled by greedy landlords and realtors, mostly from out of state buyers that have destroyed local working Montanans from owning a home.	12/5/2025 5:35 AM
387	If unhoused are not taken care of, we are not a CIVIL-ization.	12/5/2025 3:34 AM
388	Affordability of housing and good paying jobs	12/4/2025 11:43 PM
389	Too much development, loss of farmland	12/4/2025 11:39 PM
390	The homeless population is growing. We need more affordable housing and the city needs to focus on housing as their primary concern looking to the future	12/4/2025 9:35 PM
391	Lack of small homes built as a m means for people to enter the real estate market	12/4/2025 9:33 PM
392	People cannot afford the prices. Mobile home parks have been taken over by large companies and people had to leave homes could not afford lot rents. GREED IS TAKING OVER.	12/4/2025 6:38 PM
393	We will never get a Trader Joe's in my lifetime	12/4/2025 6:36 PM
394	High rent and corporate landlords	12/4/2025 5:13 PM
395	Housing cost and lack of options, homeless get them out of here, shelters just enable them and don't fix the problem	12/4/2025 5:12 PM
396	Housing cost. People living in billings are struggling to make ends meet and can barely afford a mortgage/rent and are starving.	12/4/2025 4:57 PM
397	Vastly inadequate and substandard emergency services.	12/4/2025 4:24 PM
398	Lack of affordable housing. A strong workforce needs a place to safely live.	12/4/2025 3:17 PM
399	The price of housing	12/4/2025 2:17 PM
400	Quantity/Quality of affordable housing for young employees and their families.	12/4/2025 1:26 PM
401	Affordability and transportation. Get a rail from heights Lockwood to Laurel with use of bus in the city.	12/4/2025 12:34 PM
402	We need to invest in high density downtown housing (mixed use condos) as an economic driver and strong tax base	12/4/2025 10:53 AM
403	A lot of the rental units in Billings look run down and unattractive.	12/4/2025 9:49 AM
404	Opportunities for recreation and entertainment will improve residents quality of life and increase tourism	12/4/2025 8:18 AM
405	Housing because people that live here need to be able to find a home that they can afford with the low wages in Billings.	12/4/2025 7:41 AM

406	Safety, update what we have, more things for families to do, downtown should reflect Montana culturally, new vision, more urban trails no development	12/4/2025 4:47 AM
407	the quality and affordability of housing. Many of the afordable homes are places that you would not want to raise a family.	12/4/2025 12:39 AM
408	Affordable housing. My kids can't afford apartments, while working 2 jobs.	12/4/2025 12:34 AM
409	I worry that my children won't be able to afford to stay in the city they were raised in.	12/4/2025 12:07 AM
410	I think there is a serious lack of affordable housing. Rents are outrageous	12/4/2025 12:00 AM
411	Affordable	12/3/2025 11:39 PM
412	We need more/better options for unhoused individuals and better mental health access	12/3/2025 11:14 PM
413	What makes Billings special and worthwhile to live here? Typically we hear that "it's cheaper than Bozeman and Missoula" and that doesn't speak much to the city	12/3/2025 10:49 PM
414	furthering expansion of the west end without focusing on providing renovation of current infrastructure and more infill first.	12/3/2025 9:58 PM
415	We need a land use plan that focuses on density in the city core and preserves open spaces in the valley	12/3/2025 8:59 PM
416	Housing, too many apartments with sky high rents, not enough houses, condo, townhomes being built so the more people can be homeowners and have more stability.	12/3/2025 8:36 PM
417	Billings continues to lack housing in all price levels.	12/3/2025 7:37 PM
418	Affordability of rental units is very important to ensure that people who are thinking of buying a permanent residence will not be overburdened by rent cost.	12/3/2025 7:00 PM
419	Affordability. Everywhere we turn, someone is being priced out of their home, whether it be taxes or utilities. Even in the surrounding cities of Billings. The cost to get into home ownership is more expensive than ever right now too - interest rates + inflated values.	12/3/2025 6:27 PM
420	Housing costs, particularly renting costs and, for homeowners, tax increases. WE NEED A SALES TAX OPTION so the burden isn't only on homeowners.	12/3/2025 5:20 PM
421	Lack of police presence. It directly affects the desirability of living in or visiting Billings.	12/3/2025 4:35 PM
422	public infastructure, support of marginalized communities, environmental	12/3/2025 3:43 PM
423	Traffic safety. Traffic safety. Traffic Safety. We need more dedicated traffic cops. The fines need to hurt, not just a slap on the wrist. The greatest chance for anyone in Billings to be severely injured or killed is by automobile accident. Even if nobody is hurt the financial impact of an accident can be devastating. The property damage done by vehicle accidents around Billings is unacceptable. DUI's need to be taken VERY seriously as well. There is no excuse. Two strikes and you are out. No different than randomly waiving a gun in public and pulling the trigger.	12/3/2025 3:39 PM
424	Affordability	12/3/2025 3:37 PM
425	Probably affordability (of both rentals and homes to own)	12/3/2025 2:30 PM
426	Lack of housing that is affordable- very hard to attract new employees and families to Billings.	12/3/2025 1:22 PM
427	Affordability - rent is so high	12/3/2025 1:18 PM
428	To maintain a semi-rural feel with open space and clean areas, while providing shopping and streets for expanding neighborhoods.	12/3/2025 12:09 PM
429	Make Billings inviting to people who just happen past it. Ugly interstate area deters visitors and possibly businesses that might want to grow here.	12/3/2025 11:28 AM
430	Affordable housing drives most other issues	12/3/2025 9:54 AM
431	First time home buyers unable to find affordable housing.	12/3/2025 9:45 AM
432	Affordable housing to own because prices are going up and it's getting harder and harder to be able buy a home without being house-poor or being priced out. I just don't want to see Billings	12/3/2025 9:41 AM

	go the way of Bozeman and be impossible for middle income families to buy a home.	
433	Housing in metropolitan area	12/3/2025 8:09 AM
434	Rising house costs	12/3/2025 6:28 AM
435	Housing affordability, people on fixed incomes can't pay the increases in property taxes and insurance	12/3/2025 4:31 AM
436	One should not spend most of their paycheck to have a place to live	12/2/2025 9:17 PM
437	Housing affordability, fiscal sustainability of development	12/2/2025 8:51 PM
438	Poor Landlord, not upkeeping property and kicking out individuals and families with small children with no reason, just a 30 day notice to vacate.	12/2/2025 7:59 PM
439	Do not like the low income housing that is run down.	12/2/2025 7:43 PM
440	Pricing of the housing and renting market.	12/2/2025 7:08 PM
441	Trying to expand the city west when people have moved out of the city limited to get away from the city. We need more growth along the interstate area.	12/2/2025 6:51 PM
442	Transplants taking over and repeating the same crap they fled from.	12/2/2025 6:38 PM
443	Water & sewer are fundamental. Traffic flow… growth could create grid lock (have more through streets)	12/2/2025 6:11 PM
444	Price is outrageous compared to wages	12/2/2025 5:55 PM
445	Housing costs, because the prices have quadrupled in the last 30 years but are very difficult to own.	12/2/2025 5:55 PM
446	Affordable housing!	12/2/2025 5:53 PM
447	If we have poor quality rentals in the area it affects the value of homes like mine.	12/2/2025 2:32 PM
448	Lack of housing available within billings/assistance.	12/2/2025 11:08 AM
449	Quality of residential rental units.	12/1/2025 4:49 PM
450	Overbuilding on the Westend Need more infill in midtown	12/1/2025 2:27 PM
451	Updating of roads. Specifically Central and Grand Avenue to start with.	12/1/2025 1:19 PM
452	There is a mindset in Billings of 'good enough'. I am concerned that the quality of life will erode and people will choose to leave the area. This will impact the available workforce and be a domino effect.	12/1/2025 1:02 PM
453	The so called affordable housing is not affordable for most people in this city. And who on the planning committee thought 4 story apartment buildings off of Grand and 32nd was a good idea? You people are a joke. 32nd was not planned for the traffic from Zimmerman and all the apartment complexes. Same West of Shilo and King! What a joke!	12/1/2025 12:34 PM
454	The "Other" selection	12/1/2025 12:32 PM
455	Housing , rent or own , is unaffordable fir the average income in this city	12/1/2025 10:18 AM
456	I selected I dont see a concern is Real estate. As a real estate professional, the market is very balanced, also as a real estate investor, the rental market is very balanced. Both markets are relatively affordable, but also there is money to be made that incentivizes people to improve these fields.	12/1/2025 12:22 AM
457	Housing and transportation	11/30/2025 3:56 PM
458	Affordable housing.	11/30/2025 3:55 PM
459	Rental housing cost because everybody has to be able to live here to work and play here otherwise they leave and not everyone can afford to buy a house.	11/30/2025 2:56 PM
460	High rise rental housing projects in single family neigorhoods which create congestion and safety related issues	11/30/2025 2:55 PM

461	Crime, transients, illegal immigrants, all put a drain on our services and quality of life.	11/30/2025 2:54 PM
462	Housing affordability, prospective buyer wages are not adequate enough to quality for our current city real estate seller inventory. Total debt ratios are above qualifying for a loan.	11/30/2025 9:59 AM
463	Affordability	11/29/2025 4:58 PM
464	affordability, both rental and purchase. Billings used to be very affordable. Escalating property values will drive people to go to less desirable places like Wyoming or the Dakotas.	11/29/2025 4:58 PM
465	N/A	11/29/2025 1:50 PM
466	Billings needs to build, promote and accept green mobility by planting more trees, encouraging natural transportation and connect citizens with nature. These options are being expanded throughout Montana cities yet Billings stays way behind the expansion of natural surroundings.	11/29/2025 1:35 PM
467	Good, quality, affordable housing for people - this will draw productive and positive people into Billings who will hopefully stay.	11/29/2025 10:20 AM
468	Apartments affordable	11/28/2025 6:38 PM
469	Too many affordable single family or multi-family homes are being purchased and used as STRs. Monthly rentals are very much needed for traveling nurses or people coming to Billings for other business/pleasure, but there is no need to have nightly or STR rentals in neighborhoods. They destroy neighborhood charm, cause myriad issues and decrease property values for the neighbors. Nightly STR neighborhood rentals also discourage people from going out and patronizing local businesses and contributing to the tourism economy, which is something that Billings needs.	11/28/2025 4:21 PM
470	village cooperative would be perfect if it wasn't a cooperative;	11/28/2025 1:01 PM
471	Affordable housing(rental/ownership) to meat the needs of all socioeconomic citizens.	11/27/2025 11:17 AM
472	cost of housing, renters are too greedy	11/26/2025 11:49 PM
473	Affordability affects young families and elders, especially	11/26/2025 1:24 PM
474	Affordability for families. As a young family ourself we are thankful to have been able to find a place when prices were reasonable, but have friends who can't find places. The traffic patterns and such are also not reasonable for winter either. There have been so many accidents recently and a lot of it seems to be people not understanding the traffic patterns.	11/25/2025 9:28 PM
475	Traffic and overgrowth of housing without proper community planning.	11/25/2025 1:33 PM
476	There is too much uncontrolled growth in Billings, which is the root cause of all our other problems.	11/24/2025 8:23 PM
477	Affordability.	11/24/2025 8:13 PM
478	Maintain viable "Downtown".	11/24/2025 2:51 PM
479	Quality of rentals, seems to be to many slum lords.	11/24/2025 10:25 AM
480	Rentals are becoming too expensive, and I'm not sure my child will ever be able to afford to buy her own house here in Billings.	11/23/2025 2:15 PM
481	Billings has the least aggressive community forestry program of the largest cities in Montana. It is an embarrassment to us as the state advisory committee on community forestry.	11/22/2025 8:51 PM
482	You can't make enough in Billings to afford to live here.	11/22/2025 8:46 PM
483	Cost. It is getting to be nearly impossible to buy a home with the wages available here. Even trailer houses are going for 100+k.	11/22/2025 6:37 PM
484	Surrounding area housing	11/22/2025 9:27 AM
485	Downtown safety and revitalization. We must make it more attractive for people to live and work downtown, and they have to feel safe going out at night downtown. Address the transient problem. Get them out of downtown.	11/22/2025 8:28 AM
486	The quality of units to rent and own needs to be maintained. It is important that housing continues to be in good condition after 10-20 years!	11/21/2025 8:41 PM

487	continuation of sprawl development and single use development; we need more dense downtown multi family including high rise	11/21/2025 7:47 PM
488	Rental costs. The high cost of rental units, monthly, affects the low to moderate income.	11/21/2025 5:26 PM
489	Perhaps the greatest two I have are the loss of agriculture land first and second the cost of owning a home because of all the people that will now be crammed into a sq mile.	11/21/2025 2:27 PM
490	Property taxes-how much the city and school depends on them. SD2 is a joke there should be an audit on their spending	11/21/2025 1:20 PM
491	Increasing price of housing has become inaccessible for college graduates.	11/21/2025 12:01 AM
492	Lack of owner housing	11/20/2025 9:49 PM
493	taking care of environment because that affects people's health	11/20/2025 9:19 PM
494	Affordable housing	11/20/2025 9:01 PM
495	Lack of tax revenue from single family unit homes and non-mixed use building to help improve services and current infrastructure, provide new services like starting a light rail train system, and much more.	11/20/2025 7:49 PM
496	Affordability is 100% the most important piece. We are living on scraps, and the government safety net programs are all at risk. Wealth and income inequality causes unnecessary death and suffering. It also costs us enormous amounts of money as a society.	11/20/2025 4:19 PM
497	Affordability	11/20/2025 4:17 PM
498	I want affordability, when we're taxed out of our homes at an old age, people leave. People worked their entire lives to retire in their home but get taxed out of it. We don't have a place for people to go in the who are struggling with homelessness or mental illness. Many of the churches are part of the problem. School district is crossing the separation of church and state, nobody is doing anything about it.	11/20/2025 3:46 PM
499	Housing affordability	11/20/2025 1:29 PM
500	Reduction of large lot development driving those buyers to the county.	11/20/2025 1:11 PM
501	Affordability, because if rental units were more affordable we'd have fewer homeless people, and a happier city that's free to spend their hard earned money on recreation or hobby work.	11/20/2025 12:42 PM
502	See above. This comes down to being able to push home building faster without overreach as it hampers the ability to build without all of the red tape currently being handed down, and the duplication of departments.	11/20/2025 12:33 PM
503	Education	11/20/2025 11:31 AM
504	Affordability for young families	11/20/2025 9:11 AM
505	Everything is outdated. A lot needs to be modernized.	11/19/2025 10:05 PM
506	I'm really concerned for first-time homebuyers like my husband and me. Owning a home feels increasingly unattainable, and it seems like our generation is being pushed into renting indefinitely. Instead of constantly building more apartments, we should be focusing on creating affordable, thoughtfully designed neighborhoods—like the beautiful, well-planned tree streets. Those areas make Billings feel inviting, unique, and truly like a community. We need more neighborhoods that give young families a real chance to put down roots	11/19/2025 9:40 PM
507	New development for purchase is almost exclusively, large single family detached homes. The limited amount of new, smaller units are overpriced when compared to existing homes of similar size	11/19/2025 9:35 PM
508	afforability	11/19/2025 3:41 PM
509	Quantity and Affordability. People are being priced out of places to live and are struggling to make mortgage/rent payments.	11/19/2025 2:35 PM
510	Rent affordable	11/19/2025 2:03 PM
511	I'm concerned about not having homes available that are for new homeowners. I want to invest in a home and put down roots, but that's difficult to do if all the new builds are apartment	11/19/2025 2:02 PM

	complexes. That only encourages temporary residents when the goal would be establishing long-term residential taxpayers who are in clean, safe neighborhoods.	
512	Billings is one of the ugliest cities in MT. We need to work on making public spaces attractive for new development. Our downtown is full of used clothing, used furniture, antique stores. Non tax paying businesses should not be allowed on any ground level storefronts. That will never attract higher end retail. Every thriving downtown in America has residential living spaces available to rent or own. TIF money should only be available for new retail. Every new development should have to obide by rules to make the area more attractive with trees, shrubs etc. I closed my downtown business because all of the "New" retail went to the west end because DBA and City have allowed nonprofits and used stores to take over the downtown. Albertsons is the only grocery brand in a city of over 100k people? Work on getting competition in Billings.	11/19/2025 11:23 AM
513	Public safety so that people can be and feel safe walking in areas like downtown and large parking lots, and better traffic control to avoid accidents or road rage incidents.	11/18/2025 9:57 PM
514	Housing affordability. I have a great job, and chose to rent because I'm a better renter than home owner. The cost of rent, however, is out-pacing our community's pay schedule.	11/18/2025 6:34 PM
515	affordability	11/18/2025 4:41 PM
516	the consolidation of apartment complexes---on King west of Shiloh & west of Zimmerman between Grand and Poly	11/18/2025 11:59 AM
517	Affordable single family housing for rent	11/18/2025 11:49 AM
518	Public Safety - we need more police patrol at night, and more police presence around our schools during the day. We need to get rid of our homeless people downtown by doing away with shelters and handouts. We need our police officers to monitor the drag racing on Rimrock and Central Ave. We need to get rid of a lot of our bars and casinos, to present a more upstanding community appearance.	11/17/2025 10:06 PM
519	Public safety or at least the perception of public safety	11/17/2025 8:45 PM
520	The affordability of things. It is hard to get people to mov to Billings when prices are so high.	11/17/2025 3:55 PM
521	Neighborhoods with walking access to some businesses like a coffee shop, grocery store, etc.	11/17/2025 2:37 PM
522	Housing in general is too expensive and we need to find a way to get housing to the unhoused.	11/16/2025 6:09 PM
523	Hedge funds and large corporations buying mobile home parks and raising the rent so high that long-time Billings residents lose their homes. This is a serious threat to the city’s ability to house everyone.	11/16/2025 11:48 AM
524	Billings is on the cusp of increased growth which will be stunted if a workforce has insufficient housing units.	11/16/2025 11:40 AM
525	Availability homeless shelters.	11/15/2025 7:03 PM
526	Improve access and availability of recreational activities, important for family visiting in Billings and improves out QOL	11/15/2025 3:12 PM
527	Affordable rental	11/15/2025 10:53 AM
528	overdevelopment and loss of privacy--and conflict of interest from people on commission who are developers	11/15/2025 9:07 AM
529	Build and fund the schools! There are a lot of apartments being built between Arrowhead and Boulder. You need more schools and restaurants and retiming of traffic lights to accommodate everyone.	11/14/2025 11:51 PM
530	Traffic in the streets as it leads to spending less time at home and I don't want to see an impact in the environment.	11/14/2025 8:44 PM
531	Safety	11/14/2025 6:54 PM
532	Housing affordability + access. This is a basic human need and we can certainly do a better job in ensuring our unhoused neighbors can attain this basic need.	11/14/2025 6:40 PM
533	urban sprawl -- new developments at the edge of the city do not pay for the infrastructure	11/14/2025 5:05 PM

	required to make them livable	
534	Affordable housing which impacts young people coming to the city for new jobs.	11/14/2025 1:53 PM
535	Both go hand in hand. Landlords are charging WAY too much for subpar and affordable housing.	11/14/2025 10:19 AM
536	Walkability , bicycle network and connectivity, preserving existing buildings and enhancing public streetscapes	11/13/2025 12:27 PM
537	Lack of development, including housing, in the City/Downtown and the poor development of ag land on the west end.	11/13/2025 11:13 AM
538	Average wages don't line up with quality affordable housing options.	11/12/2025 11:12 AM
539	City support for long term supportive housing and crisis intervention for serious mental illness and addiction. This is the top priority because the #1 thing I hear from people thinking about moving here is about transients and crime. These are both directly linked to the lack of a well run continuum of care.	11/12/2025 10:45 AM
540	Low-density development patterns that don't pay their own way long-term through property taxes and street assessments, so they are subsidized by properties in the walkable districts	11/11/2025 7:01 PM
541	Crime & lack of good infill development in the city. People are not likely to enjoy visiting a city that looks like an overgrown warehouse district. Too many run-down, sad looking areas in this city, and too many damn casinos.	11/11/2025 5:58 PM
542	affordability is critical to maintaining a middle class	11/11/2025 1:46 PM
543	Affordability - basically there are a ton of units at the highest end and a lot of low end units and nothing in between. You will find similar price points on anything you can name from spaghetti sauce to tires to electronics. Where is the middle road?	11/10/2025 11:53 AM
544	the rental and housing market have skyrocketed without the same scale increase in income of the average Billings resident causing more families to function being house poor, making them choose between nice housing and other needed expenses.	11/10/2025 8:39 AM
545	The cost of housing is outpacing people's ability to afford it.	11/9/2025 10:34 AM
546	Improving downtown - (1) make it safer - too many needles, feces, mentally unstable folks harassing tax payers who would like to come downtown with their families to spend part of their day shopping, etc. (2) give people a reason to want to come downtown and tourists a reason to stay downtown - see # 1; encourage quality restaurants to come downtown and support them so they keep their doors open (no property tax for first 5 years?); same for new and interesting retail businesses; remove blight by cleaning up streets, improving depressing looking buildings, keep historical buildings, encourage art; improved lighting, more patrols by security and law enforcement, new ordinances targeted to camping and loitering, etc	11/9/2025 9:49 AM
547	The rapid increase in property taxes will eventually price people out of their own homes. The government spends too much money on the wrong things.	11/8/2025 2:09 PM
548	Nice neighborhoods are being broken up by multi family housing. Light pollution is out of control there is no traffic infrastructure for the housing developments. No consideration for existing property owners. Out of State developers are ruining our housing areas with thr rubber stamp of the city..	11/8/2025 9:12 AM
549	We need more options for first time home buyers or those entering the housing market who do not have the built-in equity to use in the down payment/closing costs of another property.	11/7/2025 2:10 PM
550	That the downtown creates the most tax revenue, but is neglected instead of invested in.	11/7/2025 11:04 AM
551	Affordability of rentals and homes. There are no starter homes that are affordable and you can't afford to rent while saving for the ones that are on the market because the rent it too high.	11/6/2025 10:59 PM
552	Affordability	11/6/2025 4:51 PM
553	The jump in prices is ridiculous.	11/6/2025 12:49 PM
554	Zoning, allowing people to run businesses out of their homes easily and use their access yards to provide alternative housing would be immensely helpful for people to be able to find affordable housing and create a living for themselves here	11/5/2025 4:22 PM

555	Uncontrolled growth. The "cheapest" development (including provision of more/new housing) will always APPEAR to be on the undeveloped periphery of a city, but permitting more and more development on the edges of the city will end up spreading public resources thin and detracting from quality of life (who wants to spend MORE time in a car?). I've been to several east-coast cities and used to live in Atlanta: by not setting boundaries for growth, those cities have ended up with miles of "beltway" interstate and lots of "nowhere" communities in between the city center and the furthest incorporated areas. The result is stifling traffic, food and cultural deserts, and tens of thousands of residents who never get to enjoy what the city has to offer because all of their free time is spent commuting. Billings should set some tough boundaries that will prohibit periphery development and encourage densification and redevelopment of existing property within the city. That way, tax payer dollars spent to maintain and improve infrastructure that we have already committed to maintaining will benefit new development as well. This will make lots of people mad, but it will pay dividends long into the future.	11/4/2025 9:07 PM
556	Lack of housing within the city. Sprawl leads to higher costs for everyone.	11/4/2025 4:32 PM
557	Quality and quantity of units to own--renters are not invested and damage neighborhoods	11/3/2025 2:17 PM
558	How much rent is in HUD housing	11/3/2025 12:46 PM
559	The lack of housing available in the city continues to result in urban sprawl. Urban sprawl negatively impacts the community (less open space, less green space, more car-centric community, etc.).	11/3/2025 10:39 AM
560	Affordability of units to own--One of Billings' competitive advantages for attracting people in MT is the balance of a quality job market with reasonable home prices. If that balance is shifted due to rising home costs, I fear working families may look elsewhere for opportunities.	11/3/2025 10:29 AM
561	My greatest concern is that we don't take advantage of the possible recreational locations around town. Providing great activities and options for places to visit outdoors and play sports can provide a huge cultural boost to morale. Seeing continued downtown development and clean up is also helpful. Continued additions to the Westend utilities is a smart continued strategy.	11/2/2025 9:10 PM
562	Traffic with inadequate funding to solve the problem	10/30/2025 7:08 PM
563	the rate of construction and housing cost will eventually implode on itself. the only people making money in this market is the contractor, realtor and landlords. Out of area buyers are crushing the homeownership of the residents who already live in this community. not to mention property taxes that grow rapidly to provide services to out of town buyers.	10/29/2025 7:08 PM
564	Lack of different housing meaning larger lot single family homes int the city with acreage and animals. Other: Over buying and renting of starter single family homes. There are not enough of 900-1K sf starter homes on 7k sf lots to allow owner development equity.	10/28/2025 12:02 AM
565	Public land access and open space. I moved here recently, but the development of agricultural and open space land is evident. I wish there were more developed trail networks for biking and trail running throughout the city.	10/27/2025 2:55 PM
566	Affordable Housing	10/26/2025 2:48 PM
567	Affordability, how can you support tourism and business growth if there are no affordable places to live or rent?	10/24/2025 12:31 PM
568	Having affordable housing for Billings residents across the spectrum.	10/23/2025 6:33 PM
569	Affordable high density housing to reduce sprawl.	10/23/2025 3:06 PM
570	Quality and affordability of safe homes for all economic levels. There are significant barriers and a lack of income growth opportunities for the next generation to become home owners, when they are faced with low quality and high expense rentals.	10/23/2025 12:33 PM
571	Stop taking away farmland and stop trying to line every road with commercial and multifamily.	10/23/2025 11:42 AM
572	I think if we are going to encourage tourism we need more opportunities to access rec/activity in the city not just send them all to red lodge	10/23/2025 10:42 AM
573	No more high density housing, no more encouraging of Texans and Californians who treat this city like trash.	10/23/2025 9:58 AM

574	My concern is too much development and losing the agricultural character and open space that we love. Too much sprawl. Duplexes popping up every where and in my opinion not desirable except for developers and banks. Need more control over open space.	10/22/2025 6:38 PM
575	Good affordable housing for average & low income. Kids are the first to suffer when families are short of money	10/22/2025 3:20 PM
576	Aging and undersized infrastructure	10/20/2025 10:09 PM
577	Vagrancy and its associated crimes are stunting the growth of this town. There is enormous potential in this town, particularly on the south side, that’s being squandered to keep a bunch of worthless methheads on life support.	10/17/2025 6:32 PM
578	Being able to afford safe adequate housing in Billings is becoming a concern. There are affordable housing options but they are not always in a safe area.	10/17/2025 1:51 PM
579	Affordable rental housing	10/16/2025 12:21 PM
580	lack of affordable housing	10/16/2025 12:05 AM
581	Crime and jail space	10/15/2025 7:12 PM
582	Affordability of city services and housing. The issues has multiple influences - some under city control but many are not directly changeable. Meeting the challenge of outside factors is where the city can get creative to mitigate some of those factors.	10/15/2025 11:57 AM
583	Vagrant control on private property such as Walmart, Lowes, etc is not being controlled and needs to be. It is an embarrassment to our community. Figure out a way to get these people the help they need to move on with their lives. Being cornered at your own vehicle after shopping by someone needing "gas" money is not a safe environment.	10/15/2025 8:52 AM
584	Community perception of safety. This ties in with community utilizing community trails, parks, downtown, etc. it also plays into creating a welcoming place for visitors	10/14/2025 1:33 PM
585	Lack of affordable rentals	10/14/2025 1:13 PM
586	Affordability: Everyone should have the opportunity to own their own property.	10/14/2025 8:11 AM
587	lack of affordable/attainable housing for first time home buyers, teachers, police, and medical workers.	10/13/2025 9:20 PM
588	Affordable housing. I believe that is why we have an increase in unhoused. Our community is particularly afraid of homeless which they see as a safety concern	10/13/2025 6:28 PM
589	I’m worried about overdevelopment and affordability. In a lot of areas across tve country housing has skyrocketed and become inaccessible. Billings must not allow that to happen here. We need more density in the urban core, ban airbnbs, and encourage two family homes	10/13/2025 5:10 PM
590	Loss of city identity - Not sure it's really what you're getting at, but the failure of our city to have a consistent and driving vision of who we are and where we are going will cause escalating problems as we go through this next phase of growth.	10/13/2025 4:41 PM
591	Homeless and slum lords safety issues for decent tax payers. Crime out control drugs and transients.	10/12/2025 2:08 PM
592	Public utilities. The water bills are outrageous as they are 4 times my electric. I can't even water my grass	10/11/2025 4:27 PM
593	Appealing to the highest paying market. I understand people in business have to make their money, but to destroy thousands of acres of land to put up poorly constructed “new” apartments and condos that are priced $1,500+ all the way to $5,000 for a 2b 2ba, is getting a bit out of hand. You already took away existing land people could’ve purchased to potentially build a home on and have now made it to where the people no longer have any option but to pay the prices or be on the verge of becoming homeless every month.	10/9/2025 9:08 PM
594	Prices are making it nearly impossible for people born here to stay here. Thus we are gaining people unconnected to this area and losing people with the long-term understanding of this area.	10/9/2025 5:41 PM
595	Trying to buy a home within the city, and everything on the market is priced way too high.	10/9/2025 3:09 PM

596	We need more housing and more multi family house	10/8/2025 3:59 PM
597	affordable housing is a HUGE issue	10/8/2025 3:46 PM
598	Quantity of rental units. The best hedge for high cost of living is increase housing and city density.	10/8/2025 1:35 PM
599	Quality and affordability as there are concerning minimum quality standards and if units to own are not affordable - there will never be enough options	10/8/2025 11:39 AM
600	Overall housing issues but especially affordability and location of rural unincorporated areas. We live in a world where wages don't match the cost of living and make it impossible to rent unless you have roommates/dual income. Quality is going downhill in these new builds and you see that people buy or rent places and have to invest more money than expected due to breaks and issues. Without quality and affordable housing, it makes it hard to live here at times. Especially if your income is not above the state minimum.	10/8/2025 10:22 AM
601	Emergency response time and serious police response.	10/7/2025 3:16 PM
602	Affordability	10/7/2025 12:20 PM
603	My greatest concern is that those who are trying to live on minimum wage cannot afford the rent and end up depending on federal and state programs. Cuts to these programs will result in a wave of homelessness for adults and children alike.	10/7/2025 11:41 AM
604	Affordability, rent for me went up like 40% in the last few years, very sad!	10/6/2025 6:00 PM
605	Insurance and property tax rates are out of control. I have a paid off mortgage and still pay almost $1000/month in taxes and insurance.	10/6/2025 1:09 AM
606	Single family housing affordability for local residents.	10/5/2025 8:59 AM
607	In general, I think that many areas of Billings need a general "face-lift." More murals, trees, less concrete to make it more inviting. Also, I think that better planning of neighborhoods would make the area more appealing.	10/4/2025 9:27 PM
608	Individuals openly walking around doing drugs, drinking and cussing while also intimidating people. Downtown is the worst but I live in the Heights and see it going on there. Illegals allowed to live here with no legal right to work or even be here who have been helped by the drug cartels to come to our nation. The lack of police and jail space along with no drunk tank to put people in when they are so out of control. The DNC who has run this city has done so with such a lack of common sense that it is truly frightening! People are cussing and being so rude in the library and hospitals. It is beyond disgusting.	10/3/2025 2:48 PM
609	my biggest concern is urban sprawl. The area west of the city is being developed with little attention to environmental impacts, and providing adequate utilities.	10/3/2025 1:33 PM
610	The apartment explosion. They should be where city infill needs to happen and adjust the zoning for single family lots. Put apartments as infill and commercial areas not in neighborhoods.	10/3/2025 1:11 PM
611	Different housing types. Right now there are two options, apartment or single family home. Many young people can’t afford single family homes and there needs to be more options such as condos or duplexes. This is true for the elderly too.	10/2/2025 3:36 PM
612	Cost vs quality	10/1/2025 6:54 PM
613	Many buildings should realize actual full depreciation date or have property tax benefit to tear down dilapidated housing. Capitalism rules prices, but tax benefits can sway investors to make better housing.	10/1/2025 6:47 PM
614	The over all price to live has increased.	10/1/2025 2:07 PM
615	affordability	10/1/2025 12:46 PM
616	Water prices and rebuilding trust in the city's ability to bill correctly and take care of citizens financially burdened by what happened during the switch over.	10/1/2025 12:41 PM
617	Overall affordability - there should be a means of encouraging development of truly affordable homes to buy.	10/1/2025 11:32 AM

618	How will young people ever afford to own a home, with prices in todays market.	10/1/2025 11:08 AM
619	Too many rental properties, with restrictions on household pets Pets help us cope with daily lives in a part of our family	9/30/2025 6:15 PM
620	Availability and affordability of real single-family homes.	9/30/2025 2:03 PM
621	We must improve our schools and expand our school system to accommodate the growth. So many schools are underfunded for maintenance and expansion. Our high schools are overcrowded and underfunded. We need to continue to fund outdoor recreation and attractive amenities for young families to move here. It's difficult to recruit professionals from bigger cities which have more amenities.	9/30/2025 12:43 PM
622	Affordability: both renting & owning. I think the overall quantity may look 'okay' on paper, but the majority of the available rentals are priced a lot higher than my demographic wants to pay. Additionally, the 'starter home' sized houses to own are also generally priced a lot higher than my demographic is even able to consider purchasing.	9/29/2025 5:56 PM
623	Affordability of all types of housing	9/29/2025 3:17 PM
624	Housing affordability (affordable units to rent and own) to encourage younger professionals we'll need more affordable housing options for rental and ownership	9/29/2025 2:37 PM
625	Multifamily housing in Billings is out of control. There is zero plan for traffic impact, less revenue coming in from property taxes, quality of living goes way down.	9/29/2025 2:04 PM
626	Affordablity, because we won't be able to attract a better work force and, it will drive the cost of labor up for businesses.	9/29/2025 12:20 PM
627	Affordability of units to OWN. Ownership promotes accountability, pride, and stability. It is the first step in generating individual wealth (and for most, it's the only thing they have).	9/29/2025 11:55 AM
628	affordability of units to own	9/29/2025 11:52 AM
629	Affordability of units to own. Would like born and raised Montanans to have a chance at home ownership before the out of staters.	9/29/2025 11:34 AM
630	New Business Development	9/29/2025 11:31 AM
631	A lack of unity and communication between city, county, state, engineering, etc causing excessive red tape to get new projects up and going there is a major lack of communication between interested parties making the barriers to entry only accessible to the very big players who have a team to accomplish it. I think we could see a lot more small entrepreneurs succeed if the process was simplified and streamlined	9/28/2025 11:59 PM
632	Cost of housing	9/28/2025 7:21 PM
633	Increasing costs of rent for young families, increasing and inflated single family home costs, postage-stamp sized lots	9/28/2025 2:41 AM
634	We can't grow if people can't afford to live here.	9/27/2025 10:39 PM
635	Affordability. There are plenty of homes. Young professionals, young families are forced to rent due to cost.	9/27/2025 10:28 PM
636	Crime Behavior Health Crisis Legalization of Cannabis	9/27/2025 8:38 PM
637	Affordability of units to own: high prices creates generations of permanent renters, more rentals in neighborhoods, and can reduce the quality of unit inventory due to lack of direct responsibility for the place one lives	9/27/2025 6:47 PM
638	My greatest concern is that we have neglected the very real problem of poverty and drug use within the city. Programs need to be developed to engage people where they are instead of requiring them to be something they are not. And the lack of housing and social services makes me aware that we do really have a homeless problem.	9/27/2025 5:13 PM
639	Over building of expensive rental units. Excessive cost of mobile home courts.	9/27/2025 4:14 PM
640	A single person with a good job can’t afford to buy a home or even rent a nice place.	9/27/2025 4:06 PM
641	Too much cheap housing going up in areas with the highest property tax and highest utility rates (water) and traffic congestion where too many kids live, meaning the roads are not built	9/27/2025 1:43 PM

	to handle so much traffic, stop signs where traffic lights ought to be etc	
642	The cost of living and housing	9/27/2025 11:24 AM
643	Housing costs increase so much I can never afford to move	9/26/2025 11:37 PM
644	Housing costs are unaffordable for the average person and are a limiting factor when trying to draw new residents/young professionals to our city.	9/26/2025 9:40 PM
645	lack of affordable housing is not good for a good quality of life	9/26/2025 6:49 PM
646	Billings has gone downhill and it has become a free for all in regard to housing. It seems as if no one has any pride in how their place looks. I truly miss the fact of watching out for each other instead of how can I make someone life miserable.	9/26/2025 6:03 PM
647	far to many high density muliti-family housing units jammed into the West end destorying the beauty of what once was. A variety of nice homes providing young couples and elderly an opportunity to invest in owning a home vs paying rent for far too many years to the wealthy who have no regard for anything except more more more. When do they have enough? When will the planning department recognize they are destroying the opportunity for the young to invest in their own home?	9/26/2025 4:17 PM
648	Police & Emergency Services. This is the biggest city in the state and we should be pioneering the right way to grow a successful city with culture and community at heart. We should be learning from the mistakes of bigger cities. Protection and safety of the community to live with out fear of conflict from transients and criminals alike; coupled with the fact that our police aren't allowed to pursue or apprehend due to City policy, and the overuse of police and emergency services by visitors or persons that don't contribute to our community financially or in any other mode.	9/26/2025 1:14 PM
649	Houses are far to expensive for the money you make here. Then throw on top of that, the taxes on your house and you can no longer afford to support anything else.	9/25/2025 9:15 PM
650	Amount for rent	9/25/2025 8:36 PM
651	Cost of housing, along with property taxes and high homeowners insurance premiums, are making it unaffordable for young families to purchase their own home.	9/25/2025 6:49 PM
652	Affordability. Housing costs have risen beyond what is sustainable.	9/25/2025 6:18 PM
653	Safety.	9/25/2025 5:53 PM
654	Overall lack of housing affordability in safe neighborhoods specifically. Housing is incredibly expensive and every year I have lived here our rent has increased while wages have not. If this continues we will have to move to another city, since there are not enough jobs here to cover the rising housing costs.	9/25/2025 5:27 PM
655	My biggest concern is that the city needs to be smart about where it wants to encourage development. If it's not careful, Billings will stretch all the way to Laurel and become a pain to navigate. I would like to see the City push for denser development - especially in the downtown area. That includes multifamily housing, shopping complexes, and maybe even a convention center. A strong urban core is a must. If you want examples, look at Spokane or Missoula. Both towns have a well defined and well organized downtown area. Thinking of ways to connect the Metra and downtown would also be smart. A lot of space in that area which is currently subject to industrial use, could also be used for hotels, restaurants, maybe even a park or two. Not to mention it would be far less of an eyesore.	9/25/2025 5:11 PM
656	Sprawl of Billings	9/25/2025 5:08 PM
657	Lack of variety of types to own. Not everyone wants a large single family home.	9/25/2025 11:47 AM
658	We do not need to continue with development. It needs to slow down, and only continue at a reasonable pace.	9/25/2025 11:25 AM
659	Affordability of units to own	9/25/2025 10:28 AM
660	Homeless issue due to general public safety and perception of the city. I had friends from England visiting just two weeks ago and within 5 minutes of driving downtown they saw a woman having a drug induced breakdown showing her bare ass to the world. I just said, "welcome to Billings!"	9/25/2025 9:26 AM

661	As i have already noted.	9/25/2025 9:17 AM
662	Rental costs are high making it difficult financially	9/25/2025 9:10 AM
663	I am a contractor in town and the general quality of buildings lately has been very poor especially in the big apartment complexes and town homes. Cheaply built that will not last and fall apart leading to more problems in the future.	9/25/2025 8:41 AM
664	Affordable housing, housing cost are outrageous for anyone that is living on an income of 900 a month.	9/25/2025 7:16 AM
665	Housing. Wages have not risen in proportion to the cost of housing. It's hard for younger people to build equity when they cannot afford starter homes. We have way too many apartments in Billings going up and way too few moderately priced homes. We ought to encourage homeownership, as people who are rooted in our city are more apt to stay and become involved members of the community.	9/25/2025 2:12 AM
666	Affordability.	9/25/2025 1:00 AM
667	Not enough affordable housing to purchase	9/24/2025 10:59 PM
668	Crime needs to be fixed	9/24/2025 10:57 PM
669	Affordability in general	9/24/2025 10:45 PM
670	Affordability for community members (especially families) renting.	9/24/2025 10:21 PM
671	Affordability of units to own. Equity is critical for everyone to build. This builds quality of life for individuals, families, and communities.	9/24/2025 10:21 PM
672	cost of housing, especially on the lower end.	9/24/2025 10:12 PM
673	It's important that our city takes priority in preserving the good things about our community: access to the outdoors, green spaces, community cultural gems (library, heritage, museums). Without these things, Billings loses its the few things that make this city worth living in.	9/24/2025 10:09 PM
674	Affordable of housing	9/24/2025 9:59 PM
675	Housing, people need to be able to afford to live here in order to live well here. Housing and wages are not as compatible here compared to national averages. New construction can be less sq ft - ranging from 1,000 to 1,750 sq ft.	9/24/2025 9:54 PM
676	Too many regulations	9/24/2025 9:53 PM
677	Na	9/24/2025 9:43 PM
678	The cost of housing becoming too unaffordable for first time homebuyers	9/24/2025 9:40 PM
679	I am concerned about development in the county surrounding the city. Currently it is anything goes, storage units, large subdivisions on well water and septics, warehouses that end up looking junky a couple years later. It's frustrating to see when I think Billings has such potential. I'm also concerned about the development along the Yellowstone River.	9/24/2025 8:11 PM
680	if you can't afford a place to live, why live here? for real - billings isnt so great id choose to be homeless or unable to afford basics because my rent/mortgage is so high	9/24/2025 7:23 PM
681	Rental prices are not conducive to the average pay for those who need to rent as prices are astronomical in comparison to what an average person makes, forcing those who rent having to rent smaller places than needed. The few affordable housing for those who don't qualify for assistance is not necessarily maintained either.	9/24/2025 6:26 PM
682	Cost of Housing and dishonest property management companies	9/24/2025 6:25 PM
683	Creating an Urban Forestry Department because it would provide the most immediate significant change in quality of life in Billings at the lowest cost as compared to other possible significant initiatives Billings could try. It would also benefit ALL citizens and is not only a concern of select few. It will give Billings residents confidence that leaders are making changes for the better and residents will develop pride in their city as they see their city in the desert green up to being an oasis from the unrelenting heat of Billings summers and a calm spot in which trees slow the frigid winds of Billings winters.	9/24/2025 5:22 PM
684	lack of police patrol on Shiloh Avenue	9/24/2025 4:31 PM

685	Affordability of rental and ownable units	9/24/2025 4:23 PM
686	We can't bring people in if they can't afford to live here. We can't turn into Bozeman.	9/24/2025 4:16 PM
687	The rapid expansion of population drives prices and shortages for housing. The totally convoluted property tax system needs to be revised as it adds to increased cost.	9/24/2025 2:28 PM
688	Affordable housing. If we want to attract more families, there have to be affordable places to live. The rentals here are insanely high and there is a big time lack of affordable single family units being built.	9/24/2025 2:13 PM
689	Housing costs	9/24/2025 2:11 PM
690	Quality of rental units	9/24/2025 2:10 PM
691	Affordable (and quality) rental units. Because I may be homeless in the not too distance future due to the lack thereof.	9/24/2025 12:26 PM
692	lack of different housing types	9/24/2025 11:07 AM
693	If people can't afford to live here, they aren't going to come to work here.	9/24/2025 10:56 AM
694	Rental Units cost and availability	9/24/2025 10:50 AM
695	Affordability. Income DOES NOT, match housing costs.	9/24/2025 9:42 AM
696	Crime, jails	9/24/2025 4:28 AM
697	Housing costs are ridiculous.	9/24/2025 4:13 AM
698	Affordable quality housing	9/24/2025 1:54 AM
699	Affordability of owning a house. Buying a house in my home town is way out of my price range at this point. It’s depressing	9/24/2025 12:55 AM
700	With rate of housing increases, concerned future generations will struggle to be able to enjoy single family housing	9/23/2025 11:58 PM
701	Affordability of rental units for all different income groups.	9/23/2025 11:33 PM
702	A blue-collar family can’t afford a decent house in this town anymore	9/23/2025 10:26 PM
703	Affordable housing is becoming nonexistent And apartments and houses do not serve the lower income groups.	9/23/2025 9:36 PM
704	I constantly hear people complaining about cost of rentals, not lack of rentals.	9/23/2025 9:16 PM
705	The cost of the new housing on the West end is inflated for the quality and I suspect they will deteriorate quickly	9/23/2025 8:42 PM
706	Affordable places to buy. My family have been priced out of the market	9/23/2025 8:16 PM
707	Affordability for houses to own	9/23/2025 6:21 PM
708	expansion of the west end is out of control. I don't think anyone from the city realizes the traffic issues on the main arteries coming from the west end (past Shiloh). We just keep building and we don't do anything for infrastructure. City buses don't even go out past Shiloh. Commute time in Billings is awful. Rimrock past 54th is falling apart. We put in roundabouts on Central where we don't need them and let Grand and Rimrock suffer. And no one can afford housing at all. We just build these enormous rental units.	9/23/2025 6:19 PM
709	Housing affordability in both the rental and owning market. There seems to be a lot of rentals going up off of Zimmerman that say they are affordable but they are anything but. If you can't afford a rental living off minimum wage it isn't affordable.	9/23/2025 6:14 PM
710	Housing. People, particularly younger people need opportunities	9/23/2025 5:40 PM
711	I think we are in a minor housing crisis in Billings, which could turn into a major housing crisis similar to that of other locations in Montana.	9/23/2025 5:25 PM
712	Affordable housing so people can have a better life and not move from apartment to apartment and so they can put roots down.	9/23/2025 4:52 PM

713	Rental properties and first-time homes tend to get run-down and lose value over time. Reinvestment seems minimal at best. Costs of maintenance, property taxes, and a lack of neighborhood unity are prohibitive of healthy communities.	9/23/2025 4:49 PM
714	Affordability of housing	9/23/2025 4:38 PM
715	We need quality affordable housing, which means smaller units with shared green spaces and fewer McMansions. I also wish the city would put limits on how many homes people are allowed to own beyond their primary dwelling OR put limits on rents to discourage house hoarding.	9/23/2025 4:32 PM
716	N/A	9/23/2025 4:19 PM
717	if billings is going to grow, it needs more entry level housing available for those looking to move here. both rentals for young adults and first-time homes for young families would help facilitate this. Providing more rec would increase this rate and increase length of time spent living in billings	9/23/2025 2:33 PM
718	we need more infill housing development. can't afford continued sprawl	9/23/2025 1:50 PM
719	Rental properties bring down the value of the properties on the block, especially homes on either side, because landlords don't re-invest in their properties or even maintain their properties. It is very discouraging to homeowners in the neighborhood.	9/23/2025 12:06 PM
720	None, we are on par with other similarly sized cities in the area in regards to rental price and availability.	9/22/2025 11:47 PM
721	Lack of Road/street/highway infrastructure and expansion near new subdivisions, especially on the westend. Rimrock, Grand	9/22/2025 5:59 PM
722	Apartment rental prices are quite high, although this is more a national problem than I local one. An enforceable ordinance against apartments being rented as airbnbs would help a little bit as it would bring more long term units online, keeping costs low. A true rent control program would be great.	9/22/2025 3:25 PM
723	The city should concentrate on infill rather than sprawling annexation. The cost of expanding utilities does not pencil out. The cost of building within the city is excessive due to minimum parking requirements and single family zoning.	9/22/2025 2:59 PM
724	prices have just been increasing	9/22/2025 1:23 PM
725	Affordability of houses. It seems there are not enough affordable homes being built.	9/22/2025 1:15 PM
726	Options of different housing types in terms of size, location, and price.	9/22/2025 12:49 PM
727	Entertainment and dining. Some decent options but hopefully it continues to improve.	9/22/2025 11:50 AM
728	Affordability of Housing. The price of owning a home is becoming extremely high	9/22/2025 11:33 AM
729	Traffic flow	9/22/2025 10:45 AM
730	Public transit and accessibility to housing. I dont make enough to live alone, neither do most of my friends and peers. We work full time. Decent jobs. Sometimes several jobs. Its not enough. But you cant just get roommates anymore. Combined income is becoming obsolete. Access to rentals towards the center of town is 0 to none. The price of rentals is insane. Public transit needs to be more accessible. I take the bus as my main form of transit...I cant work Sundays. Or minor holidays. I cant close at my job because I have no way home so my hours are limited. I think it'd be very beneficial to have busses run 7 days a week and till later hours. People downtown from a night out can get home safe. People can get home from their jobs. Make living more accessible for the citizens of Billings	9/21/2025 10:28 PM
731	Cost of rent and home ownership. Our young people can't afford the.	9/21/2025 12:35 PM
732	Homeless population is growing and expanding beyond downtown, neighborhoods are unsafe to walk at dusk to dawn. Crime is increasing, gunshots heard more frequently. Repairs & repaving streets feeding into arterial roads like Rimrock ignored for years (decades). Failure to alpha then beta test new utility software used for billing showed administration total lack of experience in service or product launches or change roll-outs.	9/21/2025 12:25 PM
733	We live on the far west end. Traffic on Rimrock during rush hour is horrible.	9/21/2025 12:06 PM

734	Rising costs and wasteful spending	9/21/2025 7:36 AM
735	Housing, and good paying jobs to support rent, mortgages.	9/21/2025 1:20 AM
736	Affordability of rental units is my greatest concern. I am a mother and even in a dual income household we have struggled to afford rent in the past. I wish to see families in our community thrive, but the cost of housing is so high that working families are struggling to get by.	9/21/2025 12:20 AM
737	When we moved back to Billings a year ago, it felt like there were only a couple of rental companies with units that met our needs and they all had poor reviews.	9/21/2025 12:03 AM
738	Affordability. Housing prices are increasing while the economy is low, and people are struggling to make a decent livable wage. Young people will never be able to purchase quality homes.	9/20/2025 9:44 PM
739	The constant cost of taxes increasing and all the cost being on the homeowners.	9/20/2025 8:30 PM
740	The normalization of political violence. And before you say it can’t happen here, just ask yourself whether you would have expected it to happen in Minnesota or Utah.	9/20/2025 8:09 PM
741	“Starter homes”: I’d love to see developers concentrating on building new affordable homes.	9/20/2025 7:02 PM
742	Housing prices don't align with income in the area	9/20/2025 2:51 PM
743	Lack of places for couch-surfing school age children to stay.	9/20/2025 1:28 PM
744	Affordability of renting and owning	9/20/2025 1:17 PM
745	Affordable housing is my number one concern. My child is only 12 and I don’t see a future where they could possibly afford to buy a home in Billings without huge amounts of my assistance. Yes I own my own home but how are others going to afford to purchase a home? Also WHY ARE ALL OPEN FIELDS BEING GOBBLED UP BY TOTALLY INEFFICIENT HOUSING? Who is allowing this? Where is the water going to come from to feed these completely unaffordable monstrosities?	9/20/2025 12:43 PM
746	Schools, education is vital to a strong community	9/20/2025 11:51 AM
747	The need to create and expand open space, public land, and outdoor recreation in the city and its edges. (South Hills, Back Nine, Yellowstone River, etc.).	9/20/2025 11:39 AM
748	Houses prices making it difficult for families to buy homes or requiring both parents to work full time.	9/20/2025 11:37 AM
749	1.The lack of collaboration between City and County governments. They act like they represent two different clientele with totally different agendas. 2. Affordable housing. 3. School populations are continuing to increase (West High) and we are not getting support from public because they feel they are over taxed and their is no accountability for spending. 4. Council members and County Commissioners seem to be one agenda candidates, with a lack of concern for future issues. They need to consider their actions for the now and the future. Not just now and leave the problems for future commissioners and council memebers to resolve.	9/20/2025 9:40 AM
750	Making sure that rentals are being kept up by landlords, as that is where areas become run down-Hold them accountable to owning the rentals in all areas of town	9/20/2025 2:42 AM
751	Affordability. Rentals and homes. More clean and decent low-income rentals. Smaller affordable homes instead of huge houses for only thecwealthy.	9/19/2025 11:22 PM
752	Housing cost and upkeep	9/19/2025 9:08 PM
753	High property taxes, we need to find other options to fund local government and encourage small businesses to come here	9/19/2025 6:00 PM
754	lack of housing, price	9/19/2025 5:21 PM
755	Pumping more and more money into the police department clearly isn't addressing the issues with homelessness. The city and county need to get serious about funding and attracting coordinated, comprehensive solutions.	9/19/2025 4:35 PM
756	Poor growth management, the leadership that is supposedly in charge of this is completely inept.	9/19/2025 3:58 PM
757	Rental units are too expensive for the average person, and especially for young working people to be able to save money to purchase housing in the future.	9/19/2025 2:46 PM

758	Housing affordability	9/19/2025 1:15 PM
759	Housing is too expensive overall	9/19/2025 12:34 PM
760	The normal day to day average income workers are struggling to make ends meet cause of cost and quality. Decreasing the amount of general workers over all whether they are going on state assistance or moving to a more affordable area.	9/19/2025 12:23 PM
761	Affordability of units to rent and own. Wages are not keeping up with cost of housing	9/19/2025 12:21 PM
762	Too many apartment buildings.	9/19/2025 12:17 PM
763	We are in danger of becoming Bozeman where regular middle class can't afford to live in or even near the city.	9/19/2025 11:38 AM
764	Housing costs. If we are trying to expand the greater Billings area, our labor market has to provide wages to afford the housing.	9/19/2025 11:22 AM
765	Crime lack of funding for officers, lack of mental facilities causing street people getting out of hand, school safety for children	9/19/2025 8:11 AM
766	Housing market is way out of proportion.	9/19/2025 5:56 AM
767	Keeping Billings authentic and not turning it into yet another sprawling ant hill for tourists, making local life unaffordable for locals. Don't pave everything! Leave the trails natural! Visitors want to see something real and authentic. Preserve that! I spent 25 years in the Eastern US…they want the West to remain a place they can experience something very different from what they already can see. Don't turn it into a chain store or tourist trash mecca. Capitalize on the authentic WEST to attract the right type of tourist. Preserve the old, restore, don't tear it all down!	9/19/2025 12:19 AM
768	Affordable housing. I am an active professional in the community and make a middle-income wage, and cannot afford to buy or rent a home due to the high cost. I have lived in Billings for 30 years, and this is the worst I have seen it.	9/18/2025 9:04 PM
769	Affordability for rentals and ownership of housing	9/18/2025 5:39 PM
770	Cost with interest rate	9/18/2025 5:37 PM
771	Kids not able to afford housing having to cohabitate with families.	9/18/2025 5:16 PM
772	Landlords charging astronomical rent prices for rentals that if a strong wind blew, it would topple the whole "structure". that and being able to buy an affordable house with wages earned from a, City/State/County job. Ones that need little repairs and not remodeled from ground up.	9/18/2025 4:17 PM
773	We have a large upcoming group of people who should be first time homebuyers. However, they are finding it more challenging each year to find affordable housing to allow them to entertain the American dream. Affordable, ownable housing is the largest issue.	9/18/2025 4:03 PM
774	Affordability of housing renting or buying	9/18/2025 3:09 PM
775	Affordability of homes to own and rent. The cost of homes has greatly increased and there is no way new families could afford to buy a home.	9/18/2025 2:57 PM
776	City fees making the cost per home or rental increase.	9/18/2025 2:24 PM
777	General cost of living, affordability.	9/18/2025 1:49 PM
778	I am a college-educated single person (no children) who makes $19/hour. I couldn't find a place to rent that was affordable, so I moved in with my sister. Luckily, I had sizeable down payment from my out-of-state home sale that could help me, but the lack of affordable housing must be horrible for average Montanans who are younger and have never owned a home.	9/18/2025 12:58 PM
779	A race for profits! The quality to price ratio for new construction is stupid. If the city had a housing authority that subsidized affordable housing (with the proper inspections to maintain quality). Our city code enforcement and inspection department is a joke! Bought and paid for by the developers and contractors.	9/18/2025 12:49 PM
780	Cost of housing. Available affordable housing. Short term rental housing is taking away a lot of the affordable homes.	9/18/2025 12:47 PM

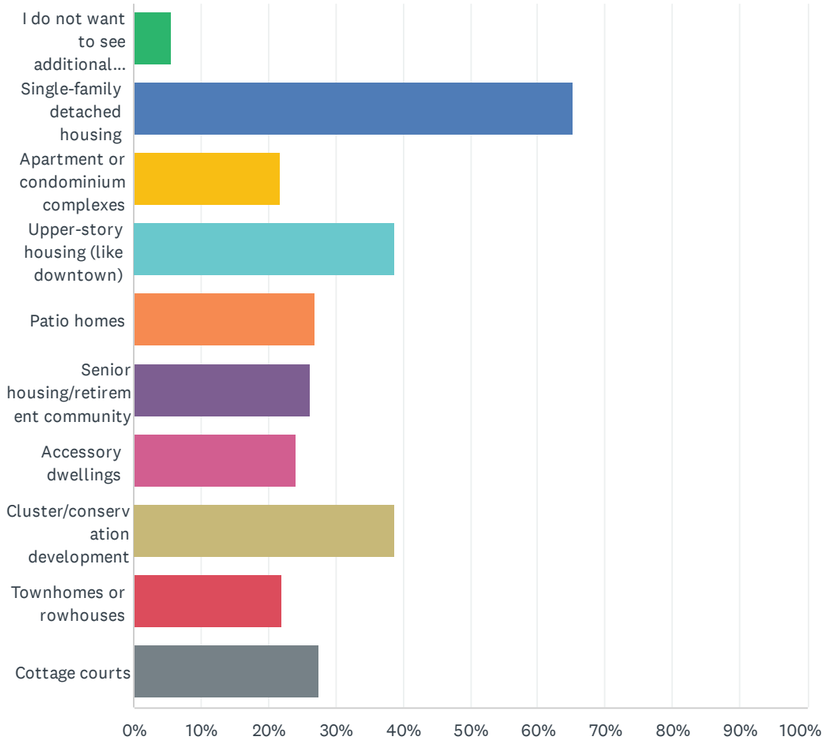
781	Affordable housing	9/18/2025 12:44 PM
782	I honestly don't know how my children will be able to purchase a house in 5-10 years	9/18/2025 12:43 PM
783	i think the affordability is important to me because i know people who are struggling. I own a home, so my larger concerns are the traffic, maintaining the green spaces, walkability, and recreational things. Also we need another west end high school.	9/18/2025 12:32 PM
784	Affordability	9/18/2025 12:31 PM
785	Too many low income housing options in neighborhoods where they should not be.	9/18/2025 12:09 PM
786	Public safety: we need more cops, more ambulances, and more firefighters. We are understaffed by at least three companies for the fire department and at least 5-10 on duty cops every day. AMR hits level zero several times a week as well. Business growth: there are huge opportunities here for businesses and our city government is useless at attracting them. They would rather focus on parks than public safety and business investment	9/18/2025 11:57 AM
787	High rents exceed income capacity	9/18/2025 11:50 AM
788	I hear a lot about bad landlords and and unwillingness for the city to get involved.	9/18/2025 11:36 AM
789	Affordability	9/18/2025 11:32 AM
790	We are too soft on crime, too soft on drugs, too soft on the homeless people draining our emergency resources, very weak city leadership...	9/18/2025 11:23 AM
791	Crime, transients. Bad for business and tourism. Coastal transplants. Destroying Montana culture and bringing their problems with them.	9/18/2025 11:05 AM
792	Quality of affordable rental units	9/18/2025 10:31 AM
793	traffic - congestion is notably worsening	9/18/2025 10:15 AM
794	We have no control over economics supply/demand interest rates. Younger generations having to make so much money to afford a home, which drives costs of goods and services up to pay these high wage jobs.	9/18/2025 9:30 AM
795	public safety and parks	9/18/2025 8:48 AM
796	City Budgeting - the show of concern more and more on salaries for brining more people in, when lower wages by basic workers are not going up around the city. Which is connected to affordable GOOD housing, which is connected to caring about the current citizens and city by allocating funds in a more efficient and forward thinking manner. All go back to City budgeting is poor.	9/18/2025 8:25 AM
797	Crime rates and expectation of the population living in the city limits to get charged more to use county facilities such as the jail etc when we already pay county taxes	9/18/2025 1:43 AM
798	People building houses outside city limits and expanding into farming area	9/17/2025 11:15 PM
799	Homeless people downtown	9/17/2025 9:46 PM
800	Lack of housing availability leads to overpriced rental rates for sub par dwellings.	9/17/2025 9:41 PM
801	My greatest concern is our city government. It appears they spend money without a plan, budget for the wrong things and bring liberal ideas to Montana which do not match our values.	9/17/2025 9:37 PM
802	I grew up here, and am a fifth generation Montanan. I am deeply worried my children will not be able to afford a house in Montana, and more specifically Billings.	9/17/2025 9:36 PM
803	While my husband and I work full time jobs while raising 3 kids- we find it hard to gain the funds to comfortably rent/try buying a home. We pay over 1800 for a 2 bed 1.5 bath when we could be paying that for a mortgage. It is just hard to find somewhere that is affordable, that has enough space for our family, and that is in a safe area..	9/17/2025 9:10 PM
804	Housing cost and affordable housing options. People need to be able to realistically afford housing which will limit the transient population.	9/17/2025 8:59 PM
805	Lack rural housing	9/17/2025 7:23 PM
806	Affordable and quality rental units with good and honest landlords is causing issues with	9/17/2025 7:19 PM

	homelessness. Which is causing issues with public safety. Instead of changing one way streets to two way streets we should be focusing on actual issues.	
807	high crime because it affects sense of safety	9/17/2025 6:48 PM
808	Housing costs are way too expensive, for both renters and first-time home buyers. People paying more than 50% of their income on housing doesn't leave much for other necessities.	9/17/2025 6:34 PM
809	most employers haven't been able to keep up with increased cost of living, so high cost of housing and rent makes it so most of us can't rent or buy in the city limits, so we commute.	9/17/2025 6:32 PM
810	Cost of living and protection of land. We are the big sky state if we cover that then what do we have? Don't take away open land to create living but make the living places we have more cost effective and also accommodate more people without packing them in like sardines. Use spaces effectively.	9/17/2025 6:12 PM
811	Affordability	9/17/2025 6:12 PM
812	Affordability of housing	9/17/2025 5:54 PM
813	affordable housing choice for all varieties of needs: single resident, young family, seniors/retirees.	9/17/2025 5:52 PM
814	Market will drive housing options.	9/17/2025 5:48 PM
815	Affordability and cost of living. The average person with full time employment can not afford housing with out a roommate or multiple jobs whether the housing is rented or owned.	9/17/2025 5:46 PM
816	High prices drive people away	9/17/2025 5:45 PM
817	Affordability is my greatest concern. Costs of living will continue to increase while wages fall behind. Affordable housing is a basic need. When that need is met, it allows people to thrive rather than just survive.	9/17/2025 5:44 PM
818	The cost of rentals. Young people can't make it with the cost of rent vs what they get paid here. It's almost unreachable. Not to mention the other expenses.	9/17/2025 5:42 PM
819	Crime rates have been on the rise for a decade, our police officers are short handed and it puts them in danger, crime is spread throughout the city, our jail turns people away, and we never have the funding to properly grow with the needs of our rising population.	9/17/2025 5:35 PM
820	The greatest concern is the safety of everyone in the community. If we don't have officers or other first responders, how are we going to have a community that people are going to want to visit, let alone live in. The crime rates are high and the situation with YCDF needs to also be addressed because we don't have somewhere to put the misdemeanor crimes that are happening until the issue becomes a felony.	9/17/2025 5:27 PM
821	Affordability of housing is my greatest concern because cost of everything is only going up and fear that I'll never catch up.	9/17/2025 5:25 PM
822	Affordability of rental units is a huge concern because renters are not able to maintain decent housing with stagnant incomes. Affordable housing (not workforce housing) needs to be accessible and abundant for income qualified households.	9/17/2025 5:23 PM
823	Housing costs are very high compared to the median income in Billings. Also, lack of rental property/landlord oversight degrades the quality of affordable rentals.	9/17/2025 5:21 PM
824	Crime if crime continues to escalate the overall livability of the city will decrease. Downtown needs a facelift, too many vacant lots along 27th street not a very good look. We need to encourage new businesses to come to town. We are behind in restaurants and other buisness there is so much more Billings could have here.	9/17/2025 5:20 PM
825	Affordable housing and what to do with the large unhoused population	9/17/2025 5:19 PM
826	Housing prices are too high now. I fear my adult children will move away because owning and renting here is too high for the income levels here.	9/17/2025 5:18 PM
827	Other cities have become unaffordable for families to live in. While Billings has been able to avoid the worst of what has happened in Missoula & Bozeman, I think that speaks more to the fact that our city isn't located within the mountains. We are slowly marching toward pricing out families.	9/17/2025 5:17 PM

828	The housing market is absolutely out of hand. The median house costs $420k meanwhile the median wage is $77k a year. Renting is also absurd with a median rent payment of $1400/mon for a ONE BEDROOM apartment while jobs still pay MINIMUM WAGE. On top of that, crime is at an all time high because there are no amenities for teenagers and nothing for young adults other than casinos and bars. The city as a whole is very ableist as there is nothing to do for disabled individuals who do not gamble, go to church or drink. There are no mental health services that are willing to actually help people and the transient population is generally violent and the police are not kind to the community.	9/17/2025 5:16 PM
829	The affordability is hard in this town possibly due to taxes but I hope in the next few years with the new property tax rebate it is easier on the affordability.	9/17/2025 5:16 PM
830	Lack of density	9/17/2025 5:15 PM
831	Keeping City clean with no garbage and jail expansions.	9/17/2025 5:14 PM
832	Affordability to own	9/17/2025 5:14 PM
833	I would like to know who thinks that growth for the sake of growth is a good thing. Big cities are hellscapes WHY would we possibly want to do that to our home? Enough population growth already!	9/17/2025 5:13 PM
834	I think the availability of affordable single family houses is still somewhat unattainable for most. It's really limited to certain areas that have more crime.	9/17/2025 5:09 PM
835	Housing costs, it is creating a barrier for new families to own their own homes and for people to upgrade houses which also opens up homes to young buyers	9/17/2025 5:08 PM
836	Cost of housing	9/17/2025 5:05 PM
837	Affordability of rental units for single families with lower income. Rental units in "nicer" areas are unaffordable. either sacrificing affordability or safety	9/17/2025 5:03 PM
838	Affordability of housing	9/17/2025 5:02 PM
839	Affordability of rentals and housing	9/17/2025 4:57 PM
840	Landlords are not held responsible for maintaining rental units that are clean, healthy, and free of code violations	9/17/2025 4:57 PM
841	Lack of affordability may cause residents to have to leave	9/17/2025 11:44 AM
842	Affordability. The majority of first time home buyers cannot afford a $300,000 single family home. Furthermore, the homes that are available in that price range need a LOT of work.	9/17/2025 9:28 AM
843	Housing prices have outpaced wages and middle class workers can’t afford reasonably sized single family homes.	9/16/2025 8:57 PM
844	Housing	9/16/2025 8:04 PM
845	Over building of large rental complexes and long term impacts on safety.	9/16/2025 8:02 PM
846	Please add curated mixed-use downtown housing to the Gazette Building -- what an opportunity to use the parking area as a green event space flanked by a trail connecting Lincoln Center, Library, YAM etc. This could start tomorrow with a simple painted trail. People would invest in this Opportunity Zone property if a mixed use vision was set up.	9/10/2025 7:03 AM
847	We need to grow inward and build up our city center rather than sprawl outward without being able to maintain the infrastructure that single family housing requires.	9/7/2025 6:22 PM
848	Quality of units and their associated environment. The developers in Billings continue to mass produce the same items. We need more Josephine Crossings.	9/4/2025 5:28 PM

Q13 What specific types of residential development would you like to see more of in Billings? (Select all that apply) PART 1The following images are EXAMPLES of how different housing types may look.

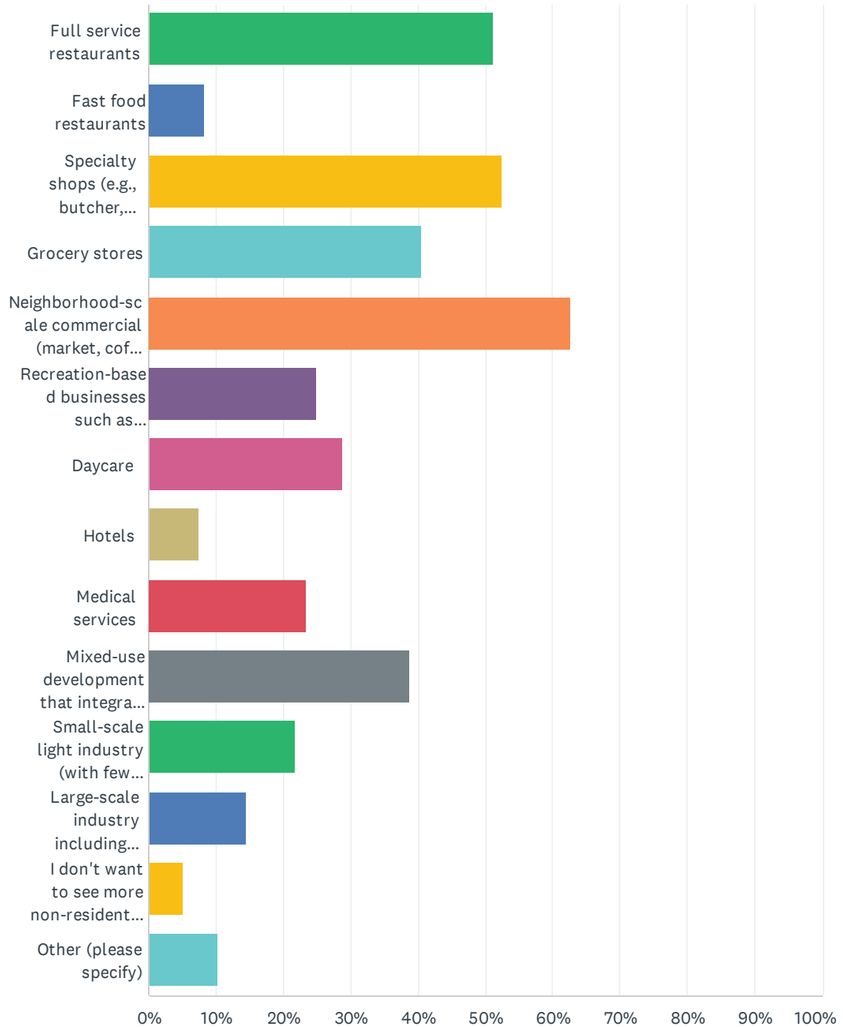
Answered: 1,129 Skipped: 40



ANSWER CHOICES	RESPONSES	
I do not want to see additional residential development in Billings	5.49%	62
Single-family detached housing	65.28%	737
Apartment or condominium complexes	21.79%	246
Upper-story housing (like downtown)	38.71%	437
Patio homes	26.84%	303
Senior housing/retirement community	26.13%	295
Accessory dwellings	24.09%	272
Cluster/conservation development	38.71%	437
Townhomes or rowhouses	21.88%	247
Cottage courts	27.46%	310
Total Respondents: 1,129		

Q14 What specific types of commercial development would you like to see more of in Billings? (Select all that apply)

Answered: 1,150 Skipped: 19



ANSWER CHOICES	RESPONSES	
Full service restaurants	51.22%	589
Fast food restaurants	8.26%	95
Specialty shops (e.g., butcher, florist, gifts, etc.)	52.35%	602
Grocery stores	40.61%	467
Neighborhood-scale commercial (market, coffee shop, sandwich shop, bakery)	62.78%	722
Recreation-based businesses such as sporting goods stores, bicycle shops, etc.	24.96%	287
Daycare	28.78%	331
Hotels	7.39%	85
Medical services	23.48%	270
Mixed-use development that integrates residential and commercial development	38.87%	447
Small-scale light industry (with few off-site impacts)	21.83%	251
Large-scale industry including industrial parks	14.43%	166
I don't want to see more non-residential development in Billings	5.13%	59
Other (please specify)	10.17%	117
Total Respondents: 1,150		

#	OTHER (PLEASE SPECIFY)	DATE
1	No more casinos! Outdoor spaces for restaurants like patios and ponds, or with a view. Consider letting restaurants build on the river or on the Rims. We need a view!	12/21/2025 7:00 PM
2	Tech	12/21/2025 9:57 AM
3	Accessible venue space to expand nightlife and alternative arts scene	12/16/2025 12:10 PM
4	more development downtown	12/14/2025 3:27 PM
5	TRADER JOES and WHOLE FOODS	12/12/2025 9:56 PM
6	Bigger prison	12/12/2025 2:08 PM
7	I with older buildings would remodel their exteriors.	12/12/2025 1:36 PM
8	Improved cultural attractions.	12/12/2025 10:33 AM
9	Entertainment- family friendly - themed/threater restraunts, Game Center's, concerts, experiences (like holiday nights), indoor park	12/12/2025 8:37 AM
10	More businesses like Home Depot, Lowes, and Shiloh 14 in the Heights. We are ignored by City Council it seems as all development is on the West End.	12/12/2025 12:49 AM
11	nannying services	12/11/2025 1:16 PM
12	Places that broke teens can hangout	12/11/2025 12:40 PM
13	LET US HAVE CAR MEETS	12/11/2025 11:19 AM
14	Recreation / fun centers for winter	12/11/2025 11:18 AM
15	Nursing homes, assisted living for elderly	12/11/2025 10:39 AM
16	Entertainment	12/11/2025 8:43 AM
17	more development downtown	12/11/2025 12:36 AM

18	More of all if the above in Billings Heights	12/11/2025 12:32 AM
19	Less casinos, we have enough Town Pumps	12/10/2025 5:03 PM
20	West End Library	12/10/2025 3:31 PM
21	Having grown up here I just wish the growth would stop and we could get rid of our influx of people since 2020 happened.	12/10/2025 3:20 AM
22	Indoor family recreation	12/10/2025 1:17 AM
23	I can't stress enough, no more casinos. They are a blight.	12/9/2025 5:47 PM
24	Sports facility	12/9/2025 1:01 PM
25	A Costco in the Heights.	12/9/2025 8:29 AM
26	Market will dictate this not what someone wishes would benefit them	12/9/2025 7:45 AM
27	clothing stores (would like to see the inner-city filled back in where there are empty buildings.	12/9/2025 2:19 AM
28	More entertainment options and industries that create local jobs.	12/8/2025 11:07 PM
29	Businesses that attract college graduates in industries other than manufacturing, finance, medical or law. Our kids can’t come home and get a high paying job in the field they studied in college. We also need a serious revamp of our zoning requirements to start to try and beautify the city. The over abundance of casinos, storage facilities, car washes, and the lack of logical sense in where residential and commercial start/stop is blatant. I love this place and it’s painful to see the lack of organization while places like Bozeman are able to maintain and prioritize growth that maintains the beauty of the city.	12/8/2025 10:33 PM
30	More weed, less vapes and casinos	12/8/2025 9:27 PM
31	As a senior citizen, I see a need to be able to walk to a grocery store.	12/8/2025 8:33 PM
32	We DO NOT NEED AI DATA FARMS!	12/8/2025 8:22 PM
33	Indoor pools	12/8/2025 7:35 PM
34	Focus on community and create opportunities for small business. No more casinos or car washes ffs.	12/8/2025 6:59 PM
35	I’d love to see LESS casinos, dispensaries, car washes and oil change stations	12/8/2025 6:23 PM
36	certain comments have been redacted due to content	12/8/2025 5:31 PM
37	entertainment	12/8/2025 4:27 PM
38	Encourage new housing within the city limits rather than continued, out of control urban sprawl. For example, remodeling homes in disrepair, building on vacant lots within the city. like the projects east of downtown.	12/8/2025 3:25 PM
39	more things to do for fun	12/8/2025 1:26 PM
40	Encouraging business in the Heights	12/8/2025 8:09 AM
41	A TRUE walk-in medical facility - not calling themselves a walk-in and then needing to make an appointment (what a joke!!), also QUALITY daycare the does not cost an arm and leg to send your child to. You have to choose right now between quality vs cost.	12/7/2025 7:22 PM
42	NO more casinos or car washes	12/7/2025 11:52 AM
43	This is a big one. We need affordable residential housing in the form of row housing but with a yard for pets. I’m a real estate broker and know that single family homes are great but not affordable for first time homebuyers. We need housing that allows them to own as starter housing and then to step up to larger homes like what happens in larger cities. (Which Billings is becoming)	12/7/2025 11:25 AM
44	More neighborhood scale!!!!	12/7/2025 10:09 AM
45	Something respectable to grocery shop at that has a variety and is affordable.	12/6/2025 10:41 PM
46	Most fast food downtown (only Hardee’s now) and the heights needs another large grocery	12/6/2025 6:50 PM

	store like Sam’s Club, Wilco, Costco. But the heights is always overlooked and the west end is the area that only sees improvement and additional store.	
47	LESS OR ZERO CASINOS	12/6/2025 5:19 PM
48	Again we need more activities for pre-teens and young adults. Drug and Alcohol abuse just continues to rise. We need more opportunities for teens and young adults to experience and get involved in besides drugs/alcohol.	12/6/2025 2:37 PM
49	Healthy choices. Everything seems to be focused on addictions. Makes the city look filthy and full of losers. Stop licensing addiction businesses.	12/6/2025 1:56 PM
50	I	12/6/2025 2:17 AM
51	Stop turning the valley’s farmland into houses	12/5/2025 9:01 PM
52	No answer	12/5/2025 7:14 PM
53	Entertainment venues	12/4/2025 8:18 AM
54	No 15mn cities !!! Educated builders and construction without a prison record	12/4/2025 4:45 AM
55	Decrease the number of casinos and car washes	12/3/2025 8:59 PM
56	Family activity businesses / more airline options and upgrades at airport	12/3/2025 1:22 PM
57	A better mall with quality stores	12/3/2025 12:09 PM
58	Restaurants in the Heights	12/3/2025 9:45 AM
59	Sport tournament facilities	12/2/2025 6:11 PM
60	Competitive pricing helps the consumer	11/30/2025 9:59 AM
61	more elementary schools - too many children don't live within reasonable walking distance to school. This deprives them of exercise, and contributes to traffic congestion and pedestrian safety issues.	11/29/2025 4:58 PM
62	Nurseries and greenhouses	11/29/2025 1:35 PM
63	Recreational developments geared towards kids, especially for winter activities.	11/25/2025 9:28 PM
64	Locally owned neighborhood stores like Poly Market	11/24/2025 8:23 PM
65	We would like to see more urban forestry requirements in new developments regardless of the type.	11/22/2025 8:51 PM
66	I want to emphasize the need for more "neighborhood-scale commercial (such as Black Dog Coffee). WE need to be making walkable/bikeable neighborhoods not single use "subdivisions.	11/21/2025 7:47 PM
67	“Hole in the wall” and “Stand up” places like tiny restaurants and such	11/20/2025 7:49 PM
68	No more Walmarts, Albertsons, giant corp grocers. More local not corporate backed grocers	11/20/2025 3:46 PM
69	Appropriately located and separation and transitions between zones and uses.	11/20/2025 1:11 PM
70	Entertainment/Things to do	11/19/2025 10:05 PM
71	Fred Meyer please	11/19/2025 4:14 PM
72	More locally owned small businesses over chain restaurants, franchises, and corporations.	11/19/2025 2:02 PM
73	Small LOCALLY OWNED businesses.	11/18/2025 4:41 PM
74	More variety of grocery stores	11/17/2025 10:06 PM
75	The Heights needs more attractive development. As noted in response to questions #10 & #11, The Heights seems to be disregarded in planning attractions, including up-scale business. This is not fair to Heights residents and does nothing to create a sense of unified Billings community. I am grateful for 105 Brewery/Coffee Shop to have given The Heights a much-needed leisure meeting space. Would like to see more development in the BIRD and of the 5th Ave. Pedestrian/Cycling mall. The BIRD needs a restaurant.	11/16/2025 7:36 PM
76	You have to provide more services if you cram more people into a small space-food-activities-	11/14/2025 11:51 PM

	parks-schools. Whatever provides a service or unmet need and doesn't pollute our environment.	
77	There needs to be "maker space" for skilled crafting, and outdoor space that is NOT organized recreation focused but has amenity and activities to enjoy.	11/10/2025 11:53 AM
78	We have too many food deserts in Billings, defined as "more than 1 mile from a supermarket in urban or suburban areas."	11/9/2025 10:34 AM
79	Courtyard Blocks	11/7/2025 11:04 AM
80	Home run, community based businesses	11/5/2025 4:22 PM
81	until the infrastructure can be addressed, safety and cost passed on to new development, plus actual planning can be adopted there should be a halt to construction. The greater senior population is being pushed out of their homes through taxes. b	10/29/2025 7:08 PM
82	We are overbuilt with commercial now so if these are statigicly placed without disruping and causing closuer of other commercial areas that lead to blight.	10/28/2025 12:02 AM
83	No large-scale industry, no hotel complexes or high rises.	10/23/2025 6:33 PM
84	Shopping and grocery options in the Heights	10/23/2025 12:10 AM
85	Encourage Trader Joe's or Sprouts to come to Billings.	10/22/2025 6:38 PM
86	Experience based businesses	10/15/2025 11:57 AM
87	More educational and college type entities-medical training, animal science, etc.	10/15/2025 8:52 AM
88	Factory outlet mall near the new Billings By-Pass to attract visitors & shoppers	10/13/2025 9:20 PM
89	No high water use industries	10/13/2025 6:28 PM
90	Billings needs more industrial manufacturing jobs and less service related jobs (higher paying). Free market will drive need/ success of most restaurant/ retail types listed	10/8/2025 10:55 AM
91	I would like more requirements for better landscaping/visual esthetics around industrial sights and neighborhoods. Many neighborhoods have an unsightly strip of weeds between it and the roads.	10/1/2025 12:41 PM
92	A new shopping mall similar to Bozeman with popular retail anchors (Nordstrom, etc). More organic grocery store options.	9/29/2025 2:04 PM
93	Quality strip malls on the outskirts of city	9/28/2025 11:59 PM
94	Competitive grocery chain-not another Albertson's	9/27/2025 4:14 PM
95	I would love to see city county planning to hold the line allowing all the commercial and industrial leap frog developments all over the west end destroying the potential for nice single family housing units.	9/26/2025 4:17 PM
96	More hometown grown businesses, Farm to Table, & health in mind business	9/26/2025 1:14 PM
97	Higher end grocery store with great salad bar and deli.	9/25/2025 5:53 PM
98	I would love to see more local businesses and less chains. More restaurants and choices for clothing, furniture, etc.	9/25/2025 11:47 AM
99	Keepin mind, separate multi family and single family. Protect your differing lifestyles.districts and politics	9/25/2025 9:17 AM
100	Get rid of the casinos. They are unsightly, provide no useful service, take up space in commercial districts, invariably have NO trees or green spaces and generally make the entire town look sketchy, dangerous and unwelcoming. They are not worth whatever tax revenue or employment they provide. I'm also not a fan of drive-ins - restaurants, pharmacies, coffee shops, banks, etc. Life would be better if we did not encourage everyone to do all their business from the vehicle which just encourages more vehicle use and it would help socialize us all better if we got out of our cars and engaged with business people we need directly, face-to-face, in person.	9/24/2025 5:22 PM
101	Billings needs and preferences will determine this	9/24/2025 4:31 PM

102	Places for people to do stuff like swim or play or have fun	9/24/2025 11:55 AM
103	Independent retirement living	9/20/2025 1:28 PM
104	Let's redevelop the areas already sitting empty.	9/20/2025 11:37 AM
105	I find it difficult to rate these choices since they are all good for Billings. Unfortunately history has demonstarted they are all subject to political regulation, the economy and the environment. So I feel inadequate to comment from a planning perspective, my choices would be selfish based upon my wants and not necessarily what would be good for Billings economic development.	9/20/2025 9:40 AM
106	Need a meat packing plant like we had to benefit area ranchers maybe even a manufacturing of some sort	9/20/2025 2:42 AM
107	Grocery stores other than Albertsons. Trader Joe's, Sprouts, etc.	9/19/2025 11:22 PM
108	More box store options (IE Menards) to compete with the local big box stores	9/19/2025 3:58 PM
109	As much as I don't want a bunch of senseless chain stores....Whole Foods or Trader Joe's	9/19/2025 12:19 AM
110	More small business owners or unique boutiques	9/18/2025 9:04 PM
111	we do not need any more car washes, banks, or coffee shops	9/18/2025 12:32 PM
112	Event venues	9/18/2025 11:57 AM
113	encouragement to build up downtown while encouraging shopping in the heights and west end	9/18/2025 8:25 AM
114	Recreational places such as arcades, recreational centers, event centers to host clubs meetings (book, knitting, crafting) vocational schools to teach new skills and learn new hobbies	9/17/2025 5:16 PM
115	Unsure	9/17/2025 9:28 AM
116	Factory outlet shops off new Billings Bypass	9/16/2025 8:02 PM
117	Mixed use downtown development would be the best.	9/7/2025 6:22 PM

Q15 What place best reflects the type of community you would like to see Billings become, wherever that place is?

Answered: 727 Skipped: 442

#	RESPONSES	DATE
1	Pioneer Park	12/31/2025 3:46 PM
2	Single family housing with at least a acre of land.	12/31/2025 7:13 AM
3	Olympia Washington	12/27/2025 7:06 PM
4	I just want a friendly community.	12/26/2025 1:34 PM
5	I would like to see Billings control growth, provide more low income housing as well as transitional housing for people who need it. That would also allow homeless people to get housed again.	12/24/2025 4:43 PM
6	San Antonio, Austin, Sausalito, someplace that features water and music and a view.	12/21/2025 7:00 PM
7	Josephine Crossing	12/21/2025 8:29 AM
8	Best parts of Missoula -vibrant downtown, open spaces and access to recreation, diversity of businesses, addition of mixed use development throughout and increased viability for alternative modes of transportation	12/20/2025 9:08 AM
9	Missoula, Boston, San Jose, Seattle, Ann Arbor, San Diego, etc. Something with a good mixture of density, cultural amenities, diversity, tourism, green spaces, and lower-ish crime.	12/19/2025 7:48 PM

10	Missoula. They have done a great job developing their downtown into the vibrant heart of their community; they have a vast network of connected trails that makes auto use optional for many; their transit system seems to be much more integrated into a comprehensive transportation plan and offers a much more inviting alternative to cars; they invest in their parks and trails; the people who live their are proud of their community	12/18/2025 12:55 PM
11	Strong sense of community with plenty of opportunities to get out to things in town. Appreciation for where we live.	12/16/2025 10:10 PM
12	I think the West and North Central areas of Billings are good style communities for the future of Billings	12/16/2025 1:36 PM
13	Denver's Capital Hill/Curtis Park/Highlands areas. Lots of Urban Art, Urban living, Work/home studio living.	12/16/2025 12:10 PM
14	Don't know.	12/15/2025 7:35 PM
15	Portland OR, Gig Harbor WA, Morro Bay CA	12/15/2025 5:17 PM
16	A place where the people want to reinvest in their own community. More developments such as the library and the ballpark.	12/15/2025 12:42 AM
17	Billings 20+ years ago	12/14/2025 11:03 PM
18	Fort Collins, CO and Salt Lake City	12/14/2025 3:27 PM
19	More like Missoula, Boise or smaller MN cities. We want first and foremost a safe place to live and recreate. We should feel safe walking paths and trails. Great Falls has such a lovely river path system! Neighborhood schools, groceries and small businesses, outdoor concert venues, etc.	12/13/2025 10:45 PM
20	Midtown - neighborhoods, small businesses. Leave the big box stores farther out.	12/13/2025 10:32 AM
21	Maybe San Diego. It’s a melting pot of culture and interests	12/13/2025 1:13 AM
22	Someplace to raise a family where its not just casinos and pot shops	12/13/2025 12:04 AM
23	Sioux Falls, South Dakota	12/12/2025 11:50 PM
24	New Haven CT - diverse population with a large academic and medical community presence that attracts the countries best and brightest, walkable neighborhoods and downtown with chic boutiques and really delicious and hip coffee shops/restaurants.	12/12/2025 9:56 PM
25	Hospital corridor	12/12/2025 5:37 PM
26	Indiana	12/12/2025 4:22 PM
27	Springville, Utah	12/12/2025 4:18 PM
28	Denver	12/12/2025 4:08 PM
29	Fort Collins, CO is an example of a city that's prioritized community green space and trails, including beach access at reservoirs and a beautiful river park	12/12/2025 3:59 PM
30	Montana Rescue Mission	12/12/2025 3:43 PM
31	I would like to see billings as a respectful place where homelessness is less rament and crime is less.	12/12/2025 2:18 PM
32	Arizona	12/12/2025 2:13 PM
33	Clean, safe, drug free	12/12/2025 2:08 PM
34	I want it to be like jsut land and very calm	12/12/2025 1:55 PM
35	A business-friendly community with low un-employment	12/12/2025 1:36 PM
36	La Crosse, Wi	12/12/2025 11:58 AM
37	I cannot think of a place as I feel everywhere is lacking a city-wide community.	12/12/2025 11:18 AM
38	Downtown, core area of Minneapolis, MN.	12/12/2025 10:33 AM

39	I think Billings identity is pretty strong and does not need major changes in this way. I think a focus on more affordable housing and assisting the homeless or near hoimeless populations would greatly reduce minor and violent crimes in the area, as would having more recreational access and opportunities for those under 21.	12/12/2025 10:11 AM
40	City is clean, Safe, and has character has community connection events/areas, good food, good shopping, unique experiences family friendly.	12/12/2025 8:37 AM
41	Unsure	12/12/2025 1:13 AM
42	A safe community to raise a family without fear of violence.	12/12/2025 12:49 AM
43	Gets with the times ! Take risks to build the city ! Airport needs to be top notch best in the state with more flight options ! Billings doesn’t need to be building all these 5 story commercial housing developments owned by out of state companies .	12/12/2025 12:30 AM
44	We need a stadium for each high school. Also we need a college type stadium	12/12/2025 12:15 AM
45	Loveland, Colorado.	12/11/2025 10:51 PM
46	Safe, clean, and a place I'd be proud of.	12/11/2025 10:22 PM
47	Any place that keeps their community safe and holds citizens accountable for their actions/behaviors in public	12/11/2025 7:37 PM
48	Red Lodge is doing a much better job encouraging the arts and capitalizing on tourist/visitor dollars. We should do the same.	12/11/2025 6:36 PM
49	Yellowstone Club	12/11/2025 5:45 PM
50	Neighborhoods where your family can play, shop and hang out safely.	12/11/2025 4:42 PM
51	North of Grand and East of Shiloh is a great representation of what I’d like to see Billings move toward.	12/11/2025 4:29 PM
52	West Central Area specifically the SW side of it that has a broad range of housing types for both rental and ownership. It is close to shops and outdoor access.	12/11/2025 2:33 PM
53	I would best like to see communities being able to connect in better ways.	12/11/2025 2:30 PM
54	I need Billings like hoovil from the grinch, as crazy as it sounds, they were a community, everyone was nice and everyone was always out just hanging out and having fun.	12/11/2025 2:28 PM
55	As someone who’s visited Florida every summer, I think they have a great and wide selection of restaurants, shops, etc located all throughout the city, not in focused parts (like downtown)	12/11/2025 2:25 PM
56	i would like to see it become safe and welcoming	12/11/2025 2:22 PM
57	The west end housing but the store options around west high.	12/11/2025 2:18 PM
58	idk	12/11/2025 2:15 PM
59	Faith Chapel, Career Center, and Riverside park	12/11/2025 2:08 PM
60	More activity’s to do	12/11/2025 2:06 PM
61	I am satisfied with the Billings community, but I would like to see it expand. Seattle is a good model for a community.	12/11/2025 2:03 PM
62	Recreation-based businesses	12/11/2025 2:01 PM
63	A more unified community	12/11/2025 1:58 PM
64	Downtown	12/11/2025 1:51 PM
65	Boise Idaho	12/11/2025 1:47 PM
66	I’d like to see Billings become a place people think positively about	12/11/2025 1:42 PM
67	A better place	12/11/2025 1:29 PM
68	more gluten free shops	12/11/2025 1:16 PM
69	Unified	12/11/2025 1:08 PM

70	More friendly	12/11/2025 1:00 PM
71	Shiloh crossing and the area by Red Robin.	12/11/2025 12:57 PM
72	Idk	12/11/2025 12:50 PM
73	I'm not sure, it feels like most of the world is in the same state right now.	12/11/2025 12:46 PM
74	A community of people who have lived in Montana for years.	12/11/2025 12:43 PM
75	I don’t know	12/11/2025 12:37 PM
76	Make it better	12/11/2025 12:35 PM
77	Jake of the box	12/11/2025 12:32 PM
78	I like the Billings community the way it is mostly	12/11/2025 12:29 PM
79	Dubai	12/11/2025 12:26 PM
80	I want billings to become a place where everyone can have a fun time with others and not have to be so stressed about how they have to get to work	12/11/2025 12:20 PM
81	Mexico City. It has grown to include many original villages and communities, yet it has maintained that local "neighborhood" flavor--each area still has its square, its church, all its businesses.	12/11/2025 11:28 AM
82	LET US HAVE CAR MEETS	12/11/2025 11:19 AM
83	Billings is so different. If we could capture the rugged hardworking with brighter, nicer pockets, that would be ideal. Probably Bentonville, AR for how to “weaponize” trails and private money to upgrade restaurants and lifestyle without becoming Boulder; Midland/Odessa TX to keep the grit and conservative spirit but accept that safety, schools, and basic livability are economic infrastructure, not luxuries. And layer in Sioux City SD level of competence on schools and healthcare as our next rung, if the community ever decides it wants to be more attractive to professionals without losing its character. If we lift the ships and support our core community, we can help more of the people not mentioned here (yet at least) - the homeless, drug addicted, released felons, trafficked, etc. we need to put our “healthy” community’s collective oxygen mask on so we have stronger participation in becoming the solutions for these problems. Most of us our exhausted from having to put up with the crap - our cup is so empty helping our own family trying to make it here (and they do ok) that it’s tough to pour into other people’s cups.	12/11/2025 11:18 AM
84	Grand C Forks ND	12/11/2025 10:39 AM
85	Madison, WI	12/11/2025 10:02 AM
86	I don't have a place in mind. I would like more connected patches and open spaces. If I could bike 20 miles on a shared path that would be pretty dope, especially if I could reach it from my house.	12/11/2025 8:43 AM
87	Fort Collins, CO or Salt Lake City	12/11/2025 12:36 AM
88	Edmonton, Alberta, Canada. Still practicing kindness and saying hi as you pass on the street. Clean. Value history and the arts. Targeted tourism. They are similarly between the prairie and the mountains and focus on winter tourism during those months. It's much larger with more traffic, but everything feels intentional and thought out. Drumheller, Alberta also has very focused tourism that they capitalize on.	12/10/2025 11:53 PM
89	A welcoming multigenerational, multinational, multiethnic community	12/10/2025 11:04 PM
90	Laurel, MT	12/10/2025 10:55 PM
91	Annafeld. Small, kind communities.	12/10/2025 9:53 PM
92	They need to have good restaurants, vary types of food. School we need to fund the schools	12/10/2025 9:43 PM
93	Boise, Id	12/10/2025 9:03 PM
94	Planned community areas. Affordable housing for all income levels.	12/10/2025 8:14 PM
95	Small to medium-sized city with low crime and low taxes. Leave the amenities to the private sector to figure out.	12/10/2025 5:04 PM

96	Like Boise Idaho	12/10/2025 4:51 PM
97	Where new development does happen, I would like to see a conscious effort made to allow for green space in those subdivisions. I know that the "mixed use" zoning plans call for that, but I do see that when those plans go through, builders then submit for zoning changes on the green space areas so they can build on those areas as well, and that planned area is lost for more profitable space. I would like to see the city stick to their guns on those zoning plans... for the new subdivisions as well as for neighboring existing homeowners.	12/10/2025 4:27 PM
98	Honestly not sure.	12/10/2025 3:31 PM
99	A place where people can be well educated, to obtain jobs where pay is commensurate with education or skill obtained, where housing costs allow people to save money and purchase a home, where variety of recreational/cultural opportunities are available, where clean air, clean water, clean streets, and adequate green space, and a high level of public safety all add to quality of life.	12/10/2025 3:25 PM
100	We need more sense of community the closest thing we have are bars which doesnt encourage healthy habits we need more 3rd spaces for people to exist and come together without spending crazy amounts of money	12/10/2025 2:11 PM
101	Boise- but in a smaller scale	12/10/2025 1:48 PM
102	Missoula, without the granola	12/10/2025 1:11 PM
103	Maybe like a hometown mixed with business center vibe	12/10/2025 12:41 PM
104	Fort Collins, Colorado. Sioux Falls South Dakota, Colorado Springs, CO, Boise ID.	12/10/2025 12:08 PM
105	Heights area	12/10/2025 11:48 AM
106	Whilst i do not have a specific place that reflects what i wsh to see, i want billings to have ore options in the commercial market, especially stores for things like technology.	12/10/2025 11:05 AM
107	Less homeless begging for handouts	12/10/2025 10:45 AM
108	Do you mean another existing city/town? Or an existing neighborhood in Billings??	12/10/2025 8:47 AM
109	Small town America, but with shopping and medical.	12/10/2025 3:20 AM
110	Waterfront development	12/10/2025 3:15 AM
111	Pleasanton/Dublin CA	12/10/2025 2:18 AM
112	Active Happy and healthy, not most depressing city.	12/10/2025 1:17 AM
113	Cheers	12/10/2025 12:33 AM
114	City parks	12/9/2025 10:45 PM
115	Billings needs to create a welcoming and warm community that has good schools and low crime rates. Less bars and an exponentially higher amount of law enforcement.	12/9/2025 10:39 PM
116	Keep it a small city, not a big city. We are trying to frow to big and that brings big problems.	12/9/2025 8:42 PM
117	Great Falls parks	12/9/2025 7:23 PM
118	I would love to see Billings create the equivalent of City Creek Mall in Salt Lake City. It would be a model of how to revitalize downtown.	12/9/2025 5:47 PM
119	Small shops and a variety of shops	12/9/2025 5:46 PM
120	I like Annafeld and Josephine Crossing	12/9/2025 5:35 PM
121	Des Moines, IA. Similar footprint to Billings, clean city, good city planning for roads, schools, commercial, industrial places	12/9/2025 4:17 PM
122	Mayberry	12/9/2025 2:35 PM
123	Would like to make the heights it own community and Billings how it was before adding heights. School district is too big	12/9/2025 2:17 PM

124	Boulder, COLORADO and Spokane WA.	12/9/2025 1:37 PM
125	Similar to Boise, ID.	12/9/2025 1:01 PM
126	Vibrant central core, superior public transportation, walkable neighborhoods	12/9/2025 12:04 PM
127	North Park Area.	12/9/2025 12:03 PM
128	Safe, affordable and accessible	12/9/2025 11:45 AM
129	Pasadena CA	12/9/2025 11:45 AM
130	ironwood	12/9/2025 11:45 AM
131	Wenatchee, Washington they have a market place on the river called PIBUS its has the farmers market, shops, and connects to a 10 mile river front trail that's walkable and super safe and maintained. I think we need a place like that in Billings. They also spray for mosquitoes and manage the homeless population well. its growing bc they also prioritize Mtn bike trails etc close or in city limits. Also Missoula is an example of great walking and bike access to downtown. Helena has a great walking mall area too. Any European City, no more chain businesses!!!!!!!! We don't need more fast food.	12/9/2025 11:35 AM
132	Less violent, more peaceful, less young people dying.	12/9/2025 11:33 AM
133	Minneapolis MN; Austin TX; Eugene, OR	12/9/2025 10:53 AM
134	Henderson, NV	12/9/2025 10:45 AM
135	nowere	12/9/2025 10:31 AM
136	Pocatello Idaho	12/9/2025 10:31 AM
137	?	12/9/2025 10:30 AM
138	Scheels	12/9/2025 10:24 AM
139	maybe use Pittsburgh as an example? Super industrial city that became extremely intellectual and vibrant by lifting up its universities and collaboration with industry, promoting a lot of art, and prioritizing greenery, public space, and nature.	12/9/2025 9:34 AM
140	I would like to see smaller scale neighborhood markets, bakeries, coffee shops, restaurants, parks with outdoor live music that smaller areas of the city can enjoy in their own, walkable area.	12/9/2025 8:29 AM
141	Raleigh, NC	12/9/2025 7:57 AM
142	Amend Park with new improvements	12/9/2025 7:45 AM
143	Tamarindo, costa rica	12/9/2025 6:49 AM
144	Any place with a larger diversity of people that can bring their cultures so others can learn from each other and build community.	12/9/2025 6:15 AM
145	Boise and other mid-sized major cities with high quality of life ratings.	12/9/2025 4:49 AM
146	I think I want Billings to feel like a collaborative and lively community. I look down Shiloh and King and our city feels awfully dull and corporate, which I fear like many cities we are heading. I think at our core we are a loving and caring community towards another, but I feel like the way Billings is growing - where housing is so far away from our work and leisure and expensive, our schools are struggling to keep up with bigger classes and newer and harder struggles, the look and quality of the new or remodeled places and areas in town are lackluster and generic - we're becoming frighteningly isolated from another. I think it's best to take a book out of downtown. I would love more places throughout town that feels like it does down there, where everything was built with intention, access, and sustainability in mind. It's by no means perfect, but as I said before, the soul of Billings is in our downtown. Why not try and infuse that soul westward. I would love to live in a nice brownstone or mixed-use above a business (grocery, restaurant, etc.) where I can easily commute to work. 'Third places' should be a priority for any city who seeks to make their population happier, I'd say as well.	12/9/2025 3:08 AM
147	I like Billings-we don't need to be like another city. We need to be who we are. It always cost more money to try to be like some other place.	12/9/2025 2:19 AM

148	A city that values green space to highlight its natural beauty	12/9/2025 12:54 AM
149	Carmel, Indiana Salt Lake City, Utah	12/9/2025 12:03 AM
150	Denver	12/8/2025 11:55 PM
151	I love Billings most. It needs cleaned up. In many ways. Physical and crime.	12/8/2025 11:53 PM
152	Rapid City	12/8/2025 11:47 PM
153	Healthy, active, and safe with soace to roam and play.	12/8/2025 11:43 PM
154	Bozeman or Missoula	12/8/2025 11:38 PM
155	I would love for Billings to have more culture with more dining, music, and other art. I would love to see Billings carefully cultivate our natural resources to create access to outdoor recreation activities to make the city a destination for in state tourism as well as out of state and international tourism on its way to Yellowstone.	12/8/2025 11:19 PM
156	More neighborhood centered shopping and gathering areas with parks geared towards youth of all ages	12/8/2025 11:11 PM
157	Baltimore	12/8/2025 11:07 PM
158	Id like to see us working together better to make Billings better. Helping our neighbors	12/8/2025 11:00 PM
159	Bozeman 15 years ago	12/8/2025 10:59 PM
160	I like the size of Billings and the quality of life. Outdoor trails (away from street traffic) are ideal. I look forward to controlled, well-managed growth, making sure traffic is still manageable and city services are provided.	12/8/2025 10:44 PM
161	Cardiff, UK - has amenities within neighorhoods but the option of getting to larger or more specialty shops in other parts of the city, easy public transit to get to other parts of town, not geographically huge	12/8/2025 10:42 PM
162	Bozeman (tech/diverse new job opportunities and zoning that prioritizes quality of life over repetitive unnecessary businesses I.e casinos).	12/8/2025 10:33 PM
163	Glendive Montana	12/8/2025 10:15 PM
164	Minneapolis, MN but with zoning that encourages dense housing options.	12/8/2025 10:02 PM
165	Rimrock west, ironwood	12/8/2025 9:59 PM
166	Na	12/8/2025 9:53 PM
167	Missoula, Des Moines? I appreciate the outdoor amenities Billings provides and the city inself, but as Billings grows an actual city identity is needed as Billings is pretty much just a place to live and everything to suggest to visitors is about an hour away like Red Lodge, Beartooths, Pryors etc. Need amenities in town, clean walkable downtown and connecting trails, and things geared towards youth like some real museums	12/8/2025 9:36 PM
168	Salt Lake City	12/8/2025 9:27 PM
169	A place with good jobs, a vibrant art community, and affordable housing without a gazillion car washes and casinos, and not ran by christo-fascist right wing nut jobs	12/8/2025 9:27 PM
170	None	12/8/2025 9:23 PM
171	Historic downtown neighborhoods	12/8/2025 9:17 PM
172	Boise, but with better urban planning. They have a lively and safe downtown but their traffic is out of control to in the valley during peak hours.	12/8/2025 9:10 PM
173	We are not a mountain vacation destination. We are agricultural and industrial. Let's focus on them.	12/8/2025 9:00 PM
174	Bozeman	12/8/2025 8:50 PM
175	Safe	12/8/2025 8:50 PM
176	Missoula, with cheaper housing.	12/8/2025 8:42 PM

177	Toledo, Ohio	12/8/2025 8:36 PM
178	I'd like to see more emphasis on the arts in Billings.	12/8/2025 8:33 PM
179	The larger single family homes	12/8/2025 8:26 PM
180	Europe - walkability	12/8/2025 8:24 PM
181	I think Billings is a great community. I moved back after serving in the military and found it to be even better upon my return. I don't think we give ourselves enough credit. Bozeman, Missoula, Whitefish can pound sand.	12/8/2025 8:22 PM
182	Billings is already the medical and shopping hub of the region.	12/8/2025 8:19 PM
183	don't know	12/8/2025 8:14 PM
184	There's no way Billings will become the type of community I would like to see. Too much racism, judgmentalism, prejudice, narrow-mindedness, fear, pugnacious pride, and anger.	12/8/2025 8:09 PM
185	I just want it to keep growing	12/8/2025 7:58 PM
186	Billings Circa 1991.	12/8/2025 7:52 PM
187	Missoula 20 years ago	12/8/2025 7:49 PM
188	Art House Cinema here in Billings - what an amazing place, it makes me proud to be in Billings. Kirk's Grocery as well is a beautiful space that makes Billings great.	12/8/2025 7:40 PM
189	Grand Rapids, MI	12/8/2025 7:37 PM
190	Fort Collins, Colorado.	12/8/2025 7:35 PM
191	Less chaotic, hectic, busy	12/8/2025 7:33 PM
192	Build up and improve downtown and the rest of the city will improve.	12/8/2025 6:59 PM
193	Boston	12/8/2025 6:41 PM
194	Cultural opportunities	12/8/2025 6:40 PM
195	More safe, family friendly places	12/8/2025 6:23 PM
196	Zurich, Switzerland	12/8/2025 6:17 PM
197	Northern Europe. Similar climate and geography. Shops and houses are all built together. Social programs that help people make them the best overall countries in the world.	12/8/2025 6:10 PM
198	Missoula	12/8/2025 6:01 PM
199	San Diego but in food and activity options only. I don't want the size or population of San Diego just the variety of food, shops, and activities.	12/8/2025 5:54 PM
200	Montana in general again	12/8/2025 5:51 PM
201	Kalispell	12/8/2025 5:43 PM
202	Free of the maga fever dream	12/8/2025 5:40 PM
203	Seattle/Tacoma	12/8/2025 5:40 PM
204	Great Falls	12/8/2025 5:34 PM
205	Augusta ranch	12/8/2025 5:31 PM
206	Aurora and Denver Colorado. These two places are very abundant in recreation, safety, and nature. (Not including downtown).	12/8/2025 4:31 PM
207	No reply	12/8/2025 4:31 PM
208	I got no idea	12/8/2025 4:31 PM
209	fast-food restaurants	12/8/2025 4:31 PM
210	A place where everyone's basic needs are met and mental health is prioritized.	12/8/2025 4:28 PM

211	rural	12/8/2025 4:27 PM
212	like San Diego with their shopping and transportation	12/8/2025 4:27 PM
213	annafeld subdivision in billings	12/8/2025 4:27 PM
214	Milwaukee, WI	12/8/2025 4:27 PM
215	I don't really know	12/8/2025 3:27 PM
216	Helena	12/8/2025 3:24 PM
217	Red lodge	12/8/2025 3:24 PM
218	More like Helena	12/8/2025 3:24 PM
219	Boise Idaho	12/8/2025 3:22 PM
220	A place where people enjoy the outdoors and can feel safe being in.	12/8/2025 3:21 PM
221	idk	12/8/2025 3:21 PM
222	like salt lake city	12/8/2025 3:20 PM
223	More activities with things that people can do.	12/8/2025 3:20 PM
224	the same as it is	12/8/2025 3:20 PM
225	Bozeman	12/8/2025 3:20 PM
226	utah	12/8/2025 3:20 PM
227	Utah	12/8/2025 3:20 PM
228	I would like billings to become a place of many outdoor activities where kids and families can bike, play, and hike together everywhere.	12/8/2025 3:20 PM
229	just together something nice and homey I don't know how to put it.	12/8/2025 3:19 PM
230	Scheels area	12/8/2025 3:18 PM
231	Seattle	12/8/2025 3:18 PM
232	I want it to keep its charm of a smaller town but have the amenities of a city, keeping in mind we're in Montana.	12/8/2025 3:17 PM
233	Bend, Oregon of 20 years ago	12/8/2025 1:49 PM
234	Unknown	12/8/2025 1:39 PM
235	I would love to see Billings become more affordable and beautiful in architecture. Loveland, Colorado is a great example of what I would love billings to look like. Plenty of opportunities for employment as well as affordability, and great medical care. They also decorate many parks and roadways with art, which makes visiting family spectacular.	12/8/2025 1:35 PM
236	idk	12/8/2025 1:33 PM
237	Scheels. Everybody is always reaching out to make sure you are ok and wanting to know if you need any help. Warm and welcoming community is what I want.	12/8/2025 1:33 PM
238	A great example of a great community is Orem Utah where my family lives the atmosphere there is very safe for the most part and it feels very connected.	12/8/2025 1:32 PM
239	Exotic pets, Scheels, zoo, the basement, etc	12/8/2025 1:31 PM
240	I wish billings was a town that could keep prices of living low but be able to have all the amenities that Bozeman has like stores.	12/8/2025 1:31 PM
241	any kind where you can build a community.	12/8/2025 1:30 PM
242	Phipps park	12/8/2025 1:30 PM
243	I don't know I haven't been all over America.	12/8/2025 1:30 PM
244	community by scheels and kholes	12/8/2025 1:29 PM

245	A welcoming community	12/8/2025 1:29 PM
246	The entire area around arrowhead park, including the parks and walking/bike paths	12/8/2025 1:29 PM
247	Lafayette, Colorado	12/8/2025 1:29 PM
248	I would like it to become like Beaumont California because there were so many recreational options there so I hope there will be more recreational options in the future	12/8/2025 1:29 PM
249	More places that give opportunities for work for athletes.	12/8/2025 1:29 PM
250	West Shiloh	12/8/2025 1:28 PM
251	Queen Creek Arizona, there is a lot of creative night life and fun shops that bring tourism and money.	12/8/2025 1:28 PM
252	I would like to see Billings become a place where children are safe and satisfied with their childhood. I also want Billings to not become industrial.	12/8/2025 1:28 PM
253	I'd like to see that if the people keep expanding and growing that our city itself will also expand and grow with them.	12/8/2025 1:27 PM
254	The YMCA	12/8/2025 1:27 PM
255	I do not know	12/8/2025 1:27 PM
256	A tight nit community that looks out for each other and loves the community	12/8/2025 1:26 PM
257	a great community	12/8/2025 1:26 PM
258	Bozeman	12/8/2025 1:26 PM
259	Calm happy places	12/8/2025 1:25 PM
260	N/A	12/8/2025 1:25 PM
261	Parks	12/8/2025 1:25 PM
262	Milwaukee	12/8/2025 1:24 PM
263	Im not sure	12/8/2025 1:24 PM
264	A bigger city	12/8/2025 1:24 PM
265	small towns in texas	12/8/2025 1:24 PM
266	Albertsons 54th and grand	12/8/2025 1:23 PM
267	n/a	12/8/2025 1:22 PM
268	Gulp	12/8/2025 1:20 PM
269	Fargo	12/8/2025 11:53 AM
270	I would like to see it become a city of variety and there needs to be more diversity in the new constructions and additions	12/8/2025 10:42 AM
271	idk its own place	12/8/2025 10:37 AM
272	I think we generally have it good here just need to make some tweaks and changes	12/8/2025 10:37 AM
273	My parents are from Absarokee and that small town vibe is so nice, obviously 100 thousand can't really make that vibe but I would like to see Billings head more in that direction.	12/8/2025 10:35 AM
274	I don't know	12/8/2025 10:34 AM
275	Scheels of Billings is our best store and everyone enjoys going there. Scheels reflects our community.	12/8/2025 10:34 AM
276	Carverss very nice restaurant	12/8/2025 10:33 AM
277	natural grocers	12/8/2025 10:32 AM
278	Any other bigger city in Montana	12/8/2025 10:32 AM

279	a place of growth	12/8/2025 10:30 AM
280	N/A	12/8/2025 10:27 AM
281	there's kinda just violence or anger towards others everywhere.	12/8/2025 10:27 AM
282	A mini Portland	12/8/2025 7:54 AM
283	Missoula with all of the walking opportunities	12/8/2025 7:39 AM
284	?	12/8/2025 6:51 AM
285	Unique, welcoming and eclectic	12/8/2025 3:12 AM
286	Small town atmosphere	12/7/2025 8:47 PM
287	I'd like Billings to be a safe community, not an extension of the reservation where there is apparently no accountability, there or here.	12/7/2025 8:33 PM
288	Fort Worth, TX. Granted they are a MUCH larger scale - but they know what's up and how to properly run a city (and its offerings) in most aspects.	12/7/2025 7:22 PM
289	Neighborhood and neighborly	12/7/2025 7:15 PM
290	Less tweakers	12/7/2025 6:05 PM
291	Places that have trader joes, dog friendly places, modern nice looking buildings, passenger trains	12/7/2025 4:37 PM
292	Meridian, ID is a perfect example of what Billings could become. A wonderful, safe walking district downtown with housing, shops and parks to cater to the whole community. Lots of green space and thoughtful planning that works seamlessly together.	12/7/2025 11:25 AM
293	Missoula, MT	12/7/2025 10:50 AM
294	Roots. Rock creek coffee. Old Harper Madison. Great harvest. Mia's wok.	12/7/2025 10:09 AM
295	I want Billings to remain unique in its own way. If it did have to model another city, Boise Idaho is a good option.	12/7/2025 10:04 AM
296	Urbandale, Iowa.	12/7/2025 8:45 AM
297	Separate city units having grocery, retail shops, library [satellite], satellite clinics, with green spaces and recreational areas, etc. Cut down traffic making it easier to get services without traveling clear across town. Busing would be nice to get around town to go to special events not so nearby. Most of all an environmental area for animals and people to enjoy the outdoors together. This provides a peaceful and co-existence that is healing physical and mental maladies. Animals are already reaching out to people on who generally have been mean and disturbing and killing (unreasonable) of animals. I know most will think this insane but it is happening all over the world. Story in India a couple left their child outside to just go in and get something from the house and came out to see stray domestic dogs stalking the child and then see 2- or 3 King cobras go after the dogs. Stories like that can be found on the internet. The bad ones if one checks it out are human caused-threatening the animal. This is critical to the renovation and reclamation of the environment so spoiled by us – the animals are reclaiming abandoned areas.	12/6/2025 7:59 PM
298	Family friendly neighborhoods with quality food choices in grocery, restaurants, bakeries. Loving the park upgrades.	12/6/2025 7:54 PM
299	Billings is a pretty nice community if we can get the crime under control. Voters will need to expand the jail and support its upkeep. I wish this was not true, but it is.	12/6/2025 7:42 PM
300	Small, off the beaten path neighborhoods where everybody knows and takes care of one another.	12/6/2025 7:36 PM
301	Close knit community	12/6/2025 6:50 PM
302	Woonsocket South Dakota	12/6/2025 5:49 PM
303	Not sure	12/6/2025 4:01 PM
304	Areas that do not have as much uncontrolled growth	12/6/2025 3:44 PM

305	Arlington Texas	12/6/2025 3:02 PM
306	Missoula - very local and community based. Majority of their stores are local. You see far more bikers and walkers in Missoula then you do in Billings as well. There farmers market includes vendors and local makers from the community. It takes up there entire downtown and the businesses put patios in the streets and you see almost the whole community get involved in one way or another. They are heavy on concerts and outdoor events.	12/6/2025 2:37 PM
307	We need to create a place that attracts winners and not so many losers. It's depressing.	12/6/2025 1:56 PM
308	Safe and clean.	12/6/2025 11:27 AM
309	A safe community, not dodging vagrants on the streets.	12/6/2025 10:49 AM
310	Unsure	12/6/2025 9:25 AM
311	Maybe cities that don't burn meth in old shelter incinerator that gave Billings a national black eye and still impacts helping animals.	12/6/2025 7:41 AM
312	A welcoming and inclusive community	12/6/2025 6:36 AM
313	West Des Moines, IA	12/6/2025 2:17 AM
314	Rapid City, SD	12/6/2025 12:21 AM
315	Boise, Missoula and Columbus, Georgia. These are cities that have taken advantage of the river that flows through their cities. For recreation and tourism.	12/6/2025 12:18 AM
316	No comment	12/5/2025 10:48 PM
317	Madison, WI	12/5/2025 10:11 PM
318	Glendive	12/5/2025 7:58 PM
319	Pittsburgh or similar strong industrial towns that still keep strong quality of life and affordability	12/5/2025 7:43 PM
320	Safe	12/5/2025 7:14 PM
321	Eugene, Oregon	12/5/2025 5:25 PM
322	A safer, more family friendly city	12/5/2025 5:07 PM
323	I would like to see Billings maintain its economic powerhouse status for Montana with addition to the tourist appeal Bozeman has.	12/5/2025 3:32 PM
324	Multi use neighborhoods	12/5/2025 12:11 PM
325	Santa Fe, New Mexico	12/5/2025 10:25 AM
326	North elevation	12/5/2025 10:21 AM
327	Eden Prairie, MN	12/5/2025 10:20 AM
328	Bozeman, Portland, Boulder CO without the expensive housing	12/5/2025 10:09 AM
329	Boise or other cities with non industrial riverfront development	12/5/2025 9:45 AM
330	Cottage	12/5/2025 9:27 AM
331	Denver is probably the most comparable in envisioning how Billings can grow in the region. Just try to learn from their mistakes.	12/5/2025 9:24 AM
332	Safer without misplaced focus on code enforcement. More efficient and cheaper utility services. Streets improved for flow.	12/5/2025 8:54 AM
333	I would like to see a community where all people regardless of race, financial status, or otherwise are treated with respect and dignity. Especially by law enforcement.	12/5/2025 8:43 AM
334	Tucson, Sedona, Bend	12/5/2025 8:36 AM
335	Scotland	12/5/2025 5:35 AM
336	A city that is welcoming to all and protects our planet.	12/5/2025 3:34 AM

337	Rapid City SD	12/4/2025 11:43 PM
338	Rural	12/4/2025 11:39 PM
339	Stay true to character. Don't tey to be too big	12/4/2025 10:24 PM
340	Walkable interconnected and supportive of all neighbors regardless of income	12/4/2025 9:35 PM
341	Huntley	12/4/2025 9:33 PM
342	Look at Sweden and Denmark communities	12/4/2025 6:38 PM
343	Heights	12/4/2025 5:13 PM
344	Kalispell, MT	12/4/2025 4:57 PM
345	Sioux Falls South Dakota	12/4/2025 4:46 PM
346	Bozeman’s downtown district because it is highly used and is busy,	12/4/2025 1:26 PM
347	Williamsburg, va keeps its history integrates it into the businesses brings a lot of local shops of all kinds.	12/4/2025 12:34 PM
348	I want to see a community that has self-sufficient neighborhoods with small restaurants, coffee shops, and groceries with walkable/bikable paths. I want to see a vibrant downtown with mixed use developments and high density downtown living spaces. I also believe Billings should put outdoor recreation front and center in its planning. This honors Montana's outdoor heritage and provides the amenities needed to recruit and retain businesses and professional talent as well as tourists. It also creates healhtier, more cohesive communities.	12/4/2025 10:53 AM
349	Like the small town feel and support for green spaces, would like to see a little more entertainment- more access to plays, concerts, etc. also like the focus on local businesses	12/4/2025 8:18 AM
350	I’m not sure.	12/4/2025 7:41 AM
351	A place for families not criminals.	12/4/2025 4:45 AM
352	Omaha, Grand Rapids, Fargo	12/4/2025 12:39 AM
353	Annanfield out by Elysian rd.	12/4/2025 12:34 AM
354	The West End. I like that there are still farm and ranches that break up the suburbs. I like neighborhoods that have walking paths and open areas. We are big sky country, lets not crowd the sky with apartments.	12/4/2025 12:07 AM
355	Coming from a builder...1st to 8th between Grand and Broadwater. The tree streets with small commercial mixed in- small grocery, hairdressers, etc. STRAIGHT streets, no developers, old school style. This is what made Billings beautiful before.	12/3/2025 11:51 PM
356	Asheville, NC	12/3/2025 11:14 PM
357	Alberta Baer and concert venues	12/3/2025 10:49 PM
358	a place where I could live my whole life in 1 mile space that has all my amenities taken care of.	12/3/2025 9:58 PM
359	Melbourne Australia	12/3/2025 8:59 PM
360	Don't know	12/3/2025 7:37 PM
361	I would like to see Billings become a community who lives in tandem with our amazing environment and history. These are important to preserve, rather than simply becoming modern and "trendy."	12/3/2025 7:00 PM
362	It is a much smaller population, but is such a NICE town everywhere you look... Watford City, North Dakota. They have amazing amenities for their youth, and quality amenities for adults. Their roads are well cared for, their police department is well staffed, it is hard to see that in such a small area but not be able to achieve that in Billings when we have so much more funding and ability.	12/3/2025 6:27 PM
363	Shiloh Pointe Subdivision	12/3/2025 4:35 PM
364	support each other, safe, more environmentally conscious	12/3/2025 3:43 PM

365	Billings 40 years ago	12/3/2025 3:39 PM
366	I would like to see a lot of successful small businesses, high levels of safety, and support/opportunities for lower income families to improve their quality of life	12/3/2025 3:37 PM
367	I love the river area of Milwaukee...very open, walkable, and dog-friendly. Bozeman has a great downtown area (aside from hotels that no one can afford anymore :) ha).	12/3/2025 2:30 PM
368	Morrisville, North Carolina. A great community with lots of nice housing options, amenities, and fantastic schools. And there are beautiful parks and greenway trails everywhere.	12/3/2025 11:46 AM
369	Welcoming and affordable with good job opportunities	12/3/2025 11:28 AM
370	Rochester Minnesota	12/3/2025 10:11 AM
371	Best of a city and also the best of a small town	12/3/2025 9:54 AM
372	Neighborhoods where people know their neighbors	12/3/2025 9:45 AM
373	Europe	12/3/2025 4:31 AM
374	Open spaces, clean environment, and affordability	12/2/2025 9:17 PM
375	Vibrant downtown and riverfront	12/2/2025 8:51 PM
376	Safe and fun city. No Racism!	12/2/2025 7:59 PM
377	Safe community, funded police, Outdoor spaces,	12/2/2025 7:43 PM
378	B town has a great community.	12/2/2025 7:08 PM
379	Small town living	12/2/2025 6:51 PM
380	Billings Circa 20 years ago.	12/2/2025 6:38 PM
381	A reason for people to want to visit here.	12/2/2025 6:11 PM
382	Coeur d'alene has beautiful walking trails, parks, recreational sites with open fields for soccer, volleyball as well as open concert space all together near the lake. I would like to see something like that.	12/2/2025 6:01 PM
383	Close knit. Billings identity is drugs	12/2/2025 5:55 PM
384	I don't know of a place, but a nice place with kind people and clean water and air that is affordable to live in.	12/2/2025 5:55 PM
385	We have too many casinos, car washes & daycares in Billings. We need to focus on parks & making things nice.	12/2/2025 2:32 PM
386	No comment	12/1/2025 4:49 PM
387	Madison, Wisconsin	12/1/2025 2:27 PM
388	The McCall development has a nice community feel with the walking paths; however, it is a little too tight.	12/1/2025 1:19 PM
389	Lincoln, Nebraska - clean and safe. Growing quickly, supporting new development (including parks and amenities). City is maintained with new, modern developments and rennovations.	12/1/2025 1:02 PM
390	Safe housing near both good schools and adequate-paying jobs so commuting is minimized.	12/1/2025 12:32 PM
391	Boise is a great example of growth for what we could become	12/1/2025 12:22 AM
392	St George, Utah	11/30/2025 2:56 PM
393	lots of open spaces amongst the development	11/30/2025 2:55 PM
394	Meridian, Idaho	11/30/2025 2:54 PM
395	I think any City exceeding 100K population is overwhelmed with the same infrastructure issues. So in Montana there isn't another "best" community.	11/30/2025 9:59 AM
396	Billings is the best place, certainly in Montana. I travelled quite a lot for work around the state prior to my retirement. Billings is a great mix of working class, entrepreneurs,	11/29/2025 4:58 PM

	regional/national/local businesses. With a few tweaks - Billings will be even better. We need more pedestrian features like marked cross walks. We need more schools so kids can safely walk. We need to continue to foster the development of even more medical services. We need passenger train service restored.	
397	N/A	11/29/2025 1:50 PM
398	Missoula	11/29/2025 1:35 PM
399	A community of people thriving and moving forward for growth in the next 20 years.	11/29/2025 10:20 AM
400	Shiloh rd west end	11/28/2025 6:38 PM
401	Brown builders neighborhoods are always lovely. The new McCall neighborhoods are trashy, look bad after a year or two, and are poorly planned.	11/28/2025 4:21 PM
402	Roundup, Montana, small town feel, community events easy to walk to	11/28/2025 1:01 PM
403	In the heights, around Skyview High School,all the new housing, smaller, cheaper houses.	11/26/2025 11:49 PM
404	Would like to see options presented, and this is a good way to study successful features of other areas and present them to the public and voters. Not familiar with any areas I would consider models.	11/26/2025 1:24 PM
405	Downtown North Elevation	11/25/2025 5:37 PM
406	Bend, OR or Missoula, MT - river sports, trails, and outdoor recreation.	11/25/2025 1:33 PM
407	Billings should strive to be a city with less socioeconomic inequity and cleaner open spaces. I'm from Salt Lake City, Utah, which has problems certainly but also sports a vibrant downtown with beautiful surrounding public lands. I would caution though that SLC has misused its water resources. With the climate crisis upon us, I would hope that Billings would learn to use water and other resources carefully. I think the city should prepare for wildfires and increasing home owners insurance rates. What will we do to climate-proof Billings? Why did we let the grant for shade trees slip away? Saving Billings' natural resources will ultimately help the poor and the homeless.	11/24/2025 8:23 PM
408	Billings shouldn't try to become a different place, just a better Billings.	11/24/2025 8:13 PM
409	Billings is great. We need to grow the town bigger, start adding bigger building downtown.	11/24/2025 10:25 AM
410	Properly managed urban forestry by the city along streets and boulevards and not just in parks.	11/22/2025 8:51 PM
411	Boise or Fargo. Fargo has done a fabulous job revitalizing their downtown, which now has shops, restaurants, boutique hotels, etc.	11/22/2025 8:28 AM
412	The best way for community to prosper is for there to be sufficient housing, parks and walking/biking opportunities which enhance safety and community.	11/21/2025 8:41 PM
413	Savannah, GA, (pop +/- 150,000), Charleston, SC (pop of old city +/- 155,000) not including suburbs), older neighborhoods in Chicago, Porto San Georgio, Italy, Santa Vittoria in Mantenana, Italy, Stuttgart, Germany, Porto, Portugal	11/21/2025 7:47 PM
414	I think the best way to mitigate the impact of large groups of people is to build smaller communities with in the larger, such as the Josephine Crossings, but with local markets and grocery stores near by, including libraries or area that allow people to gather without the need for money at all times of the year (winter keeps so many depressed, we should be promoting a place for all people to connect at the least). I would like to see money not be the dividing factor. Our single parents, young people or low income families need options for recreation that is friendly to their wallets and not be consumer driven.	11/21/2025 2:27 PM
415	Missoula due to vibrant downtown	11/20/2025 9:19 PM
416	Less California	11/20/2025 9:01 PM
417	I want Billings to not depend on cars to get to places, way more funding for public transportation and options like a train system, and grow, have more international presence and communities, and have way more diversity in city, activities and much more. I would like see Billings, MT become and are more similar to Sendai and Nagano Japan or cities in Japan's Northern region of Honshu (main island) (both are "centers" their respective prefectures/region	11/20/2025 7:49 PM

	Sendai=Miyagi/Nagano=Chubu, a lot of things to do in the city, lots of space utilizized to see and do, close to nature but you aren't far from the city, lots of public transportation options like trains, bus, and bike lanes so you use your more hard earned money to spend on shops, attractions, etc. instead of making sure you get a car and dumping money into that, etc.). Want Billings to be like Sendai, Nagano, and/or even cities in Europe that's not a "fly by town", easily move around without a car (more tourist friendly), and grow and be more diverse.	
418	Bozeman has free buses through HRDC, the public parks in Oregon have nice facilities and bathrooms such as in Bend or Redmond. The libraries in Eugene, and Portland are robust resources that help the poor community immensely.	11/20/2025 4:19 PM
419	Billings when we stood with our neighbors and the police/sheriff/ were for the people not complicit	11/20/2025 3:46 PM
420	Open county living.	11/20/2025 1:11 PM
421	1st Congregational UCC. A community that fosters love and acceptance and does everything it can to help our disenfranchised. If you're asking for another city to model, Missoula, or Des Moines.	11/20/2025 12:42 PM
422	Safer - more funding for patrol. Less catch and release of criminals with multiple felonies.	11/20/2025 12:33 PM
423	Finland	11/19/2025 10:05 PM
424	We should be building neighborhoods that truly emphasize community—places where people can connect, gather, and feel at home. Developments like Josephine Crossing or the area around Poly, with their parks, entertainment spaces, coffee shops, and the garden center, show how thoughtful planning can create vibrant, welcoming neighborhoods. That's the kind of intentional, community-focused design Billings needs more of.	11/19/2025 9:40 PM
425	Preserve or promote community within neighborhoods even if the city overall is growing. Think a conglomeration of smaller towns. Bring places of gathering such as cafes or shops into each neighborhood.	11/19/2025 9:35 PM
426	Josephine's Crossing/Norm's Island	11/19/2025 2:35 PM
427	More neighborhoods, more affordable housing	11/19/2025 2:03 PM
428	I love the way Livingston incorporates local businesses, history, and art by restoring historical buildings while utilizing the space in creative ways.	11/19/2025 2:02 PM
429	Don't know	11/18/2025 9:57 PM
430	Not sure.	11/18/2025 6:34 PM
431	downtown Missoula	11/18/2025 6:19 PM
432	There are even larger cities that have neighborhoods where people gather for coffee, meals, for shopping (in small locally owned businesses) and recreating, and they feel a sense of community. Like the fifth option above.	11/18/2025 4:41 PM
433	real neighborhoods, like North Elevation, a vibrant downtown like Boise,	11/18/2025 11:59 AM
434	Bellevue, Washington - no homeless, upscale community of nice families, and well-maintained infrastructure.	11/17/2025 10:06 PM
435	Shiloh corridor Boise, ID downtown Salt lake mixed use development	11/17/2025 8:45 PM
436	Family friendly for all ages	11/17/2025 3:55 PM
437	Livermore CA	11/17/2025 2:37 PM
438	My ideal community does not exist and probably never will.	11/17/2025 6:36 AM
439	River Front Park, Norm's Island, or any dog park	11/16/2025 11:24 PM
440	The Art House-wonderful example of thoughtful, local initiative and quality arts entertainment.	11/16/2025 7:36 PM
441	Northwest Billings in general but with more mixed use development.	11/16/2025 6:09 PM
442	Ft. Collins, CO was much like Billings is currently about 30 years ago. It would be good to talk to their city planning department about what choices they made and why, and mistakes and	11/16/2025 11:48 AM

	pitfalls to avoid.	
443	A well thought out city with diverse economic base that values the natural world and community connections.	11/16/2025 11:40 AM
444	Affordable housing of all types and income levels.	11/15/2025 7:03 PM
445	Boise	11/15/2025 3:12 PM
446	Belfry	11/15/2025 9:07 AM
447	You have to invest in the community. It starts with families and schools. Find a way to fund them and find free/low cost activities for kids/teens. Keep them off drugs and out of jail by offering a wide variety of things to do. We only have casinos and chain restaurants. Be unique. Be interesting. Be inclusive. Spend some money to make things better for everyone, like trailnet.	11/14/2025 11:51 PM
448	A green and easy to navigate one.	11/14/2025 8:44 PM
449	Boise	11/14/2025 6:54 PM
450	downtown / walkable neighborhoods immediately north and south of downtown	11/14/2025 5:05 PM
451	Missoula or Bozeman	11/14/2025 1:53 PM
452	Amenities of a big city with the charm of a small town.	11/14/2025 10:19 AM
453	Spokane	11/13/2025 5:06 PM
454	The Haymarket area in Lincoln, Nebraska, is a great example of a revitalized downtown area with specialty shops, restaurants, neighborhood-scall commercial, apartments. It's walkable, has parking, has events, has great market-like businesses and mixed use buildings with traditional commercial space and apartments/condos.	11/13/2025 11:13 AM
455	Not Bozeman	11/12/2025 9:44 PM
456	Madison, WI	11/12/2025 11:12 AM
457	Boise	11/12/2025 10:45 AM
458	Hmm…I like Boulder, CO but with better affordability and without snooty, elitist attitudes. Better affordability through a more gritty, Strong Towns approach to housing density.	11/11/2025 7:01 PM
459	Boise or Colorado Springs. I think we have the opportunity, with our economy & location. We just need to grow smart.	11/11/2025 5:58 PM
460	a vibrant, affordable, well planned city	11/11/2025 1:46 PM
461	Fort Collins, CO; Grand Junction, CO or St. George, UT	11/10/2025 11:53 AM
462	not sure	11/10/2025 8:39 AM
463	The alphabet streets in the North Elevation. Walkable to park, elementary school, hospital, university, grocery store, library - all under 1 mile.	11/9/2025 10:34 AM
464	Old Town Alexandria, Virginia; Portland, Oregon with it's small village neighborhoods that have unique dining and shopping opportunities (like Multnomah Village); downtown Fredericksburg, Virginia	11/9/2025 9:49 AM
465	Western feel with traditional Montana values (strong families / religious values / hard work)	11/8/2025 2:09 PM
466	A peaceful place to live where its safe, quiet and no light pollution. The Montana dream was always to grow up and own your own house and property. Not to live in an apartment like ants..the latter only INVITES CRIME.	11/8/2025 9:12 AM
467	Charlottesville Virginia,	11/7/2025 11:04 AM
468	Business friendly, welcoming, without putting up with crazy.	11/6/2025 10:59 PM
469	Kansas City, MO	11/6/2025 4:51 PM
470	I don't really have another spot that I admire like that.	11/6/2025 12:49 PM

471	A place where we uplift and support the most vulnerable members of our community will also helping them create Better Lives for themselves by giving them access to resources that will help them in their housing and job search for help them build their own business	11/5/2025 4:22 PM
472	Think of a good Main Street anywhere - lots of commercial shops on the first floor with residential above, some business-only multi-story buildings, and access to green space no more than a few blocks away. How much housing could we add to Billings if every east-west arterial looked like that?	11/4/2025 9:07 PM
473	Annafeld/Josephine Crossing	11/4/2025 4:32 PM
474	Something that feels less like a suburb between bozeman and Denver! More of treating it like a big city with culture and ideas. Less ranchettes for people who dont want community	11/3/2025 2:17 PM
475	Don't know how to answer the question	11/3/2025 12:46 PM
476	Boise, Idaho	11/3/2025 10:39 AM
477	Boise, ID has a nice mix of accessible recreational opportunities, good parks, strong schools, good sports/rec scene, and community support for local entities	11/3/2025 10:29 AM
478	Active, clean, fun and prosperous. More like Bozeman but Billings is much better setup from a city planning stand point. More go-to parks is how I imagine Billings becoming special.	11/2/2025 9:10 PM
479	I feel this important to have a vibrant downtown. Fort Collins is an example.	11/1/2025 7:33 PM
480	Boise ID	10/30/2025 7:08 PM
481	A place with 15ac ranch style, to downtown condo developments. Allow for a wide variety of choice so all can live in the city and not have to move to the county to live outside and enjoy our great city. We've focused on too much density due to a housing crisis and failed to meet the needs of those who want less density and more outdoor recreation on their own land.	10/28/2025 12:02 AM
482	St. John's, Newfoundland	10/27/2025 2:55 PM
483	Pub Station and Alberta Bair	10/26/2025 2:31 PM
484	SAFE! There are several places in the area that I don’t feel safe, including my own neighborhood. Visitor friendly, ability to shop and eat in multiple locations throughout city, diversity of restaurant and shops, local and chains	10/24/2025 12:31 PM
485	No place is perfect, and Billings is ok. At least Bozeman has zoning and sign regulations that make it look attractive. Billings is pretty ugly overall with signs, billboards and hodgepodge development.	10/23/2025 6:33 PM
486	Downtown high rise apartment area near parks	10/23/2025 3:06 PM
487	Bend, Oregon	10/23/2025 12:33 PM
488	small town feel. We don't need to be a big city like Denver or Salt Lake.	10/23/2025 11:42 AM
489	Fargo or Sioux Falls or spokane	10/23/2025 10:42 AM
490	How it was Pre-covid.	10/23/2025 9:58 AM
491	I don’t understand this question.	10/23/2025 12:10 AM
492	Bozeman, they have much less encroachment from ugly businesses around their city. Better neighborhood zoning that excludes such businesses from ruining neighborhoods. Such as the stuff that is going up on highway 3 . A beautiful section of land that is now being ruined by ugly corporate buildings.	10/22/2025 3:20 PM
493	Rapid City	10/20/2025 10:09 PM
494	The rims and the multiple parks and paths up on the rims. Billings has extraordinary recreational opportunities up there. This is a strategic advantage to Billings that needs to be cherished and further developed. Improved access to the rims via walking and cycling is critical to taking full advantage of the area that is unique. Bozeman, Missoula have nothing like this.	10/20/2025 7:03 PM
495	Bend, OR	10/20/2025 3:42 PM

496	New Orleans	10/17/2025 6:32 PM
497	Franklin, TN	10/17/2025 1:51 PM
498	shilo commons is a nice mix of commercial and residential. Would like to see more walking communities.	10/17/2025 1:31 PM
499	The type where I don't have to worry about my personal safety or my property being broken into.	10/16/2025 12:21 PM
500	welcoming, safe, diverse	10/16/2025 12:05 AM
501	Sioux Falls	10/15/2025 7:12 PM
502	Highlands and North Side of town	10/15/2025 3:58 PM
503	Fort Collins, CO or Grand Junction, CO	10/15/2025 11:57 AM
504	Black Dog Coffee House on 10th Ave. The reasons it's so popular are obvious and stare you in the face. Neighborhood scale commercialism that is on an actually comfortable street, not a curb cut off of Grand Ave.	10/15/2025 11:26 AM
505	Spokane, Boise, Colorado Springs	10/15/2025 8:52 AM
506	Fort Collins CO	10/14/2025 1:13 PM
507	Boise	10/13/2025 9:20 PM
508	Helsinki, Finland	10/13/2025 6:28 PM
509	There is no singular place. I would like to combine our city's reach and approachability with the community pride of Miles City, the "we can do this" attitude of Missoula, and the tech/innovation culture of Bozeman. I like the visionary leadership in Omaha and Grand Rapids, the culture and walkability of the historic districts in Charleston/Savannah/New Orleans, and the food and demographic diversity of Atlanta and Washington DC.	10/13/2025 4:41 PM
510	?	10/13/2025 2:01 PM
511	Safe place to walk and enjoy your home without being threatened by transients and drug related crime.	10/12/2025 2:08 PM
512	Top destination in the state that brings in music, business, and manufacturing opportunities. Venues that people across the state can enjoy like a. Outdoor amphitheater .	10/11/2025 4:27 PM
513	The south. Billings has become such a disgusting horrible town that they need to take some advice from the south on how to be kind, care for their land, their people, and actually bring their community together without a death or violent crime being involved.	10/9/2025 9:08 PM
514	Pedestrian/bicyclist friendly, with many eco-friendly transportation options.	10/9/2025 3:09 PM
515	Larger city's in America	10/8/2025 3:59 PM
516	more housing for the disadvantaged	10/8/2025 2:11 PM
517	Spokane, WA	10/8/2025 1:35 PM
518	A little more friendly to single and younger folks with more opportunities to build your own community. Billings can be very family friend but those without that, who move here not knowing a soul but for work and such, struggle to build that community, have affordable housing, have healthy grocery options, and more activities to meet folks in similar circumstance.	10/8/2025 10:22 AM
519	Livingston, Montana. Walkable, commitment to local businesses, love and cherish the river, lots of entertainment for such a small town	10/7/2025 5:52 PM
520	Billings 1980	10/7/2025 3:16 PM
521	I love it when larger cities have neighborhoods that have spots with a local grocer, coffee shop, a restaurant or two, maybe a couple of small artisan shops, etc., that are all walkable and allow for those that live near to walk and ride bikes to create that small community feel within their larger city. Billings does not have anything like that. We're starting to see it through McCall Homes, and even with Black Dog Coffee houses, but frankly, we need many more	10/7/2025 12:20 PM

	throughout the entire city. Without the zoning and infrastructure to support those opportunities, they will never happen.	
522	I had to take a break for this question and really think about where I have been that I see Billings needing to become. I've traveled all over the world- and admired the cultural traditions, foods, charming villages, temples, churches and village squares. And then I think of Billings, which has a lot less cement than any place I've been which also has historic places, retail, etc. Billings is nearly perfect just as it is. Retain the open spaces, keep the traffic calm, focus on a healthy, safe and vivacious downtown, and add mixed use dwellings so people can live closer to groceries.	10/6/2025 6:00 PM
523	Red Lodge	10/6/2025 4:45 PM
524	Boise…but Boise embraced their river frontage and geographical features like the rims and a full reservoir nearby. Billings is so backwards; with industrial development and garbage residential and commercial development along the river, an airport and a highway along the rims, and we should have dammed alkali creek and built a reservoir; but we can't even include water and sewer when we build a new corridor like Skyway drive. So Billings is screwed and will always be that way. Poor planning from the start and bandaid development ever since. Maybe get a sales tax on tourism so we can tax everyone else like they tax us!	10/5/2025 8:59 AM
525	We should not be trying to be anything but the largest city in MONTANA! Trying to be something we are not a total waste of time, energy and money.	10/3/2025 2:48 PM
526	I want to see downtown Billings flourish and be a destination to tourists and locals.	10/3/2025 1:33 PM
527	strong economic back. Availiabilty of upward social movement.	10/3/2025 1:21 PM
528	More neighborhood scale commercial. Having a central gathering point in a neighborhood is key for building community. Harper & Madison now Black Dog is the best example of this in Billings.	10/2/2025 3:36 PM
529	The west end by west high is great for quick access to services, walk ability, parks, and single family homes	10/1/2025 6:54 PM
530	Grand Rapids, Mich has beautiful parks with community festivals, walkways, concert venues, restaurants, commerce, recreation, multiple housing options that are a little more affordable.	10/1/2025 6:47 PM
531	Oslo Norway	10/1/2025 2:07 PM
532	Rochester, MN	10/1/2025 12:41 PM
533	Charleston, SC	10/1/2025 11:08 AM
534	Community over commercial!	9/30/2025 6:15 PM
535	Billings of 2010	9/30/2025 2:03 PM
536	More walkability, access to passenger train, more for teenagers to do, more indoor recreation spaces, more family-owned local restaurants and boutique shops. Less chains.	9/30/2025 12:43 PM
537	I recommend looking at Salt Lake City - specifically how they have created some mini-commercial hotspots within primarily residential areas, at the more high-traffic intersections, to give some small-scale walk-ability in a large city. Specifically: commercial located at the corners of Liberty Park w/ residential everywhere else, also has little pocket extensions of commercial into the adjacent residential neighborhood (take a look at Harvey Milk Blvd, between S 800 E and S 1000 E); separately, Brickyard in the Sugarhouse neighborhood shows a nice use of high-density mixed use with their trail system running through; overall, non-downtown of SLC has a lot of mini-commercial hubs spread throughout the city so most of the neighborhoods have -something- that people can walk to from their homes.	9/29/2025 5:56 PM
538	Any mixed used development. Houses, apt, businesses all in the same neighborhood. Walkable. Corner store and bakery. etc. Example - Denver, Seattle, Madison WI	9/29/2025 3:17 PM
539	Boise, Rapid City	9/29/2025 2:37 PM
540	Scottsdale, AZ. Good city ordinances to help reduce crime, increase enjoyment of living, beautiful outdoor shopping, dining and arts. Nice architecture control to keep the city looking upscale, clean, and a place people want to visit.	9/29/2025 2:04 PM
541	Las Vegas	9/29/2025 12:20 PM

542	The entire community is valuable and a good reflection. The market (buyers, builders, developers) should drive this and local gov't should support it.	9/29/2025 11:55 AM
543	Coeur da lane ID	9/29/2025 11:52 AM
544	Bozeman, Boise, Rapid City - places with more appeal and community investment	9/29/2025 11:36 AM
545	Boulder, CO without the cost of living	9/29/2025 11:31 AM
546	There needs to be more light commercial expansion around specific neighborhood areas the heights needs attention as so many people live in the heights and are having to travel to the west end for things creating unnecessary traffic	9/28/2025 11:59 PM
547	Not sure	9/28/2025 7:21 PM
548	I love Billings. No place compares to us. Let's make it safer and improve what we have.	9/27/2025 10:28 PM
549	Inclusive, community minded, respectful administration & safe	9/27/2025 4:14 PM
550	Low crime city.	9/27/2025 4:06 PM
551	Walkable areas with commercial and residential mixed together.	9/27/2025 12:26 PM
552	Traditional nuclear family centered	9/26/2025 7:23 PM
553	family oriented community with well paying jobs, good schools and medical facilities, reduction in crime	9/26/2025 6:49 PM
554	I would love to see people put down their phones, stop being so rude, lend a helping hand, respect laws, and be kind to all.	9/26/2025 6:03 PM
555	Stop the leap frog development as stated above. Stop catering to the wealthy. Stop the high density. We have enough already. Yes, they will continue to be in demand because the renters have little to no alternative.	9/26/2025 4:17 PM
556	Heights area around Lake Elmo and West	9/26/2025 4:08 PM
557	Law & Order, full support of our local Police, City Fire Ambulance instead of contracted overpriced medical transport, & much more green and recreational areas like Pioneer Park to give children and the community a place for events and growth of culture and community. Expansion of health minded and nutritional options for better quality of life of its community.	9/26/2025 1:14 PM
558	The Yellowstone Art Museum	9/26/2025 9:12 AM
559	Cleaner and safer and more affordable.	9/25/2025 9:15 PM
560	Billings is ok	9/25/2025 8:36 PM
561	Bozeman, MT or Fort Collins, CO	9/25/2025 5:53 PM
562	I enjoy the diversity of housing and business in Billings and would like that to continue	9/25/2025 5:27 PM
563	Spokane. It's a beautiful city with a robust downtown cooridor centered along a beautiful river space. It's a prime example of city that leveraged its best assets to overcome some pretty bad stigmas. Despite its size, it also feels like a community - primarily because it's focused on creating spaces that folks want to come out and enjoy (e.g., Riverfront Park, the Spokane Arena Sports Complex). In contrast, Billings feels disorganized and like it doesn't have a firm sense of its identity. Its most beautiful asset, the Yellowstone River, is surrounded by refineries, the Metra's empty back lot (soon to be parking lot I hear), and a wastewater treatment plant. Rather than investing in a large multiple use convention center downtown, we've let it relocate to an obscure part of the west end - a place where few, if any, local businesses are likely to see a benefit. We need to be smarter about how we leverage our best assets. Right now, it just seems like a free for all.	9/25/2025 5:11 PM
564	Couer d'Alane idaho	9/25/2025 5:08 PM
565	Less casinos and marijuana shops popping up in make-shift neon buildings. County code regulations enforced. Better control of and planning on commercial buildings/businesses. Less trash and weeds mowed along interstate and clean up our city. Don't notice it when I'm here but when I travel somewhere and come back it's sad in comparison :(	9/25/2025 1:46 PM

566	Downtown Missoula is amazing to me. It's programmed all year long, it's full of local and regional businesses with very few chains. The community in the greater city is here is lovely - they seem to care for one another and improvements here really seem to be for the betterment of the community as a whole. It's amazing and inspiring to see. I wish Billings would take some lessons. And bike lanes are not luxury.	9/25/2025 11:47 AM
567	We need to preserve our western character and charm. Preserving historic buildings and taking pride in our city is very important.	9/25/2025 11:25 AM
568	Boise	9/25/2025 10:16 AM
569	Thriving downtown, a couple tall commercial buildings in dwntn,, apts. for young professionals, remove loitering/street living.	9/25/2025 9:17 AM
570	Missoula mt	9/25/2025 9:10 AM
571	Billings is a big town these days but if we focus on having smaller community shops scattered throughout residential (like roots) or there small business it makes each area feel like a small town.	9/25/2025 8:41 AM
572	Non tourist place	9/25/2025 7:16 AM
573	More quality single-family homes with nice parks and green spaces. Also, independently owned neighborhood shops (of all kinds) and restaurants.	9/25/2025 2:12 AM
574	The downtown area and historic streets.	9/25/2025 1:00 AM
575	Clean environment, safe communities	9/24/2025 11:39 PM
576	Achitecher of Europe stone building but texas mentality.	9/24/2025 10:57 PM
577	Tree streets / north elevation	9/24/2025 10:45 PM
578	One that's welcoming, inclusive, and provides a high quality of life for the people that call it home.	9/24/2025 10:21 PM
579	No recommendations.	9/24/2025 10:21 PM
580	Bend, Oregon. Every roundabout has a sculpture in it. Beautiful city.	9/24/2025 10:12 PM
581	Boise, Idaho	9/24/2025 10:09 PM
582	Ironwood	9/24/2025 9:59 PM
583	Meridian, Idaho had done a very nice job of incorporating businesses such as gas station, coffee shop, grocery store, sm local businesses, parks, churches, and schools within walkable distances to new housing developments. The streets were wide enough for street parking and driving through the neighborhoods, and sidewalks/street lights were in all new developments. Many neighborhoods were designed with windy streets to prevent speeding, particularly near schools.	9/24/2025 9:54 PM
584	Easy to afford. Government needs to back off	9/24/2025 9:53 PM
585	Ma	9/24/2025 9:43 PM
586	Smaller communities with shopping/dining within them, very walkable, SIDEWALKS!	9/24/2025 9:40 PM
587	Greenwood Indiana	9/24/2025 7:23 PM
588	I don't think there are any good ones left	9/24/2025 6:25 PM
589	Optimism, kindness, gratitude, a sense of shared mission and an appreciation of adventure.	9/24/2025 5:22 PM
590	Billings	9/24/2025 4:31 PM
591	I like the west end by The Divide restaurant. There is housing, retail, restaurants and walking paths.	9/24/2025 4:16 PM
592	Unfortunately growth brings more people and can bring more crime. I would like to see strong law enforcement, intolerance for homelessness, drugs, and crime and a culture of intolerance for such. Don't create an environment that will attract any of the above.	9/24/2025 2:28 PM
593	Terrible question. Billings is unique and should stay that way. We shouldn't try and become something we're not.	9/24/2025 2:13 PM

594	Best of both worlds. Good concerts, affordable housing, good jobs	9/24/2025 2:11 PM
595	Confusing question	9/24/2025 2:10 PM
596	Billings or Bozeman as of 50 years ago. The recent changes are destroying the Montana that was, that we all loved.	9/24/2025 12:26 PM
597	McCall's Josephine Crossing	9/24/2025 11:07 AM
598	Neighborhood affordable commercial	9/24/2025 9:42 AM
599	I like Billings and want to see it improve as a good place to live.	9/24/2025 6:29 AM
600	Small town community	9/24/2025 4:13 AM
601	Boulder co	9/24/2025 1:54 AM
602	?	9/24/2025 12:55 AM
603	Focused on a sustainable, eco community	9/23/2025 11:58 PM
604	Midtown. Mix of schools, residential single houses, apartments and businesses like grocery and food.	9/23/2025 11:33 PM
605	I'd like to see Billings what it was 20 years ago	9/23/2025 10:26 PM
606	Unknown	9/23/2025 9:16 PM
607	Westwood ks	9/23/2025 9:07 PM
608	North Park San Diego is a very good example of what Billings could be.	9/23/2025 8:42 PM
609	I don't really understand this question. I would like to see a kinder community, where we feel safe walking around, and I would like to see the "powers that be" show a lot more concern about the lives of Billings' citizens. There needs to be transparency about how this city is run. Too many behind the scenes decisions are made without any explanation being made to us citizens until the something has passed and is already in effect.	9/23/2025 6:27 PM
610	It would be nice in the neighborhoods to not have to drive everywhere. living out on the westend, sidewalks few and far between. More small community shops in neighborhoods would be nice. I like the Josephine Crossing concept, but the parking and streets are a nightmare to navigate. How having streets that narrow and no parking was approved I have no idea. I avoid the neighborhood because of the streets.	9/23/2025 6:19 PM
611	Boise	9/23/2025 5:45 PM
612	I would like to see Billings become a thriving and safe community that still benefits from the nature of it being Montana's largest city and economic center	9/23/2025 5:25 PM
613	Billings can keep the flavor of Montana, but it could reflect the culture offered in Bozeman or Whitefish. Be progressive without forgetting this is Montana, i.e. add modern touches.	9/23/2025 4:52 PM
614	I don't believe Billings should strive to be like a different community. Billings should find its own identity and embrace that identity. Whether that be a community known for business, industry, affordable housing, etc., Billings should focus on being the best at that.	9/23/2025 4:49 PM
615	Billings lacks a large lake in close proximity. Given that reality, I would like to see Billings embrace the Yellowstone River and the irrigation canals and Lake Elmo and the Westend Reservoirs. Surely there must be a way to further develop access to and use of the river in a way that doesn't degrade the river. For example, create a place like Missoula has for practicing kayaking. Develop Coulson Park. Develop the westend reservoirs into a destination area for the community and visitors. Do a much better job of developing our identity around the river and the rims....that's what makes us unique! I'm curious why Billings doesn't have more fountains in our public spaces (like Kansas City).	9/23/2025 3:26 PM
616	Salt Lake City, UT or Cody, WY	9/23/2025 2:33 PM
617	north elevation, downtown, annafeld	9/23/2025 1:50 PM
618	Boise	9/23/2025 12:05 AM

619	I like the way Billings is. If I didn't like it I would move.	9/22/2025 11:47 PM
620	Any larger city. I think we as a body of citizens hamper the growth of our city by not embracing more progressive infrastructure design changes. The new 3rd Ave bike lane is a fantastic step in the right direction, but greater river access from downtown and a more walkable 27th corridor would be ideal.	9/22/2025 3:25 PM
621	Mixed use development with non restrictive zoning to allow neighborhood commercial.	9/22/2025 2:59 PM
622	nashville/dallas	9/22/2025 1:23 PM
623	Not sure.	9/22/2025 1:15 PM
624	Omaha, Grand Rapids, Rochester, Fargo, Boise, Spokane.	9/22/2025 12:49 PM
625	Fargo	9/22/2025 11:50 AM
626	Strong economy and family friendly	9/22/2025 10:45 AM
627	Like Colorado	9/22/2025 10:34 AM
628	There is a neighborhood in Milwaukee called West Allis, I have visited twice. Its full of local shops that thrive. Non conventional things that are " funky ". Its full of art and community. Its close to the lake there and the lake is open to the public and extremely well kept. There is housing above or below many of the businesses. People's yards and patios and porches have character and personalization. I felt safe walking there. There were so many resources available to all walks of the public. There were street musicians! Accessible public transportation. It was paradise compared to Billings...and yes this was in the dead of winter.	9/21/2025 10:28 PM
629	One that we can be proud of.	9/21/2025 7:28 PM
630	Grand Forks North Dakota or Fargo	9/21/2025 3:25 PM
631	Safe.Safe.Safe.	9/21/2025 12:25 PM
632	I would like Billings to be an affordable, family friendly place where housing, groceries, and transportation is accessible to our population. I want our city to provide resources to those in need. I want to maintain the small-town charm that Billings has, while utilizing modern technologies.	9/21/2025 12:20 AM
633	ZooMontana: this local gem has educational programming, outdoor recreation and conservation. The cost of memberships, admission and events is affordable. And they support local schools and various community groups by bringing ambassador animals to teach about the importance of caring for the environment and the animals that inhabit it.	9/21/2025 12:03 AM
634	I would like to see downtown developed. More walkability. More unique restaurants. Boutiques. Person-owned shops that are interesting and friendly.	9/20/2025 9:44 PM
635	One where residents see themselves as a community working together for everyone’s benefit	9/20/2025 8:09 PM
636	N/A	9/20/2025 1:28 PM
637	A large city that still retains small town charm and morals	9/20/2025 1:17 PM
638	Boulder, Colorado or Missoula, Montana	9/20/2025 12:43 PM
639	The downtown area with connecting trails to the heights and westend. Colson park (renovated) would be a wonderful addition to this area	9/20/2025 11:51 AM
640	Sioux Falls, SD Duluth, MN Omaha, NE	9/20/2025 11:39 AM
641	Family friendly. Conservative. God , country and family. Preserve Montana! Stop massive overdevelopment. So many abandoned and derelict land that can be repurposed rather than develop new land and take away the country feel!	9/20/2025 11:37 AM
642	Bend Oregon Our county and city could learn from them.	9/20/2025 9:40 AM
643	Salt Lake City	9/20/2025 2:42 AM
644	No where anymore. Improve on what we have.	9/19/2025 11:22 PM
645	More high paying jobs and more retail options to keep prices as low as possible	9/19/2025 6:00 PM

646	I've been really inspired by the Old Yellowstone District in Casper, Wyoming. I would love to see that level of revitalization on the east end of the EBURD, near the Metra.	9/19/2025 4:35 PM
647	Billings historically has been a great place that represents a cross section of America from an economic perspective. It has been used in case studies to try and understand how the various economic wrungs interact. I fear that current poor development choices are upsetting that balance.	9/19/2025 3:58 PM
648	What is use to be. There wasn't anything wrong.	9/19/2025 1:54 PM
649	Not sure what/where this question refers to	9/19/2025 1:15 PM
650	Safe neighborhoods	9/19/2025 12:34 PM
651	Small town charm within the different sections of billings.	9/19/2025 12:23 PM
652	Rail line Coffee - small shops in the middle of neighborhoods, creating	9/19/2025 12:17 PM
653	Coeur D’Alene, Idaho, Greenville, South Carolina	9/19/2025 11:38 AM
654	Hmmmmmm. A community I would like is rail transit, bike paths, community plays theaters, etc, a great venue to have rodeos, concerts, horse racing outside. Great police force educated in how to calm situations down instead of a powerhouse. A transparent city council, more communication from the mayor.	9/19/2025 11:22 AM
655	None, Billings should not be like anywhere else. Billings needs its own identity.	9/19/2025 5:56 AM
656	Sioux City, Iowa	9/19/2025 1:23 AM
657	A place with a walkable downtown with more small businesses and more support for the arts.	9/19/2025 12:19 AM
658	I don't want to reflect a different community, but hold true to the values of small-town MT in a big city.	9/18/2025 9:04 PM
659	Safe environments for housing and functions.	9/18/2025 5:39 PM
660	Sidney, Australia - but realistically, we aren't to that size yet. Sindey is clean, well taken care of, very well traveled, walkable, inviting, and many things this survey leads me to believe we would like to be.	9/18/2025 4:03 PM
661	West coast towns that are family friendly.	9/18/2025 2:57 PM
662	A city that sees the value in spending dollars on amenities, such as parks, trails, beautification, schools, and showcasing the river and rims.	9/18/2025 2:42 PM
663	open space for homes, and consternated rental unit	9/18/2025 2:24 PM
664	a place with the best of every urban area while remaining distinctly Montana with our rural roots	9/18/2025 1:49 PM
665	Billings should not try to be a community it is not, but rather adapt and improve on the good things the City already has to offer. I would like to see Billings become a safer place to live for current residents and be able to attract more young people to want to live here. Solutions could be more competitive wages and improving colleges.	9/18/2025 1:43 PM
666	I'd like to see a vibrant and well-used downtown community with historic homes used as homes and historic buildings used as viable business or government offices. I do not like to see a bunch of vacant lots that homeless people use for camping and historic homes gutted for section 8 housing.	9/18/2025 12:58 PM
667	Missoula	9/18/2025 12:49 PM
668	Why change Billings into a place that already exists. Let it be it's own.	9/18/2025 12:43 PM
669	folf courses, camachos tacos, more things like the putt putt golf and things for families to do	9/18/2025 12:32 PM
670	Huntsville, Alabama	9/18/2025 12:09 PM
671	N/A	9/18/2025 11:57 AM
672	Vermont, no billboards	9/18/2025 11:50 AM
673	Rapid City	9/18/2025 11:47 AM

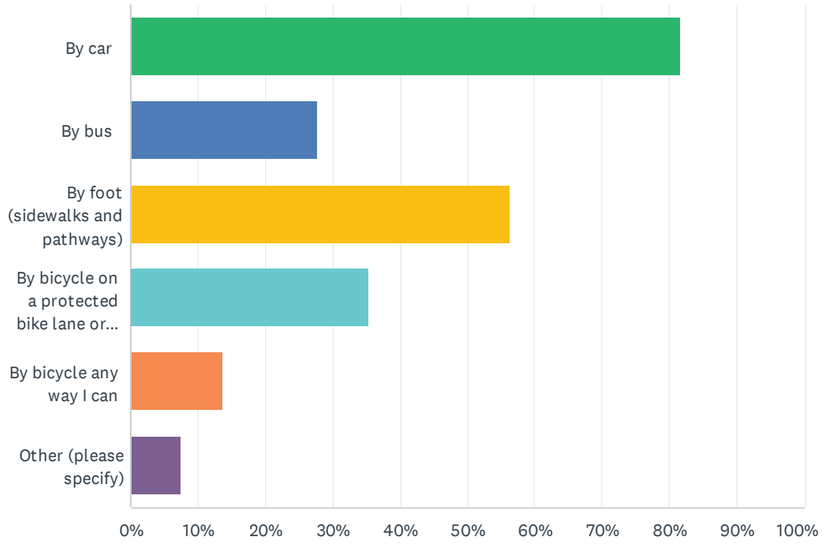
674	Be original. Otherwise I would live in “that place”.	9/18/2025 11:36 AM
675	Most of Texas, outside the few very Liberal areas.	9/18/2025 11:23 AM
676	Boise	9/18/2025 11:17 AM
677	A city that honors its past and maintains the culture of a Montana city while encouraging like-minded businesses and people to set up shop here.	9/18/2025 11:05 AM
678	small 4 pleves	9/18/2025 10:43 AM
679	Boise	9/18/2025 10:31 AM
680	I have lived here all of my life and we don't need to be like someplace else. It meets my needs.	9/18/2025 9:30 AM
681	Billings - stop comparing to other cities and look inward and do what we want to do for us. We are Billings - be proud of who we are - mistakes and all as mistakes create opportunities for growth. We are slowly, SLOWLY going in a good direction - example: connecting trail systems which create easier pedestrian and bike transit for those without cars.	9/18/2025 8:25 AM
682	Homes north of Rimrock Rd, common courtyard dwellings similar to Elysian homes.	9/17/2025 10:45 PM
683	Strong industrial and business center with residential outskrits.	9/17/2025 9:41 PM
684	Billings is fine the way it is. Invest in what we have to make it better and safer.	9/17/2025 9:37 PM
685	I am not sure of a specific place, I do know that I absolutely love Josephine Crossing and the thought that was going into developing it. I would love to see Billings have a lot of.” Small communities” around That are walkable, and have amenities in them. There’s a beauty to being able to walk down the street and have a coffee or an ice cream with your neighbors while seeing more neighbors along the way.	9/17/2025 9:36 PM
686	We currently live in a townhome in Josephine crossing. We absolutely love the community here, and how safe it is. If there were more communities like this but were more affordable and without HOA.	9/17/2025 9:10 PM
687	Colorado Springs	9/17/2025 8:59 PM
688	I’d like to see the art scene expand and for Billings to start getting better events (concerts and performers).	9/17/2025 8:05 PM
689	Single family	9/17/2025 7:23 PM
690	One that you feel safe walking downtown or anyplace in Billings, at night for dinner or going to an event.	9/17/2025 6:50 PM
691	Boise, Idaho	9/17/2025 6:48 PM
692	like Josephine Crossing Large cluster of houses but still wild lands around. for in the city limits the housing above the shops or condo type close buildings to save space for open areas.	9/17/2025 6:12 PM
693	This question is confusing. I'm sorry I don't understand what this is trying to ask.	9/17/2025 6:12 PM
694	Supports independent buisnesses not all chain stores.	9/17/2025 5:54 PM
695	More community minded developments like Josephine Crossing, Annafeld, and Shiloh Commons	9/17/2025 5:52 PM
696	I would like to see Billings become a more family oriented community with less bars and casinos.	9/17/2025 5:46 PM
697	Family oriented, safe community. People are afraid to go to the library because of the bums who hang out there. We need a downtown scene. So many communities have this and its great. Billings not so much	9/17/2025 5:45 PM
698	Missoula Montana	9/17/2025 5:44 PM
699	A safer place for all of us to enjoy, and quit wasting our tax dollars.	9/17/2025 5:43 PM
700	That is hard to say. Maybe like a Hallmark movie!	9/17/2025 5:42 PM
701	Elysian Development	9/17/2025 5:38 PM

702	Coeur d'Alene, ID is beautifully developed and modern. I think Billings has a lot of growth opportunities to make our city more visually appealing while growing new housing and buisnesses.	9/17/2025 5:35 PM
703	Boise Idaho - intelligent and segmented development of neighborhoods, clean city, good roadways, modern and diverse shopping and entertainment available, SALES TAX to allow safe growth	9/17/2025 5:35 PM
704	I think Fort Collins, CO would be a good small city to be compared to. It has outdoor recreation areas with a blend of historic areas and some businesses.	9/17/2025 5:27 PM
705	Boise - shaded playground equipment in parks! Access to the outdoors, diverse businesses and activities, public art, community / connectivity	9/17/2025 5:23 PM
706	Minneapolis - high emphasis on outdoor recreation, trails, bike paths, parks, etc. Also community rec centers, neighborhood libraries and commercial areas, and they know how to efficiently plow streets. (3 days for plowing the whole city and requiring cars to be moved off the streets).	9/17/2025 5:21 PM
707	Cities like New York or LA, simply because they can support more niche interests and needs. I don't want the hustle and bustle of those cities, but it'd be nice if Billings could better support the lesser known niches within our community. (hope that makes sense)	9/17/2025 5:20 PM
708	I would love for Billings to continue to grow at a medium pace. Developing new businesses and adequate housing. I would hate for Billings to grow so fast that we lose our charm and outdoor life	9/17/2025 5:20 PM
709	Sioux Falls, SD	9/17/2025 5:18 PM
710	Boston. Or a lot of European cities. They are built around walking. General health improves when people walk more. Making our city more walkable and bikeable will pay dividends in improved general health and well-being	9/17/2025 5:17 PM
711	Seattle, Portland, Phoenix, Kansas City. Any PROGRESSIVE city that isn't just car washes, casinos, churches and bars.	9/17/2025 5:16 PM
712	A safe and friendly environment for everyone. More community, less crime and transients.	9/17/2025 5:16 PM
713	Asheville, NC; Burlington, VT; Missoula, MT	9/17/2025 5:15 PM
714	Scottsdale, AZ.	9/17/2025 5:14 PM
715	Boise ID	9/17/2025 5:14 PM
716	I would like Billings to return to how it was when I was growing up in the 80s and 90s. A nice, clean, respectable and SAFE community where traffic was light and it didn't take you an hour to get across town. People were more friendly, crime was low and drugs were not rampant like they are now.	9/17/2025 5:13 PM
717	Bend OR or Boise, ID	9/17/2025 5:09 PM
718	Not sure where specifically, but Billings isn't a "pretty" town. You pull into industrial views, homeless people downtown, it doesn't even feel safe to be out at night. More appealing scenery would really help.	9/17/2025 5:07 PM
719	Glendive MT	9/17/2025 5:02 PM
720	A clean and well-maintained city	9/17/2025 4:57 PM
721	Whenever I visit Bismarck, North Dakota the city is so clean compared to Billings. They, like us, have also had a lot of growth over the past years. Coeur d'Alene, Idaho was also cleaner, had more green space and felt “open.” Personally I don’t prefer neighborhoods like Annafeld or Josephine Crossing because the homes are right on top of one another, even though there is green space in between. More neighborhoods with single family homes on .5+ acre lots with some space between homes would be fantastic.	9/17/2025 9:28 AM
722	Boise, ID	9/16/2025 8:57 PM
723	Inclusive. inviting and comfortable.	9/16/2025 8:04 PM
724	Boise	9/16/2025 8:02 PM

725	Carmel, IN (Monon Trail Development) or OK City (Canal development)	9/10/2025 7:03 AM
726	A place with courtyard blocks like Barcelona or Edinburgh.	9/7/2025 6:22 PM
727	The downtown events in places like Missoula or Bozeman would be great.	9/4/2025 5:28 PM

Q16 How would you like to be able to move around Billings 20 years from now? (choose top three)

Answered: 1,151 Skipped: 18



ANSWER CHOICES	RESPONSES	
By car	81.75%	941
By bus	27.63%	318
By foot (sidewalks and pathways)	56.39%	649
By bicycle on a protected bike lane or separated bikeway	35.36%	407
By bicycle any way I can	13.64%	157
Other (please specify)	7.47%	86
Total Respondents: 1,151		

#	OTHER (PLEASE SPECIFY)	DATE
1	Hopefully not a wheelchair.	12/21/2025 7:00 PM
2	VTOL air taxi	12/21/2025 9:57 AM
3	rentable scooters, bikes, and trains or trolley's	12/19/2025 7:48 PM
4	ride share	12/15/2025 5:17 PM

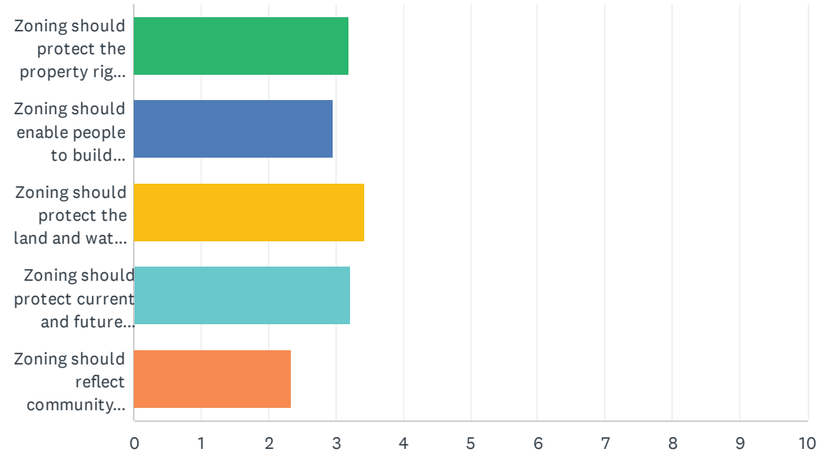
5	By bicycle. Not E-bikes.	12/15/2025 12:42 AM
6	We need a better city transportation system and then it would be more useful	12/13/2025 10:32 AM
7	Train	12/12/2025 3:43 PM
8	Don’t plan on being here	12/12/2025 2:08 PM
9	Bikes are a novel idea, but Billings has a major sprawl problem. I don't think this is the type of community that needs to worry about bikes. Fix the sprawl and then lets talk about bikes.	12/12/2025 1:36 PM
10	autonomous vehicles - light rail.	12/12/2025 10:33 AM
11	Tram	12/12/2025 12:18 AM
12	by trolley, light rail--any mass transit	12/11/2025 11:28 AM
13	by motorcycle	12/11/2025 11:23 AM
14	Let us have car meets	12/11/2025 11:19 AM
15	Intercity Train	12/11/2025 11:18 AM
16	Train from Billings to Bozeman and Missoula	12/10/2025 11:53 PM
17	Public transportation	12/10/2025 9:53 PM
18	A bus system that actually takes you somewhere you need to go. MET really sucks and needs to be rethought from the ground up.	12/10/2025 1:11 PM
19	Local train	12/10/2025 8:57 AM
20	Lightrail	12/10/2025 2:18 AM
21	I planned on moving out of Billings	12/10/2025 12:33 AM
22	In pure pipe-dream fashion and imagining the city being massive in 20 years, a light-rail system would be a cool dream come true.	12/9/2025 3:08 AM
23	For the amount spent on Bike trails and upkeep for 6months of use-makes it expensive	12/9/2025 2:19 AM
24	Motorcycle	12/8/2025 8:26 PM
25	Horse	12/8/2025 8:22 PM
26	Scooters	12/8/2025 7:53 PM
27	Metro	12/8/2025 6:31 PM
28	also more biker safety its really bad	12/8/2025 3:20 PM
29	Train to other towns	12/8/2025 1:49 PM
30	Train/Subway	12/8/2025 1:29 PM
31	I'm not going to live in Billings.	12/8/2025 1:24 PM
32	It is obvious that the city and county haven’t even entertained the thought of a rail service in Billings and the surrounding area. Denver didn’t either and then had a fortune to put in their T-Rex system to connect parts of the expanding city. At this point, Downtown needs to gets its act together before people would want to take a rail service to get downtown there anyway.	12/7/2025 11:25 AM
33	By passenger train	12/7/2025 10:04 AM
34	Be able to drive to town in specific areas with busing to certain area- limiting downtown congestion..	12/6/2025 7:59 PM
35	By e-bike	12/6/2025 7:26 PM
36	By train outside Billings	12/5/2025 10:09 AM
37	Train, carpool, no petroleum vehicles. Ev only!	12/5/2025 3:34 AM
38	train	12/4/2025 9:12 PM

39	Rail	12/4/2025 12:34 PM
40	Light rail	12/3/2025 8:59 PM
41	Tram from major areas - Shiloh / downtown/ metra/ mall/ upper heights / zoo	12/3/2025 1:22 PM
42	Shuttle vans	12/3/2025 4:31 AM
43	three subways from the west end to downtown	12/1/2025 12:32 PM
44	Personally I would not ride a bicycle in the interior areas of Billings.	11/30/2025 9:59 AM
45	train service! It's way past time.	11/29/2025 4:58 PM
46	Better use of public transportation	11/29/2025 1:35 PM
47	Light rail, please	11/24/2025 8:23 PM
48	we need a small/quick downtown circulator (trolley), Montana Ave to MSU-B and downtown to Metra when events are going on	11/21/2025 7:47 PM
49	Light Rail/Above Ground Train System	11/20/2025 7:49 PM
50	Trolley/tram	11/19/2025 2:02 PM
51	train	11/16/2025 11:24 PM
52	On wings, haha	11/16/2025 11:48 AM
53	Although we're more than 20 years away, planning with a potential rail system in mind would be wise, and also creating a passenger rail line between Bozeman and Billings.	11/13/2025 11:13 AM
54	Downtown Trolley/Tram	11/7/2025 11:04 AM
55	Without dodging bikes and pedestrians. Keep them seperated and off the streets.	10/28/2025 12:02 AM
56	Handicapped and elderly assisted	10/23/2025 3:06 PM
57	Ride share or minibus transport from my neighbor to center city or shopping districts	10/15/2025 11:57 AM
58	Uber, Lyft or other private driver business	10/15/2025 8:52 AM
59	Car service like taxi, uber, etc.	10/9/2025 5:41 PM
60	mass transit connecting college campuses, business district, and entertainment district	10/9/2025 10:41 AM
61	Improve traffic flow!!! Plan ahead and yes some accommodation for bike and foot traffic!	10/5/2025 8:59 AM
62	TRAINS	10/1/2025 6:54 PM
63	Rental scooters or bicycles	9/27/2025 4:14 PM
64	Cable car	9/26/2025 9:12 AM
65	Dont over use land for special transportation. bicycles are good, and managed electric use	9/25/2025 9:17 AM
66	Train	9/24/2025 10:21 PM
67	Light rail in town and I'd like to be able to get from town to town in Montana via passenger rail.	9/24/2025 5:22 PM
68	By train to other cities such as Bozeman and Butte	9/24/2025 2:10 PM
69	I'll be deceased by then	9/24/2025 11:07 AM
70	Community transportation, such as expanded bus service	9/23/2025 5:40 PM
71	Train	9/22/2025 11:47 PM
72	train or lightrail	9/22/2025 1:23 PM
73	Light Rail	9/20/2025 9:40 AM
74	Any way that is safe and you don't have to worry about others going way over the speed limit and driving crazy. More street patrols.	9/19/2025 11:22 PM

75	teleportation	9/18/2025 2:42 PM
76	Teleportation	9/18/2025 1:43 PM
77	When I lived in Europe, they had vans that were sort of like buses, but were cheaper to run. It would be cool to have a ride-share app for the places the bus doesn't run - cheaper than Uber and more people can fit into the vehicle.	9/18/2025 12:58 PM
78	train travel!	9/18/2025 12:32 PM
79	rail link	9/18/2025 11:50 AM
80	Bike where appropriate. Not through congested areas like downtown or business corridors. Those are horrible and dangerous.	9/18/2025 11:05 AM
81	floating cars	9/18/2025 8:25 AM
82	Train	9/17/2025 11:15 PM
83	tram/rail into downtown	9/17/2025 6:32 PM
84	we could bring back horses	9/17/2025 6:12 PM
85	I wish there was a tram/ train system	9/17/2025 5:38 PM
86	please start bike and scooter sharing	9/10/2025 7:03 AM

Q17 Zoning is one of the primary tools that can be used to implement a comprehensive plan. Please rank the following roles based on how you feel zoning is best used in Billings, with 1 being the most important role of zoning and 5 being the least important role.

Answered: 1,132 Skipped: 37



	1	2	3	4	5	TOTAL	SCORE
Zoning should protect the property rights of landowners	33.46% 358	12.24% 131	17.38% 186	14.77% 158	22.15% 237	1,070	3.20
Zoning should enable people to build housing and businesses to serve the needs of the community	18.40% 198	20.07% 216	19.33% 208	24.44% 263	17.75% 191	1,076	2.97
Zoning should protect the land and water from damage or pollution	21.87% 232	31.20% 331	24.22% 257	14.61% 155	8.11% 86	1,061	3.44
Zoning should protect current and future residents from environmental hazards, both natural and man-made	19.07% 206	25.65% 277	23.52% 254	20.37% 220	11.39% 123	1,080	3.21
Zoning should reflect community character as a way to influence development and change	10.67% 118	11.93% 132	16.09% 178	23.69% 262	37.61% 416	1,106	2.34

Q18 What else would you like us to know about living and working in Billings?

Answered: 536 Skipped: 633

#	RESPONSES	DATE
1	I would like more bike paths, including going up to the airport and more access points for the river or the existing trails by the river. Affordable housing is very important and I would like to see more housing solutions for unhoused individuals.	12/31/2025 10:02 PM
2	Don't give up on parks.	12/31/2025 3:46 PM
3	Please do not sell our green spaces/parks. In addition to affordable housing we need more 3rd spaces to build community.	12/31/2025 11:20 AM
4	Single is possible but half of paycheck for rent is harsh. Family isn't possible with current housing Affordabilty.	12/31/2025 7:13 AM
5	Too many car washes	12/27/2025 7:06 PM
6	No more casinos	12/24/2025 11:56 AM
7	Wages haven’t kept up with housing and other costs. We haven’t drawn any good stores, in fact we’ve lost quite a few. Rimrock Mall is a joke. Restaurants are too expensive and frankly, boring. I am a caretaker for my mom. As soon as my mom passes, we will move away.	12/21/2025 7:00 PM
8	We need to secure green space in the County	12/21/2025 8:29 AM
9	There is a MAJOR racism problem in Montana and Billings. I would like everyone to feel safe enough to exist, not just survive. Free speech is different from HATE speech.	12/19/2025 7:48 PM
10	Traffic is a problem. Not congestion - the street system is more than adequate and movement through our community is relatively easy. BUT, it is ridiculous that we have four state highways (high speed street sewers) running through the middle of our downtown. Cars traveling well in excess of the speed limit are barreling down the road almost within an arm-length of pedestrians on the sidewalk - not a comfortable situation. I walk the downtown area all the time. Cars are always speeding; always running red lights; and almost never suffering any consequences. Don't get me started on the rest of Billings - like how it's often a half mile between safe pedestrian crossing on Grand, Broadwater, Central, King, and others. Downtowns are supposed to be walkable. Ours has some work to do.	12/18/2025 12:55 PM
11	More commercial development in the heights. Grocery stores speciality stores. Options for people not to always drive into Billings or west end.	12/16/2025 10:10 PM
12	Billings needs to work on COMMUNITY. The City should support ALL members of the community- including the houseless in downtown. We need to invest in caring for people with	12/15/2025 5:17 PM

	mental health and addiction services rather than punishing them for the symptoms of their problems. They are human beings; not a problem that can just be ignored until it goes away.	
13	This town is great but there is always room for improvement. More business development specifically in fields that bring in higher paying salaries.	12/15/2025 12:42 AM
14	So many of our locally owned restaurants in Midtown/West End have closed over the years and been replaced by national chains. It's not fun to eat out anymore; Also, please ban wood burning fireplaces and fire pits in the city. They are far too smokey and make it unbearable for others to enjoy spending time or working outside.	12/14/2025 10:37 PM
15	There is a lack of entertainment and significant geographic isolation. Job market can be limited. More development downtown would be preferable to sprawl	12/14/2025 3:27 PM
16	We are behind other states with similar size cities in planning ahead for traffic, other infrastructure, schools, and recreation. Thank goodness SD2 will be able to get Daylis renovated, but they need schools with auditoriums, dedicated music spaces, a new westend elementary and probably high school. Boundaries need to better integrate diverse populations for the benefit of EVERYONE. We need a city recycling program and better street maintenance in winter. We should be the city to visit for music, arts and recreation.	12/13/2025 10:45 PM
17	Billings is a beautiful city with many amenities. However, crime is a problem.	12/13/2025 12:17 PM
18	We need better public safety. Deal with the drugs coming in and prioritize spending on cleaning up the problems so that families want to stay here. Figure out the homeless problem so that we can walk to our cars downtown in the dark without being scared. Make our kids feel safe instead of them being afraid to go to the store alone.	12/13/2025 10:32 AM
19	Billings is great but we could be greater! Would love for us to catch up with the rest of country and not feel like we are living in an outdated town. I think we do have lots of job opportunities but people don’t want to work or if they do work they have poor workmanship and attitude which leads to businesses closing	12/13/2025 1:13 AM
20	No quality community centers or common areas	12/13/2025 12:04 AM
21	Billings has strong potential as a regional hub, but future success depends on matching growth with infrastructure, thoughtful zoning, and long-term planning. Residents want a city that grows responsibly without losing livability or functionality.	12/12/2025 11:50 PM
22	The medical culture in Billings is not good considering this is a regional healthcare hub. Both hospitals experience a lot of turnover of physicians because they do not give physicians autonomy, flexibility or a good work life balance. For example, this is the second OBGYN turnover Billings clinic has had in 2 years. This is unacceptable. Places like intermountain and Billings clinic should be focusing on retention of employees to prevent turnover and decreased continuity of care in this town.	12/12/2025 9:56 PM
23	Living here is hard. I would love to stay here but I fear that it has become too expensive to rent and too expensive to buy a home. Feels like the dreams of a permanent residence is far out of reach.	12/12/2025 8:40 PM
24	Billings will continue to grow. Schools need to accommodate	12/12/2025 5:37 PM
25	Make it less boring	12/12/2025 4:22 PM
26	Fix it. Evacuate the city and then burn it all down. Start everything over	12/12/2025 4:18 PM
27	Wages and cost of living are a joke	12/12/2025 3:43 PM
28	it is overall a great experience.	12/12/2025 2:18 PM
29	Stop building car washes	12/12/2025 2:13 PM
30	This place sucks	12/12/2025 2:08 PM
31	There a lot of opportunities	12/12/2025 1:55 PM
32	My sister has a very good life and raises her kids giving them about anything they want because of her casino job. A few segments of people like to complain about them, but the reality of them are far less problematic than the people complaining realize. If you want something to complain about, lets talk about bright green headshops popping up everywhere.... ??	12/12/2025 1:36 PM

33	Focus more on improving the core and downtown area of Billings, encourage building up instead of out as well as more owned single family, apartment and condo development. With open and public spaces to enjoy.	12/12/2025 10:33 AM
34	The parade routes and festivals should be relocated so it does not cut the town in half for hours at a time. This would reduce stress on those not attending the events and keep those attending and participating safer, IMO. The farmers market is absolutely perfect and fine as it is as it takes up square blocks giving easy routes around.	12/12/2025 10:11 AM
35	Downtown will not thrive until the homeless and those types of resources are moved away from downtown town. E.g Alternatives across the street from the wise wiswonders children's museum is not ideal.	12/12/2025 8:37 AM
36	It is unfair that Lockwood and Shepherd are ruined with all the weed shops instead of Billings and the tax revenue goes mostly to Billings.	12/12/2025 1:13 AM
37	Do not bring big city problems to our town. Preserve our small town values and way of life.	12/12/2025 12:49 AM
38	Need to get rid of the drunk homeless vagrants all over town . Create new codes to get rid of these people causing problems in our city . Need to stop all the criminals coming here after jail . I'll it's is the hub for these people .	12/12/2025 12:30 AM
39	The crime needs to decrease!	12/12/2025 12:18 AM
40	Billings is a wonderful place to live. We've been here over 50 yrs.	12/12/2025 12:15 AM
41	City council needs to be less partisan	12/11/2025 11:11 PM
42	There needs to be more bus routes to accommodate everyone in the city.	12/11/2025 10:51 PM
43	Take a note from Colorado Springs. It went from 120,000 people to 500,000 and they never build more roads.	12/11/2025 10:22 PM
44	There needs to be an additional road from the west end to the top of the rims. Airport road and Zimmerman are past capacity. The commute can be ridiculous at high peak hours	12/11/2025 7:37 PM
45	Billings feels like a stagnant city with little opportunity for career growth. Very few residents seem open to change, and I would say, are downright afraid of change. These ideas hold us back from being a modern, welcoming place to live and visit.	12/11/2025 6:36 PM
46	The aversion to sidewalks and street lamps is baffling. The abundance of car washes, storage unit facilities, and casinos is also baffling. The lack of grocery stores spaced out around town is sad.	12/11/2025 5:26 PM
47	More police presence	12/11/2025 4:29 PM
48	I think Billings is great and we have built a great community inside of it. Throughout the years of living here i've found that more stores start to pop up, in which we have never experienced before, and I think that is a very important aspect to have variety in a town rather than using the same stores over and over again.	12/11/2025 2:30 PM
49	During the winter, I feel like the big snow trucks only focus on the roads and maybe big cooperations but like even school parking lots army kept up like the roads and that makes it difficult and dangerous	12/11/2025 2:28 PM
50	I think transportation is simple, besides all the roundabouts, Billings is easy to navigate. I think more activities both recreational and not would be beneficial to billings	12/11/2025 2:25 PM
51	That i think having more stores and restaurants and fast food options would be good especially for the younger generation	12/11/2025 2:22 PM
52	As a 17 year old, the options of what to do become less and less everyday and a wider variety of fun activities to go out and do would be nice.	12/11/2025 2:18 PM
53	people who come here and can't drive on snow should retake the driving test	12/11/2025 2:15 PM
54	Nothing	12/11/2025 2:06 PM
55	Billings is a great city, but there is not a whole lot to do for fun.	12/11/2025 2:03 PM
56	Recreational areas and like a top golf. More entertainment centers like Dave n Busters or	12/11/2025 2:01 PM

	something like that. Maybe even a Putt Putt golf.	
57	It is nice just my main complaint would be that it is not very diverse	12/11/2025 1:51 PM
58	I feel that for the amount of growth the city has we are lacking in resources, including grocery stores, shopping and overall essentials. We need to cut down on the casinos in town since they are a contributor to harmful activities in town.	12/11/2025 1:47 PM
59	This city kind of sucks and everything is way too pricey for the things that are offered	12/11/2025 1:39 PM
60	Billings is a great community but it could use more things to do.	12/11/2025 1:36 PM
61	not sure	12/11/2025 1:29 PM
62	the cost needs to lower	12/11/2025 1:16 PM
63	The culture is being lost due to modern industrialization and implants from other states.	12/11/2025 1:08 PM
64	More fun well known activities and restaurants that are in Big cities !!!!!!	12/11/2025 1:05 PM
65	Make it less buns	12/11/2025 1:00 PM
66	They should turn riosabinas into something else.	12/11/2025 12:57 PM
67	Making more affordable	12/11/2025 12:35 PM
68	I would like to see more employment opportunities for people looking at part time such as students in high school or college	12/11/2025 12:29 PM
69	nothing	12/11/2025 12:20 PM
70	I care deeply about the unhoused population, and I would be proud to live in a city that feels the same.	12/11/2025 11:28 AM
71	Why do people that suck keep moving here	12/11/2025 11:23 AM
72	LET US HAVE CAR MEETS WITHOUT COPS ARRESTING US HATE BILLINGS PD	12/11/2025 11:19 AM
73	I hope the City listens to the people they don't normally listen to, but here's to another year! We'll be here as long as all our grandkids are here. A lot of people feel stuck here for work, prison release, and for family. Wouldn't it be amazing if those people were converted into contributors to their community? The identity of Billings must be preserved, but if we are not growing, we're dying.	12/11/2025 11:18 AM
74	Downtown has dangerous people	12/11/2025 11:13 AM
75	There is not enough options for generational housing. Too few nursing homes and assisted living. Not enough childcare. Housing has outpriced wages by far. No one can afford to buy or build. Home ownership is unattainable.	12/11/2025 10:39 AM
76	I feel safe most of the time. I like streets with overhead lighting. Can't go wrong with more parks and paths.	12/11/2025 8:43 AM
77	There is a lack of entertainment for all generations and significant geographic isolation. Housing is expensive and the city lacks density and aesthetic appeal	12/11/2025 12:36 AM
78	Traffic safety needs to improve. Cite drivers for breaking driving rules.	12/11/2025 12:32 AM
79	Billings needs to add more family attractions near the highway and focused tourism "gimmicks" to motivate travelers to exit the interstate. Retired, or have kids, but need to use facilities and take a break, might as well capitalize on "the West."	12/10/2025 11:53 PM
80	Need more parking Downtown	12/10/2025 10:55 PM
81	Wages are not good compared to cost of living for most middle class people.	12/10/2025 9:53 PM
82	Living in Billings can get boring but it's home and I'm always excited to come back!	12/10/2025 5:31 PM
83	Have the government be a good steward of the tax dollars.	12/10/2025 5:04 PM
84	This place is grungy, always has been. Way too many casinos, car washes, and Town Pumps.	12/10/2025 5:03 PM
85	Poor repair of streets!!!! Need to pay attention to that	12/10/2025 4:51 PM

86	As Billings grows, new residents bring in new tax revenue. This does not mean we need to exponentially increase the tax burden on existing taxpayers. With more residents contributing to the pot, the pot grows; therefore everyone's taxes shoudl not have to continually be raised. Moving a portion of taxes off to utility bills, like what was done with the water bills last year, was a sly and deceiptful way to make it appear that taxes went down (or didn't go up as much) while water bills were in chaos anyway. That sort of issue cannot be a way of doing business as usual with the city.	12/10/2025 4:27 PM
87	In my opinion the city does a great job keeping the West End clean and safe I'm grateful to live on this side of town, but also I can only speak for this little part of a larger city.	12/10/2025 3:31 PM
88	I live in Billings because I love the quality of life here. It is a lively city with good options for education, work, and recreation. I don't want Billings to become so densely populated that it feels crowded and neighborhoods don't have positive appeal. Crowding because of dense housing is going to be problematic as people live with the daily stress of people being too close all of the time. Crime such as neighborhood and domestic violence will increase as a result. While infrastructure is expense to install and maintain, we have adequate space, that we should not have to live shoulder to shoulder.	12/10/2025 3:25 PM
89	There are too many apartments and not enough houses. Rental housing is hard to find and apartments are too expensive for the reality of living in them. Buying a house is unattainable for most people. We need to stop building luxury apartments and focus on regular housing for sale or rent.	12/10/2025 2:11 PM
90	Our downtown is dying and it is not a conducive to a health community. Lack of sensible taxation statewide. Lack of a sales tax in a tourist driven state.	12/10/2025 12:08 PM
91	personally i have a job i enjoy so i have no complaints really.	12/10/2025 11:05 AM
92	People are still polite and honest and the pay is getting better	12/10/2025 10:45 AM
93	It'd ugly. Enforce city codes.	12/10/2025 8:57 AM
94	Why are there so many car washes?	12/10/2025 8:55 AM
95	Law enforcement needs to get more tough on horrible drivers.	12/10/2025 4:17 AM
96	Get the weed shops and growers out of neighborhoods that were zoned residential. Their process of growing weed stinks! When you buy residential you dont buy it thinking someone is going to skirt the system and grow their stinky weed next to you. They have their ways of bypassing the legal system and staying in places they were ordered out of.	12/10/2025 3:20 AM
97	Billings needs so much help	12/10/2025 1:17 AM
98	Come on vacation, Go home on probation, Billings will suck you back in on revocation.	12/10/2025 12:33 AM
99	Need street lights south side. Also more police south side.	12/9/2025 10:59 PM
100	The public utilities need to be affordable.	12/9/2025 10:45 PM
101	The homeless in downtown keeps visitors from frequenting the area.	12/9/2025 10:39 PM
102	It's too expensive to live here.	12/9/2025 7:23 PM
103	They needs to be an option to get homeless persons off the streets and into treatment facilities.	12/9/2025 2:35 PM
104	need to open more streets like 36th street west for better traffic flow. Need more street lights and to make people and businesses shovel snow better for easier walking	12/9/2025 2:17 PM
105	The street construction has be more effcient. It is a big enough city that Zoo drive shouldnt be under construction for two months. No reason they cant do night street work.	12/9/2025 12:03 PM
106	Get our city government under control. The amount of corruption is embarrassing.	12/9/2025 11:45 AM
107	idk	12/9/2025 11:45 AM
108	Our drinking water in ont excepting it should meet the standards of EWG and we need to stop developing along the river unless its for recreation	12/9/2025 11:35 AM
109	It's clear that our current leadership will never get us as a city to where we need to be.	12/9/2025 10:45 AM

110	it all sucks and everything in this state is old and outdated	12/9/2025 10:31 AM
111	It’s abysmal. The highest rate of depression in the country should speak to that.	12/9/2025 10:31 AM
112	???	12/9/2025 10:30 AM
113	I think there is still a chance to build Billings in a way that brings people together and builds pride in the city, but it also seems like we're on the cusp of losing that	12/9/2025 9:34 AM
114	Billings could be better about celebrating new business. I've opened two small businesses and never heard a thing from the city (welcome, hear are groups to consider joining, etc).	12/9/2025 8:29 AM
115	Overall really good, obviously more money would help but we are in a reasonable tax/benefits ratio.	12/9/2025 7:45 AM
116	I wouldn’t be here if it wasn’t for my career. I’ll be leaving as soon as I can	12/9/2025 6:49 AM
117	We would love to see more development in areas like the south side. More options for food, grocery, etc. it's a food desert and we need to do more to help the people in these areas.	12/9/2025 6:15 AM
118	Crime needs to get under control	12/9/2025 5:45 AM
119	Doing street projects (sidewalks) seem to take a long time compared to other cities.	12/9/2025 2:19 AM
120	Billings lacks pride and this is because it's hard to be proud of a town that promotes bad habits in the businesses that are in abundance whether that is casinos, liquor stores, marijuana, tobacco shops, used car lots, pawn shops, or shady massage parlors. Billings can do better than this and be healthier too.	12/9/2025 1:40 AM
121	I love the gallagator trail in Bozeman. It’s a very enjoyable integration of green space in a residential space. I’ve always hoped Billings could expand the trail along the ditch. From highlands to 24th	12/9/2025 12:54 AM
122	City fiscal responsibility is a number one priority.	12/9/2025 12:08 AM
123	Noise, light, and air pollution are to all to high in our community unfortunately.	12/9/2025 12:03 AM
124	Safety and crime are an issue in Billings.	12/8/2025 11:53 PM
125	Downtown attractions need to be a focus of the future	12/8/2025 11:47 PM
126	We need to increase engagement and opportunities for community to grow and support one another.	12/8/2025 11:38 PM
127	I have lived in Billings not because I love it here, but because it is close to family and slightly more affordable than the cities in Montana that I would prefer to live in. I would love to live the place I live.	12/8/2025 11:19 PM
128	I have lived here my whole life and the thing this city prioritizes are very frustrating. Like what they did downtown is ridiculous	12/8/2025 11:11 PM
129	Billings is too conservative. If we want to see progress, we need to welcome more progressives. Billings had no personality. Its not a pretty city and it has no character. I've lived here since 1975 and it had more character then.	12/8/2025 11:07 PM
130	Cost of living is ridiculous anymore. Also what the hell is up with water bills?	12/8/2025 11:07 PM
131	This town has so much potential that is really wasted. There’s no sense of community, no way to shop local, and tj out it bluntly, most parts are an eyesore.	12/8/2025 10:59 PM
132	I think we need better crime prevention and enforcement, from larger crimes (murder, trafficking) to misdemeanors such as traffic violations (DUI, speeding). Driving here is difficult due to aggressive drivers, speeding, and people running red lights. We have a high crime rate and a lack of access to quality mental health and substance use treatment. What I do love about Billings is that it is easy and convenient to get around town generally. I love the access to open public spaces such as Riverfront Park, Norm’s Island, and Zimmerman Park. I love that I know my neighbors and we look out for each other. I think we have a good public school system and lots of activities to participate in. I grew up here and returned after many years away because my quality of life here is good. Billings is affordable for home owners. We have access to good healthcare, shopping, and unique businesses like ArtHouse and Kirk’s Grocery. I hope we continue to keep our culture and avoid massive urban sprawl with no	12/8/2025 10:44 PM

	character (i.e., the large apartment complexes that all look the same on the west end). It will also be important to protect the environment so it can maintain life. My hope is to be able to stay here as I age.	
133	I try to walk places when possible, but discontinuous sidewalks and inadequate lighting at night/early morning can make that dangerous. More crosswalks would also be good, since there are long stretches of roads with businesses on both sides but no place for pedestrians to safely cross.	12/8/2025 10:42 PM
134	We live in a beautiful state. Billings isn't becoming more beautiful though. Our lack of thoughtful zoning and restrictions on types of businesses is making it less and less appealing for people. And, that makes it less appealing for change maker type companies to want to be based here. The decision makers of those organizations are looking for high quality of life and beautiful community.	12/8/2025 10:33 PM
135	This place used to be great. I now cant afford to live and play and be apart of the community.	12/8/2025 10:15 PM
136	There are too many uncontrolled intersections. With few street lights in residential neighborhoods (which is fine to minimize light pollution and keep taxes lower), there should be more regulated intersections (yield signs, stop signs, etc.)	12/8/2025 10:02 PM
137	It's been nice so far but it could be better.	12/8/2025 10:02 PM
138	Income needs to increase.	12/8/2025 10:01 PM
139	Its not getting better. We want to move out of state	12/8/2025 9:59 PM
140	Billings is great place with great people, but planning future development and reinvigorating and cleaning downtown/Southside areas with a clear vision would not only benefit people who live here and visitors, but also business owners as we are a major hub of the mountain west.	12/8/2025 9:36 PM
141	Billings has a bad reputation, which is good and bad. No rich and famous are going to move here. But, the lack of progressive local government enables the negavtive opinions. It is shocking that the city allows such filth in residential neighborhoods. Also, things like County Commissioners wanting ICE facilitaties in town is horrific.	12/8/2025 9:27 PM
142	We need affordable healthcare not dictated by religious dogma, and allowing a for-profit scam "university" on the west end, or any part of town, was not a great idea	12/8/2025 9:27 PM
143	None	12/8/2025 9:23 PM
144	It is really dangerous here. Do something about the homeless problem	12/8/2025 8:50 PM
145	Billings should lean into its advantages: as an access point to nature and as a regional commercial hub. These needn't contradict—but failure to invest in what makes Billings distinctive (the local and broader access to outdoor recreation and nature) undermines our competitive advantage.	12/8/2025 8:42 PM
146	It can be very depressing to live here because of lack of entertainment. People need more to do and it needs to be more affordable to stay here.	12/8/2025 8:36 PM
147	I wish developers would find ways to renovate existing spaces vs. chopping up farmland.	12/8/2025 8:33 PM
148	Local government needs to be forward-thinking and work toward lifting people out of poverty	12/8/2025 8:24 PM
149	Billings really needs to focus on continuing to build their medical service portfolio. There is talk about increased retail, but I think that model has been fading for 20 years. Hospitals and revamped airport with a focus on a logistical hub would be great. Remember AI is just now becoming a reality and it's going to change economies of scale, and the labor market in dramatic ways.	12/8/2025 8:22 PM
150	The old ways were better in some spots. I miss shopping and dining downtown. I hate that the buildings were torn down at the Fairgrounds. Change doesn't always mean improvement.	12/8/2025 8:19 PM
151	Billings is better than its reputation. If the water dept was as professional as parks and recreation, we'd have no issues with over-billing from the summer of 2024. Development on the edges of the city is racing ahead and is soon to change traffic needs. Yeah, we DO have a problem with casinos. But what can we do?	12/8/2025 8:09 PM
152	the homeless people make me nervous, and the cops won't do much to keep them in line.	12/8/2025 7:58 PM

153	It sucks. Transplants should not be encouraged and accommodated, these covid refugees and the cold winters will run them off eventually. Don't build them a bunch of crap that the people who stay will have to pay for.	12/8/2025 7:52 PM
154	We are the laughing stock of the state, even rated behind Great Falls and Butte. I believe this is in part due to the anti-progressive leadership that has plagued us at the neighborhood, city, county, state and federal levels. It's not just crime or poverty, it is the prevailing attitudes about those and other social issues that hold us down. That attitude permeates everything in the city and has become our identity: an unwelcoming and hateful cultural vacuum. Growth without intention is how you get our current situation where the city has basically been relocated to Shiloh crossing and downtown continues to struggle. We have no identity, point of pride or common civic project to rally around here. I can imagine the city will entirely miss out on the Montana boom, (we basically already have) and everything we be similar in 10-20 years. A nice airport and some new hotels aren't going to cut it.	12/8/2025 7:49 PM
155	Not enough recognition for the secondary education opportunities in the city - MSUB, Rocky, the new DO school - i never see Billings mention any of them!	12/8/2025 7:40 PM
156	There are too many casinos. Too many coffee shops. Too many car washes. BILLINGS NEEDS TO APPEAL TO FAMILIES MORE.	12/8/2025 7:35 PM
157	Billings is a wonderful place with a beautiful culture that cares deeply for community	12/8/2025 7:10 PM
158	We live in Alkali Creek and have a great community. But we do wish we could feel more connected with our neighbors through smaller local shops and restaurants.	12/8/2025 6:59 PM
159	Develop a walking mall on N Broadway between 1st and 3rd Ave	12/8/2025 6:17 PM
160	Billings isn't that great in all honesty. It shouldn't cost a fortune for most people to live here	12/8/2025 6:10 PM
161	City government has lost trust with residents over last years water fiasco and this years meth cloud.	12/8/2025 6:05 PM
162	I have noticed Billings, and Montana in general, is one of the only places in America that is not a remote option for many companies hiring remote. The minimum wage is not a livable wage. The city is not pretty to look at. Need more art and landscaping.	12/8/2025 6:01 PM
163	Please only do like one or two road work projects at a time. When you guys are doing a bunch of different ones around the city it makes it incredibly frustrating to navigate around town	12/8/2025 5:54 PM
164	People are rude and aggressive.	12/8/2025 5:40 PM
165	certain comments have been redacted due to content	12/8/2025 5:31 PM
166	No Reply	12/8/2025 4:31 PM
167	its great	12/8/2025 4:31 PM
168	n/a	12/8/2025 4:28 PM
169	nothing	12/8/2025 4:27 PM
170	roads are barely plowed and when it is very slick, police wont come to you unless you are really hurt in a wreck	12/8/2025 4:27 PM
171	Living here for an extended period of time gets boring and will eventually force people out.	12/8/2025 4:27 PM
172	wages	12/8/2025 3:27 PM
173	Fix roads	12/8/2025 3:24 PM
174	Activities within billings are very limited, more family fun activities are a necessity.	12/8/2025 3:22 PM
175	idk	12/8/2025 3:21 PM
176	biker safety, too many uninsured drivers	12/8/2025 3:20 PM
177	n/a	12/8/2025 3:20 PM
178	I don't know	12/8/2025 3:20 PM
179	cost of living has gone way up	12/8/2025 3:20 PM

180	Billings is great	12/8/2025 3:20 PM
181	There needs to be more entertainment.	12/8/2025 3:20 PM
182	none	12/8/2025 3:18 PM
183	minimum wage increase.	12/8/2025 3:18 PM
184	Its good for me, maybe because I'm a student.	12/8/2025 3:17 PM
185	It is a great place with friendly peopel	12/8/2025 1:49 PM
186	nothing	12/8/2025 1:33 PM
187	There isn't much to do here there are very few just places to go hang out in besides alley's, bars and the rims	12/8/2025 1:32 PM
188	its expensive	12/8/2025 1:31 PM
189	nothing	12/8/2025 1:30 PM
190	it is really hard to get places if you don't have a car	12/8/2025 1:29 PM
191	boring	12/8/2025 1:29 PM
192	I don't have anything to say	12/8/2025 1:29 PM
193	This town aint got nothing to do	12/8/2025 1:28 PM
194	Living in Billings is very nice	12/8/2025 1:28 PM
195	The cost of everything is way too high, and many businesses that are loved close because of the economic state of our city.	12/8/2025 1:28 PM
196	Its not the best because of the cost for nothing to do here.	12/8/2025 1:27 PM
197	Nothing	12/8/2025 1:26 PM
198	make it easier	12/8/2025 1:26 PM
199	NA	12/8/2025 1:26 PM
200	Nothing	12/8/2025 1:25 PM
201	N/A	12/8/2025 1:25 PM
202	it sucks	12/8/2025 1:24 PM
203	Im not sure	12/8/2025 1:24 PM
204	N/A	12/8/2025 1:24 PM
205	new buildings	12/8/2025 1:23 PM
206	gulp	12/8/2025 1:20 PM
207	N/A	12/8/2025 10:37 AM
208	The more downtown you get the parking is really awful.	12/8/2025 10:35 AM
209	Nothing	12/8/2025 10:34 AM
210	nothing	12/8/2025 10:34 AM
211	...	12/8/2025 10:33 AM
212	Downtown needs a revamp every other cities downtown is nice ours is sketchy.	12/8/2025 10:32 AM
213	N/A	12/8/2025 10:27 AM
214	it should be more clean here	12/8/2025 10:27 AM
215	There needs to be more independent restaurants, less chains, less car washes, more indoor recreation for kids	12/8/2025 7:54 AM
216	Make Billings less sucky to live in. Stop dropping off the transients here in town. Give them	12/8/2025 7:39 AM

	opportunities in other towns.	
217	Between congestion, lack of enforcement and a high percentage of uninsured motorists, traffic is a nightmare.	12/7/2025 8:33 PM
218	Enough with the casinos and car washes!!!	12/7/2025 7:22 PM
219	I disappointed in the lack of city leadership. City Administrator needs to go. Mayor is a figurehead only. Majority of city represents themselves not the public. Snow removal is a joke. I cannot believe how portly we care for our city streets.	12/7/2025 7:15 PM
220	This place fuckin blows do better	12/7/2025 6:05 PM
221	We have so much potential but we need forward-thinking to really bring out the best that Billings and the surrounding area has to offer. Homelessness needs to be addressed in a real way. Sleeping outside is outlawed in Idaho and I think it's done nothing but good for the state. I know the homeless population is a big issue but allowing it to happen doesn't help anyone.	12/7/2025 11:25 AM
222	Allow construction of ADUs. Allow neighborhood businesses.	12/7/2025 10:09 AM
223	Billings needs to lower property taxes. Build a Trader Joe's and a Cheesecake Factory. Overall Billings does provide a nice variety of activities for kids!	12/7/2025 10:04 AM
224	Stop with the casinos already	12/7/2025 8:31 AM
225	People are terrible drivers (no blinkers and fly around). Too many people so it takes much longer to get through lights and get around town. People used to be better and more small town like. Too much growth.	12/6/2025 10:41 PM
226	Billings is a city that is full of history and interesting stories of the people who live here. From the Indigenous thru the many waves of settlements and emigration into this land. Both good and bad issues and problems but a sounding strong resilience that provided learning and reevaluations. Now as a lot of other places there are many challenges but again reaching for the core values of life and living together with ourselves and the environment created for us. We shall renew a peaceful, healthy life growing to meet each new challenge.	12/6/2025 7:59 PM
227	Billings is my home town. I worked in downtown Billings for nearly 40 years; we should not have homeless people living on the streets and/or roaming around drunk. This costs the city a lot of money and endangers citizens. Legalizing marijuana was one of the stupidest decisions MT voters have ever made, smelling the stuff everywhere and looking at the ugly shops is not making the city attractive. This is not New York City - we are never going to walk or bike everywhere, cars are a fact of life and should be given priority. Nearly empty MET busses - there is obviously not enough demand. The Moss Mansion, Western Heritage and Yellowstone County museums should be promoted by the city more. Overall, it is relatively easy to get where you want to go although traffic is much heavier than it was years ago.	12/6/2025 7:42 PM
228	The recent street conversions and bike lanes downtown were an unnecessary mistake that only made getting around downtown more difficult. Also paid parking downtown needs to go away. I'm already taxed to pay for the roads, I shouldn't be double taxed to park on them.	12/6/2025 7:36 PM
229	Working downtown can be a bit stressful at times because of the transient population. Walking to my workplace in the early morning can be scary sometimes.	12/6/2025 6:50 PM
230	The walk paths, and outdoor recreation, bike paths, would all be great if they werent so unsafe. The 'houseless' use walk paths as highways, and recreational areas as homes. I have small dogs who've been attacked. I can only walk my dogs in the cemetery now, because it's the only place we can even slightly enjoy. This town doesn't do anything to prevent vicious dogs, or random schizophrenics from attacking people just out for a morning walk. And the park I live next to stinks to high heaven every time it rains, or they mow, because of ALLLLL the people who take their dogs to the park to potty, and never pick it up.	12/6/2025 5:19 PM
231	So many wealthy people are moving here from out of state and taking advantage of their ability to live here at a lower cost. This is having a huge impact on our community. I am a single mom with two kids. Many in my financial position are being negatively impacted by this influx and are increasingly less able to afford housing or the things we need. Taxes and fees need to better reflect the ability of individuals to pay. We need to do a better job of supporting those in the community that need support.	12/6/2025 4:01 PM
232	Too expensive for what you got, cost is the real crisis. People are depressed because they're	12/6/2025 3:02 PM

	poor and under compensated	
233	I think Billings has an incredible opportunity to steer the direction we are growing in. Bozeman and Missoula grew very quickly and they didn't necessarily have an opportunity to control that growth. I feel that Billings does, and we need to make sure to protect our community. Again, Billings is known for being one of the most depressed places in Montana. Videos go viral every year talking about the suicide rates in Billings and affects of drugs/alcohol in our community. We need to create a community that prevents this abuse and promotes positive engagement in the community.	12/6/2025 2:37 PM
234	perception is that police do not enforce traffic violations	12/6/2025 1:56 PM
235	Been here my entire life and the saddest thing has been watching it go down the drain and over run with tattooed losers and dirt bags and some form of addiction outlet on every street corner (vaping, casinos, coffee, soda stations, etc.) They have ruined the city and the future of the next generation.	12/6/2025 1:56 PM
236	This city no longer feels safe.	12/6/2025 11:27 AM
237	The new intersection at Underpass Ave and State Ave is just awful! The turns required of drivers to go west or east on State are ridiculous. Though it is the quickest route to work, I go out of my way to avoid that intersection. Do we really need this many casinos? An actual sit down restaraunt at the mall would be nice. What is going to happen to all of the big, empty spaces left behind from box stores closing? (Costco of King Ave West, for example).	12/6/2025 8:46 AM
238	Public perception is that drivers get away with reckless driving, run red lights, and speeding in residential areas. Even city bus drivers speed in residential areas like North Park. Reporting them to dispatch has not slowed them down on N 22nd. Residents need more transparency on tickets.	12/6/2025 7:41 AM
239	We have spent a great deal of $ on publuc safety without a comparative reduction in crime, especially in youth crime. Also, it is ridiculous that BFD doesn' t provide full EMS including transport and relies on AMR - citizen ripoff!	12/6/2025 12:21 AM
240	Thank you for this survey! I approached your offices a few years ago with concerns and was ignored. Calls were not returned.	12/6/2025 12:18 AM
241	Concerned about safety i.e. emergency service, fire and police	12/5/2025 10:48 PM
242	The west end farmlands should be protected and not made into housing. What are we going to eat? At least make the resulting properties become xeriscaped.	12/5/2025 9:01 PM
243	Too much control of city and county affairsby the chamber of commerce.	12/5/2025 7:58 PM
244	I don’t understand why we keep trying to solve social issues in the most backwards ways. an addict needs housing, opportunities, and hope. not the other way around. i don’t know why we’re so obsessed with punishing people. every stat shows that more policing without any actual social policy (affordable housing, healthcare, childcare, jobs) does nothing. fix the reason why people have to do drugs, before trying to fix ‘the people’	12/5/2025 7:43 PM
245	It isn't desirable but there are worse places to live and work.	12/5/2025 5:07 PM
246	N/A	12/5/2025 3:32 PM
247	Billings is a great city to live in because there are industries supported that create jobs for people. The rims should be promoted more. People just driving through Billings on I90 don’t know how truly beautiful Billings is. Restaurants with patios and city views would be amazing along Skyline trail.	12/5/2025 3:01 PM
248	I feel we need more city inspectors on the job to do quality Control and make sure contractors are following the specs on jobs that are bid. Take a drive down Gleneagles Blvd. and see what a crappy job the contractor did on that street, the base was definitely not compacted properly and will need redone in a few years.	12/5/2025 10:25 AM
249	Unregulated dogs snarling at walkers make walking feel unsafe, so I don't blame other people who choose not to walk because of it.	12/5/2025 10:20 AM
250	We need more high-quality restaurants. Diverse restaurants. There are very few choices. Most are medium to low quality even if they are diverse. The old house closed, Bin 119 closed, wild Ginger closed, enzos and Jake’s are all that’s left and they are same old same old. Billings is	12/5/2025 10:09 AM

	not an attractive city. The zoning and the building has been hodgepodge with no real coordination or design choices. I used to like living in Billings, I’m now very disappointed and considering Moving to another state for no other reason then I’m tired of the noise on Grand, and the lack of cohesive design in the city. It is very unattractive	
251	Billings is great, I wish some attention would be given to Main Street development and some encouragement to stay in the heights vs using it as a pass through to downtown or west end. More attention to park/open spaces is needed. We have several refineries and large out of state corporate business entities that should be more heavily taxed to fund improvements. They are not going to leave if they pay higher taxes, they need our workers and infrastructure so tax them more. It’s not like they are going to build refineries elsewhere or move box stores to towns with smaller populations.	12/5/2025 9:24 AM
252	Public safety is still not a priority in spite of the huge sums of money taxpayers have given the city. Renting and/or purchasing a home is practically out of reach for the people working here. I’ve lived here my whole life and it’s never been worse. Trying to find a way to leave.	12/5/2025 8:54 AM
253	There are essentially four parts of Billings. Very segregated. The city has forgotten about and ignored the Southside for a long time.	12/5/2025 8:43 AM
254	Our city and leaders need to establish what we stand for. We need to maintain Not in Our Town as our motto and leaders who aren’t afraid to say it out loud. We need to help the unhoused no matter what!!!	12/5/2025 3:34 AM
255	It's expensive	12/4/2025 9:33 PM
256	Too many casinos and car washes cropping up	12/4/2025 6:38 PM
257	We need to stop all the carwashes and get a variety of grocery stores Trader Joe’s and whole foods	12/4/2025 6:36 PM
258	Your emergency medical services ordinance was written by an idiot and needs to be improved. Remove control of EMS from the fire department and hire someone who will focus on only that service. You get what you pay for (and you are not paying anything now).	12/4/2025 4:24 PM
259	So far only thing Billings is known for is gambling and alcohol and it’s not family friendly. Billings identity is that of a modern western with crime drugs and alcohol dominating. Billings needs to be more family friendly, accessible by public transit to neighboring towns, but most of all more affordable. When a single mom on a teachers salary with no debt doesn’t qualify for the 1600-2000 average rent the city has problems. I paid 700 for a 2 bed 1 bath house 10 years ago. That same house has gone for 1800 with no upgrades last year for rent.	12/4/2025 12:34 PM
260	Frankly, Billings feels like a town that lacks vision and drive. We seem complacent and satisfied with mediocrity. We have amazing natural resources (the Yellowstone River and the rims) which go underutilized and a amazing downtown infrastructure that has been horribly neglected by city leaders. I am pleasantly surprised that Intermountain Health has invested in this community. I am not sure we are doing our part as a community to make their investment worthwhile. We need to invest in a thriving downtown and expanded outdoor recreation opportunities for hiking, cycling, mountain biking, climbing, and paddling. People fly in to Billings to visit national parks and national forests and we do so very little to entice them to stay here for a day or two during their travels.	12/4/2025 10:53 AM
261	N/a	12/4/2025 8:18 AM
262	Employers need to hire more people, a lot are applying but they are not being hired. Need more resources for domestic violence and for the police to actually arrest the violent people. More indoor activities and places for teenagers and spread out in the city, not just on the west end. More free activities for families. It’s hard in the winter. If there is an opportunity to expand services for mental health, JUST TAKE IT!	12/4/2025 7:41 AM
263	Nothing	12/4/2025 4:45 AM
264	We have a lot of work to do in the heights. Our newest middle school doesnt even have sidewalk leading to it creating a very unsafe route to school for kids walking down Barrett Rd.	12/4/2025 12:39 AM
265	Traffic is a nightmare	12/4/2025 12:34 AM
266	Montana is about celebrating its wide open spaces. We don’t want to be like other states or big cities. We always want that small town feel and a place to breathe.	12/4/2025 12:07 AM

267	As it currently stands I don’t see much benefit to staying here vs going out of state	12/3/2025 10:49 PM
268	We need to support our cultural institutions	12/3/2025 8:59 PM
269	All the apartment buildings going up on the Westend is a bad look.	12/3/2025 8:36 PM
270	It is a great place to live. Residential neighborhoods need to have lower speed limits.	12/3/2025 7:37 PM
271	I think Billings has such a tight knit community, which can only be further tightened through these measures.	12/3/2025 7:00 PM
272	We love living just outside of Billings, to be out of the big city feel... but we also work in Billings daily and are involved in the community so it's deeply important to us.	12/3/2025 6:27 PM
273	I love Billings and want to see it thrive. I think more people need to embrace the fact that we are Billings, not Bozeman or Missoula and that we have a lot to offer.	12/3/2025 5:20 PM
274	The rims are unique to Billings and should remain a beautiful focal point	12/3/2025 4:35 PM
275	seeing local businesses go under and banks move in sucks. could do better with dispersing environmental responsibility information re: recycling, littering, etc	12/3/2025 3:43 PM
276	Get rid of the Galloping Goose Biker gang. Not a good look or feel for Billings.	12/3/2025 3:39 PM
277	I love the revitalization work going on downtown and would love to see it continue...to bring back that community vibe. I also would love to see a way to help the transient population to make more people feel comfortable walking downtown...	12/3/2025 2:30 PM
278	We desperately need more family activities and teen centered activities. Top golf / outdoor mini golf/ go kart racing / ice skating / water slide park / theme park / etc.	12/3/2025 1:22 PM
279	Billings seems to have a hard time with growing pains, Downtown Billings Assoc. needs accountability.	12/3/2025 9:45 AM
280	It’s not as safe and getting too expensive	12/3/2025 4:31 AM
281	The need for higher paying jobs, i.e. $20/hr +	12/2/2025 9:17 PM
282	Public Works investments drive land use more than anything	12/2/2025 8:51 PM
283	Need to fund public services	12/2/2025 7:43 PM
284	We are not Denver so stop trying to turn us into a big city.	12/2/2025 6:51 PM
285	This place is going to get violent if the transplants are made to do the damn speed limit.	12/2/2025 6:38 PM
286	Downtown is so congested, and difficult to find parking that I avoid going there as much as possible.	12/2/2025 6:11 PM
287	Icy roads in Billings are very dangerous and scary to drive on.	12/2/2025 5:55 PM
288	I want to partner with the City or State in providing teen assistance for troubled teens that need mentorship or guidance, as well as helping to establish a facility or crisis center that is the largest in the state. -- Billings crime rate is high, so I believe we need to focus on prevention and resources. -- Also, maintaining our roads is crucial, I feel that is one thing we may lack as a state.	12/2/2025 11:08 AM
289	I feel very strongly that Billings should not go in the direction of a "smart city" that seems to be a trend or overdevelopment including allowing things like data centers nearby. We need to keep the independent character that makes Billings a good place to live for many of us.	12/1/2025 6:48 PM
290	N/A	12/1/2025 4:49 PM
291	Commuting to work can be hazardous from the far West End of town.	12/1/2025 1:19 PM
292	I think the school district should be held accountable for their spending. As well as the police and fire departments. I see too many requests for the tax payers to pay more money for poor management in both schools and public safety.	12/1/2025 12:34 PM
293	Slow down the traffic, please. Enforce speed limits.	12/1/2025 12:32 PM
294	Homelessness needs cleaned up, housing pricing needs to come down	12/1/2025 10:18 AM

295	As someone who grew up here, I wish there was more positive things to do in general.	12/1/2025 12:22 AM
296	If it weren't for my husband's career tied to here, I would have left long ago.	11/30/2025 2:56 PM
297	love infill	11/30/2025 2:55 PM
298	The drug, & human trafficking problem is a real problem.	11/30/2025 2:54 PM
299	How about better left turn signaling on all intersections. Needs attention now.	11/30/2025 9:59 AM
300	Let's not try to make Billings "like" another City. We're not Boise, we're not Fort Collins.	11/29/2025 4:58 PM
301	Needs to be better traffic flow, too many accidents	11/29/2025 1:50 PM
302	Implementation of a strong urban forestry plan	11/29/2025 1:35 PM
303	There needs to be a plan for infrastructure before another housing complex goes in anywhere.	11/29/2025 10:20 AM
304	It’s awesome to raise a family	11/28/2025 6:38 PM
305	Thank you for letting the community be a part of the future of Billings.	11/28/2025 4:21 PM
306	Important, often-used streets, should be smoother, including all the manholes should be up level with the pavement. Then patrolled more for speedsters	11/26/2025 11:49 PM
307	Traffic is increasing and becoming very dangerous	11/26/2025 1:24 PM
308	Traffic is really a large issue for the size of the city as well as property crime and public safety. No good public transportation. Potentially a busing system that would connect hieghts to west end. Like a park and ride.	11/25/2025 1:33 PM
309	Hate and prejudice are rampant in this town. I stood with a homeless gentleman who’d fallen out of his wheelchair on a cold March day while we waited for an ambulance. Literally only one other person stopped. The EMTs were kind and respectful, but where was the concerned citizens.	11/24/2025 8:23 PM
310	#17 not answered above	11/24/2025 2:51 PM
311	It is a great place to live and work. We have excellent options for starting buisnesses.	11/24/2025 10:25 AM
312	Stop putting bike lanes everywhere. You never see anyone using them. When you repaint the crosswalks around schools, do it right before school starts instead of after school gets out in the spring. Admit that the water bills were/are SCREWED up. I was not affected but it doesn't take a genius to see that somebody isn't using 40,000 gallons in a month.	11/22/2025 8:46 PM
313	Ideally I would like to see mixed communities which offer some grocery stores and restaurants in residential neighborhoods. Reduce car use and enhance walkability.	11/21/2025 8:41 PM
314	People are negative and to themselves. If you are poor you are lonely. We do you care about those homeless, we care more about the eye sore of a tiny home village that Salvation Army had the finances to provide than to give people a home. This place seems to be driven by greed and perfectionism rather than looking out of each other and their well being. This is why to me, focusing on building community spaces and making it where no matter the location in the city there are options for people to go, free of charge, like a library, to connect, learn and meet others. People need people and as a city that was ranked as the most depressed city in the US in 2024, we should wake up and do different if we have a chance. What I do love most about growing up here is that the placement of shopping centers was always very well done. Having a Super Walmart, Super Target and grocery stores on the West end, Heights and in between was most wise! The new development seems to not be following that pattern.	11/21/2025 2:27 PM
315	I am afraid to go downtown alone at night.	11/20/2025 9:19 PM
316	We are way too car centric and need more funding for MET Transit and a light rail/train system in the future. Way too many underutilized spaces and we need way more mix use places (no more bars, casinos, coffee shops, and banks, start a program to help people get start a business that’s different and more family friendly like an aracade, hole in the wall restaurant, etc.)	11/20/2025 7:49 PM
317	For young families it is so hard to feel financially stable. I can't afford activities even through parks and rec. We need FREE services. We need access to healthcare. We need	11/20/2025 4:19 PM

	accountability for NWE and polluters. We need intelligent growth that minimizes negative impacts on the poor.	
318	Down down needs an affordable grocery store like the west end does. Employee owned stores like WinCo	11/20/2025 3:46 PM
319	Over regulation like this state government plan brings uncertainty to home owners. This makes living in Billings less desirable and moving to the county even more desirable. I can still benefit from the city amenities if I move to the county but will have more certainty that my neighborhood won't be changed by developers ant will have a lower cost on taxes. BTW the interactive map does not work well on a phone. I could not provide my option on that.	11/20/2025 1:11 PM
320	Businesses here are, if not nepotistic, really really bad about not hiring people unless they have a significant connection to someone already working that location.	11/20/2025 12:42 PM
321	This is the smallest big town ive ever been in. Its severely outdated. There needs to be more for people to do that isn't all outdoor rec.	11/19/2025 10:05 PM
322	Since we are retired, taxes & utilities are a huge expense	11/19/2025 2:03 PM
323	I enjoy safe neighborhoods that encourage community involvement as well as unique, creative businesses that provide local products or services while providing employment opportunities.	11/19/2025 2:02 PM
324	There are so may vacancies in the downtown area due to leadership from the DBA. West end Billings seems to be doing things right as far as residential, food, retail. We need to have this available everywhere in Billings.	11/19/2025 11:23 AM
325	I like that one can, for the most part, get from one side of town to the other in about 20 minutes.	11/18/2025 9:57 PM
326	This is a great community that both benefits from and suffers from being a small town with a large population. We need to maintain our heritage and open spaces but still acknowledge - and meet - the challenges of growth.	11/18/2025 6:34 PM
327	city and state government are inept	11/18/2025 6:19 PM
328	We moved here for work. The best part was how nice the people were. We love the easy access to medical care. The shopping is decent. The crime is worrisome.	11/17/2025 10:06 PM
329	This is a great city that needs to be thought of like that. We are doing great things, with room for improvement and can be uniquely Billings.	11/17/2025 8:45 PM
330	It's a great place to raise a family. I am concerned that downtown seems a little more sketchy in the last couple years.	11/17/2025 3:55 PM
331	Downtown Billings has become too scary. Get the homeless off the streets!	11/17/2025 1:29 PM
332	If a business posts fake job listings they should be penalized. Viciously.	11/17/2025 6:36 AM
333	I wish we had viable public transportation- i.e. bus system. I would take the bus from The Heights to my workplace in the hospital corridor if it were efficient.	11/16/2025 7:36 PM
334	We need to have more public transportation for seniors like me. Expand the service areas even if it's not as frequent as in the downtown area.	11/15/2025 7:03 PM
335	We need a plan for improving downtown that creates fun positive spaces, and encourages business. A plan to help homeless and not demonize and try to push then out	11/15/2025 3:12 PM
336	The bottom feeders have ravaged our neighborhood and farm land	11/15/2025 9:07 AM
337	It sucks here now. I've seen a serious decline and it's depressing. I've lived in a lot of cities and I've never seen a city of this size with so few resources and activities. It's like no one here cares about making a city that's good for everyone. The levies don't pass and everyone suffers, change the way they fund schools and community centers. People just want to build jails and hire cops. Prevention is key. Give people something to do, that is affordable. If you build 1,000 apt units out by grand & 32nd build more schools and restaurants too.	11/14/2025 11:51 PM
338	It would be nice to have an Olympic swimming pool .	11/14/2025 8:44 PM
339	Make Billings a Walkable city!	11/13/2025 5:06 PM
340	Downtown Billings/Billings Proper is in desperate need of investment. The heart of Billings is	11/13/2025 11:13 AM

	being hollowed out while developers invest in the west end, largely because it is cheaper to develop farmland. The city desperately needs to prioritize developing the open lots around downtown and stop allowing the development of high density housing on the west end. The largest commercial spaces are downtown, yet the city and county are allowing housing investment on the west end, hurting both downtown and the west end.	
341	It's great, now put an interstate exit at 56th when the city inevitably reaches that area	11/12/2025 9:44 PM
342	City support for long term supportive housing and crisis intervention for serious mental illness and addiction. This is the top priority because the #1 thing I hear from people thinking about moving here is about transients and crime. These are both directly linked to the lack of a well run continuum of care.	11/12/2025 10:45 AM
343	I generally enjoy living here, and I am particularly impressed with the traffic flow. I think the infrastructure generally does a good job of keeping up with growth, compared to some other cities in MT. But my biggest complaint is how far behind we seem to be with development. Why does downtown & surrounding areas look almost exactly like they did 30 years ago? Billings is the largest city in the state, but we have half the amenities of Bozeman or Missoula. The city really needs to get serious about moving Billings into the 21st century. Give us something to look at other than dilapidated warehouses.	11/11/2025 5:58 PM
344	Even in well designed neighborhoods, there is little opportunity to get to know neighbors without concerted effort. The "bad things" that are proposed seems to be the only way people get to know their neighbors. Social media has taken over the "news" - we don't have good access to local information except thru SM.	11/10/2025 11:53 AM
345	nothing at this time	11/10/2025 8:39 AM
346	I am grateful for the many parks maintained by the City. It's one of the most attractive things about living here, especially Pioneer and Swords.	11/9/2025 10:34 AM
347	Having a desirable and walkable downtown and other smaller neighborhood retail areas for coffee shops, small markets, etc improves the overall feel of a city.	11/9/2025 9:49 AM
348	The city does not support the veteran community with actions. Veterans are only mentioned when they are trying to market a cause or gain additional revenue.	11/8/2025 2:09 PM
349	It used to be wonderful 5 years ago now its not. Too many wrecks -roads are inadequate. High and raising crime rate with NO CONSEQUENCES. Too much asphalt and cement no trees and plants. No REAL GROWTH PLANS- JUST WHATEVER THE OUT OF STATE DEVELOPERS WANT TO DO TO US.. COMPLETELY FILL WHAT IS ALREADY BUILT.	11/8/2025 9:12 AM
350	Build small lot, mixed-use 6 story single stair multifamily units that surround a block with a semi-private courtyard in the middle for either green space or parking	11/7/2025 11:04 AM
351	What causes the most issues in Billings is traffic flow. There are so many people heading to the same areas at the same time of day. Because of our four season weather, as much as I like biking and walking, it doesn't work well outside of summer. I hit the back button and came back to add this note: Your survey list is impossible to use.	11/6/2025 10:59 PM
352	The city is dingy and can't accommodate the growth. We do not need another car wash or national chain coffee shop.	11/6/2025 4:51 PM
353	Its really hard to survive here. I am a HARDWORKING single mom and barely making it, I dont rely on social benefits, i WORK MYSELF TO DEATH to make it. Women in billings are struggling, too many. Too many children going without. Too many people with a brilliant ideas that would nourish our community who don't have the resources or support to see them through.	11/5/2025 4:22 PM
354	The best-kept secret of the South Side is proximity to I-90, downtown, and the airport. I can walk to the summer farmer's market, drive to the Zoo or the Airport, or bike to Dehler Park, all in 10-15 minutes. Forget the Heights and the West end, the South Side is the place to be.	11/4/2025 9:07 PM
355	Nothing much at this time	11/3/2025 12:46 PM
356	Billings has a contrast between working families that are willing to support many community measures that would improve the quality of life for children and families, and an older or single population that is resistant to development or anything that would require a tax increase. I hope the city leans into finding cost effective measures to improve the city for families, which will	11/3/2025 10:29 AM

	ultimately grow the tax base and best position the city for positive growth in the coming decades.	
357	Billings is great for business and family development. I would like to see continued sports opportunities and parks that represent the beauty of our city. A clean and safe downtown is also highly important to the culture of the city too.	11/2/2025 9:10 PM
358	lack of planning, do we need 3 car washes within 3 miles? Do we need a casino on just about every commercial corner? Employee pay doesn't match the cost of living. Taxes are to high for most, schools are failing and becoming social agencies, traffic is a huge problem just hope you don't have to do any business on 24th on the weekend. The mall is a disgrace. Billings is not convenient to most. FedEx and UPS is making a killing in the community due to a lack of shopping for the home and family. I think I'm preaching to the choir.	10/29/2025 7:08 PM
359	I would not include 3, 4 or 5 above in my ranking. An number one should give existing individual single family home owners a higher level of protection than multi-million dollar developers coming into the neighbor hood to change the character or enjoyment of current residents property owners. The city should not be in the busing to have development directed to portray any social or community tradition. Zoning should focus more on direction were to grow and what to grow for the needs of the community. As it is now the allowed zoning areas are too big and over extending city services. Work is the lifeblood of the city tax revenue. Make getting to work easy and quick. Ensure all intersections are fully developed and developers that develop far for the center of the city need to pay to have all the intersections completed from their development to the city core.	10/28/2025 12:02 AM
360	Billings for me feels like a temporary place to live, not somewhere I want to be long-term. That being said, my responses in this survey would improve my short-term enjoyment of Billings!	10/27/2025 2:55 PM
361	Crime needs to be addressed and something should be done to hold slum lords accountable for their property conditions.	10/26/2025 2:48 PM
362	Safety is key, including a better plan for homeless, drugs, alcohol, addiction, improvements in monitoring for potential crime and crime deterrents. Traffic patterns are very poor right now (lights aren't synced, road conditions, winter management). Does the city council care about the community or only themselves and what they want? They don't seem to favor considering public opinion. Are they just "good ole boys"?	10/24/2025 12:31 PM
363	Overall noise levels are too loud--trains, sirens, aircraft--if you live close in. The new steet lamps being installed in some neighborhoods are blindingly bright and destroy the night time. We need more recycling options. Cool it with the ever-present drive to develop everything with high-rises and sprawl. Enough is enough sometimes. Prioritize public safety and public health services.	10/23/2025 6:33 PM
364	We love it here. There has been small business employment and ownership opportunities for our family and many of the people we know. We feel lucky for the housing market wins we've experienced in the past. We are concerned for the future, but know that as long as we can keep the conversation at the forefront, and participate in our community as best as we can as citizens and business owners/employers, change can happen. I feel confident that Billings might be slower to get there, but change does come.	10/23/2025 12:33 PM
365	Most people want to live outside of the city limits they don't want to be close to businesses. Why the city wants to make each neighbor have businesses doesn't make sense. Please are moving farther and farther out to get away from this. Stop moving commercial out farther.	10/23/2025 11:42 AM
366	All the studies in the world don't matter if the city leaders aren't willing to actually do what people want	10/23/2025 10:42 AM
367	How bout trying some traffic enforcement?	10/23/2025 9:58 AM
368	Focus on better development in the Heights.	10/23/2025 12:10 AM
369	I would like to see more shopping and restaurants. The mall could encourage more PADs similar to Shiloh Mall. It looks run down.	10/22/2025 6:38 PM
370	Every stoplight needs turn arrows. You need to reassess speed limits in areas where housing has been built up. More storm drains and more street lights.	10/20/2025 10:09 PM
371	Improved access to the rims on foot and bicycle would really set Billings apart from all cities within 400 miles.	10/20/2025 7:03 PM

372	Really missing an opportunity to develop access along the river (e.g. Amphitheater, breweries) instead of allowing continued industrial development. No diversity in business type (so many financial institutions, car washes, casinos) and lack of unique organizations (so many chains). Needs to be more local business support and/or consideration of moratorium issued on oversaturated business types. Allowing a fully walkable/pedestrian only section of downtown like part of Montana Ave or closing 29th or Broadway from Montana to 3rd could jumpstart business, too. If looking for case studies in how to further develop the riverfront/BIRD, look at how The Banks/OTR was revitalized in Cincinnati, OH 15 years ago. Also, make the trail system fully connected. Development continues on the south and west ends of town and there are no ways to safely recreate to Shiloh, downtown from those areas without driving. Doesn't make much sense to have to drive to a trailhead to be able to safely use it.	10/20/2025 3:42 PM
373	Diversity is not our greatest strength.	10/16/2025 12:21 PM
374	There needs to be collaboration between residents and government depts in a less formal setting.	10/15/2025 11:57 AM
375	Stop trying to be another city and focus on our strengths, Be honest about our weaknesses, Put money towards real potential opportunities, to create a city, that's not only a great place to live in work but a destination	10/14/2025 1:33 PM
376	City services generally deliver good value for my money	10/14/2025 1:13 PM
377	City departments should be more responsive to residents. The water bill debacle is inexcusable.	10/13/2025 9:20 PM
378	More art - sculptures, painted business walls, art wrapped utility boxes, etc All lights projected down and with caps to preserve the night sky for star gazing More consideration for low income needs	10/13/2025 6:28 PM
379	The city its self needs better and more experienced management. Billings is not a cow town it's a medium sized modern city with real world problems, stop thinking small and start learning to run an American metro area. The water system audit was a farce without reconciliation. The burning of drugs at the animal shelter was a disgrace and all involved deserve to be shamed. Public safety requires immediate attention and funding. I care greatly about Billings and my neighbors but I don't think much of city leadership.	10/13/2025 4:24 PM
380	Bike lanes are unsafe. New ones in downtown are safer. Put the bike lanes next to the sidewalk and have parking outside. This would keep bicyclists safe, take up no more room, and allow parking.	10/13/2025 2:01 PM
381	Not safe we have bad rap within the state of Montana. Bad Crime, drug addicts and alcoholic transients living and praying on people on the streets.	10/12/2025 2:08 PM
382	Billings should be the star of the state not trying to catch up to Bozeman or Missoula. We used to be proud to call Billings home. Our downtown is disgusting and no one wants to work there. Homeless situation is out if hand. Clean it up	10/11/2025 4:27 PM
383	Na	10/9/2025 9:08 PM
384	I like all the exhibits at Metra, and the old preserved architecture of the city. The traffic moves smoothly for the most part. I don't like all the mentally ill people downtown, railing at imaginary ghosts. I don't like to have to step over someone passed out on the sidewalk. Generally, the citizens are friendly without being intrusive. The city is mostly clean, and the razing and rebuilding is done more quickly than some other places I've lived.	10/9/2025 5:41 PM
385	great that there are so many long term residents - need to set an example for newcomers	10/8/2025 2:11 PM
386	Jobs are not paying enough. Many people have 2 jobs	10/8/2025 1:35 PM
387	It's a great city that's changing in many ways, it just needs a couple more pushes to be friendly to all types of singles/families and focusing on more healthy living for people and the environment!	10/8/2025 10:22 AM
388	Billings experiences a lot of light and sound pollution. There are so many lights on that have no purpose, not even safety, just bright lights, bright billboards that are blinding. Motorcycles in particular, are very loud, so loud we moved away from our mid town home sandwiched between Lewis and Broadwater because of the incredible noise from motorcyles and other traffic	10/7/2025 5:52 PM

389	I enjoy living here. I wish people remembered that the grass is greener where you water it, and to live in a decent place, you have to contribute to living in a decent place.	10/7/2025 12:20 PM
390	It is imperative to protect the dirt trails and parks that are undeveloped, like Zimmerman Park and the Back Nine. Many people use them and much of it is on private property which can be sold and cut off from public use any time.	10/6/2025 6:00 PM
391	Billings is a great location with great people but poor city government, lack of infrastructure funding, lack of attention to the heights	10/5/2025 8:59 AM
392	Safer biking lanes and ways to get between the west end and downtown. More police presence. Improved safety/enforcement of speeding laws.	10/4/2025 9:27 PM
393	No one in the city admnistration responds to any complaints about laws being broken and their failure to fix or even acknowledge the crimes in this place is beyond disgusting. It feels like they are simply drawing a salary as the left who votes them in will totally ignore the negative changes that are going on and getting worse.	10/3/2025 2:48 PM
394	The city was built on neighborhoods, don't flood the area with apartments and high density housing.	10/3/2025 1:11 PM
395	Small scale commercial development in existing neighborhoods is the number one thing I want to see in Billings. I would love to walk to a coffee shop or small grocery store from my home as would many others. This is how we build community.	10/2/2025 3:36 PM
396	Employment opportunities aren’t diverse enough and we need sidewalks everywhere. It’s impossible to get around without a car.	10/1/2025 6:54 PM
397	we need a sales tax to collect funds from all the visitors we have to help pay for roadways, utilities, emergency.	10/1/2025 12:46 PM
398	I do think more attractive signage for our city and local sites/attractions would be nice. One or more centrally located community recreational facilities would be great. I loved the idea of the one that was attempted to be built previously but it's location was not centrally located at all.	10/1/2025 12:41 PM
399	Billings is a very friendly and welcoming community, but we can't make our community what it is not be incorporating all fringe groups to try to be inclusive	10/1/2025 11:08 AM
400	Communities when businesses can grow, but when businesses seek only to make money and exit a community; they aren’t seeking to be a part of the community.	9/30/2025 6:15 PM
401	Would like walking malls in downtown and more downtown housing. Needs more musical events…outdoor arena	9/29/2025 2:37 PM
402	We need more police officers. Crime is high and there are not enough officers on duty to cover all layers of crime at a given time. For example, I never see police officers doing traffic or speed control. There is a great lack of presence of the police force in Billings. In addition, our population and economy would do would support a new shopping mall with more well-known retailers. I personally prefer the open-air retail malls similar to University Village shopping in Seattle, WA or the outdoor shopping areas in Bozeman. An outdoor concert venue in the summer would be great for tourism.	9/29/2025 2:04 PM
403	nothing	9/29/2025 12:20 PM
404	For the above question, the last three items are already governed by other jurisdictions…..they are not the responsibility of zoning. Zoning is simply to give developers, business owners, and citizens a general and accepted “heads up” of how an area is going to be allowed to be developed. That’s it.	9/29/2025 11:55 AM
405	I love the city of Billings. The traffic flow needs to be considered. A solution with heights water would be nice.	9/29/2025 11:52 AM
406	Having synchronized stop lights during busy hours would be helpful. There has been to much focus and dollars on city bike lanes etc for 1% who use it for 5 months of the year. I’m all for it but the time money and energy isn’t what’s going to move the needle economically. We need to move the several homeless services out of the heart of downtown and closer to state ave and the core of downtown will heal with new growth. There is a lot of great growth happening throughout the bird district and risk being taken but need help from city pushing those needed services out of the commerce areas or they’ll fail in a few years due to theft vandalism and people not feeling safe downtown.	9/28/2025 11:59 PM

407	Nothing	9/28/2025 7:21 PM
408	Our city is one of the most beautiful cities. We have the Rims, the Yellowstone river, foothills and views of the mountains. We need to do a better at drawing people downtown, rebuilding our shopping areas, and bringing people back to Billings.	9/27/2025 10:28 PM
409	Billings needs an indoor community aquatics facility. Billings needs library branches on the West End and in the Heights. Billings needs to attract wider variety of employers.	9/27/2025 6:47 PM
410	Make sure the roads can accommodate the traffic of new developments	9/27/2025 1:43 PM
411	Some of the commercial buildings near residential areas looks trashy and shouldn't be allowed (eg the Den). If it's near where people live it should be required to look nice (I.e. no neon)	9/27/2025 12:26 PM
412	There really isn't much to do in billings other than got the bar or breweries. It would be nice to have attractions/entertainment that doesnt revolve around alcohol.	9/27/2025 11:24 AM
413	Vacant and unused properties need to taxed at higher rates to encourage the owners to invest in the community. Idle property is bad for the community.	9/26/2025 7:23 PM
414	We are 80 years old and have lived here all of our adult lives. Happy with Billings for the most part.	9/26/2025 6:49 PM
415	I understand that change is inevitable but would love it to be more positive.	9/26/2025 6:03 PM
416	plan ahead…..years ahead so property owners (farmers) know what they limits are. If they ask a high outlandish price hoping to attract a buyer who can afford it - who to afford it will build high density housing, too bad. The future zoning can be stated and planned in advance so the owners will ask a reasonable price. Yes, if they ask an exuberant price and their land doesn't sell, the will have to lower the price to fit what will work. That's not a brilliant idea, it's common sense. Price determines things not wealth. I do not believe we owe anyone a higher price than supply and demand allows.Let the owners hold out. Build around them. Protect home owners who have been the life blood of our community.	9/26/2025 4:17 PM
417	I would like for our crime rate not to be in the same league as that of major Cities plagued by crime, violence, and terror in its communities minds. Let’s MAKE BILLINGS GREAT AGAIN!	9/26/2025 1:14 PM
418	We need a more robust downtown	9/26/2025 9:12 AM
419	It used to be that you were safe from violent crime unless you associated with the wrong people. Crime has gotten to the point that you need to be fully aware at all times. It's not just a risk if you associate with the wrong people anymore.	9/25/2025 9:15 PM
420	We seriously need more housing and childcare affordability	9/25/2025 5:27 PM
421	I love this town and I really want it to be a place that my kids return too one day. At end, this is a great community that deserves to have an even greater place to call home.	9/25/2025 5:11 PM
422	Billings needs to be careful about sprawl. Through better limits on building out, you can build up the community downtown and protect us from becoming Denver.	9/25/2025 4:39 PM
423	Our airport is lacking in direct flights and options. Most drive to Bozeman for better prices and options.	9/25/2025 1:46 PM
424	When I was a kid I couldn't wait to leave Billings. I went to college elsewhere and eventually moved back but I found that I couldn't stay. The community can be a tough place to be. I find that change is very slow in Billings. It should be the largest economic hub in the state but it's not. I think it's a cultural problem - a way of thinking. "This is the way we've always done it." I think that sort of thinking needs to change for anything in Billings to be better for the future. I don't foresee Billings truly growing or enduring without real, considerable mindset changes from those in charge.	9/25/2025 11:47 AM
425	A lot of these questions center around development, but this is not the best thing for our community. We need to take care of what we have.	9/25/2025 11:25 AM
426	City/county government should change. We don’t need highly overpaid county commissioners.	9/25/2025 10:16 AM
427	Maintain a clean Montana, larger with great visual access outside of city	9/25/2025 9:17 AM
428	Another big area I think we need to focus on is downtown. We have a beautiful downtown area	9/25/2025 8:41 AM

	that could be a big tourism attraction but is highly neglected. Focus on the nightlife or fun businesses down there and cleaning up. We also need to address the homeless population.	
429	Billings is not a sexy town. It’s not a place that people think “I want to live here!” We have so many gems (restaurants, parks, shops, etc.), but they’re all spread out. There is no cohesive feel to Billings. We’ve lost the character. All that’s seen from the surface are car washes, casinos, box stores, dispensaries, and chain restaurants. If we want to remain attractive to professionals and families, we have to step it up in every way.	9/25/2025 2:12 AM
430	Encourage development downtown and river frontage would go a long way to making Billings more attractive to young people. Also decrease crime by directing more resources to addressing it.	9/24/2025 10:45 PM
431	PROTECT the rims and stop additional development that impacts the iconic view both on and of the rims. Same with the Yellowstone River.	9/24/2025 10:21 PM
432	Billings should have a non-discrimination ordinance. It would make people feel more welcome and safer.	9/24/2025 10:12 PM
433	So many constituents feel the city has never capitalized on the amazing proximity to the river and other natural beauties. Instead, industry dominates these beautiful spaces and detracts from the good things this city might progress to. A forward thinking plan that tries to incorporate the good things about the city is needed.	9/24/2025 10:09 PM
434	The drive through Billings on I-90 gives a very trashy impression to people coming into town, this really could be cleaned up and/or a visible buffer of trees and shrubs, or concrete walls even, to give visitors and passers through a better impression of the city.	9/24/2025 9:54 PM
435	Ma	9/24/2025 9:43 PM
436	I would go downtown SO much more if we didn't have to pay for parking. I think all of the Billings community would use the downtown shops and restaurants more if that were the case, especially with so many West Billings/Shiloh stores opening they will outcompete downtown if we still need to pay for parking.	9/24/2025 9:40 PM
437	I believe Billings has a lot of potential and would like to see more development focus on community and places that bring people together.	9/24/2025 8:11 PM
438	the schools suck. you have all this growth with new families and children but aged overcrowded buildings. should be charging developers for this with no allowance to pass along costs. you aren't going to get support for taxing existing homeowners	9/24/2025 7:23 PM
439	Until crime is dealt with the city will never change for the better	9/24/2025 6:25 PM
440	I moved away from Billings six months ago because I saw Billings making ZERO progress towards making itself into a better, more livable community and in fact, not only did things seem to be getting worse, there is a substantial core of Billings residents that seemingly want to live in a violent, desolate, uneducated disaster zone and celebrates the violence, pain, and dystopia as "freedom" or "the American Way." I see no likelihood of a better future until the rage and cynicism go away and I think that begins with addressing how people drive. On most days, my only interaction with other people in Billings was on the road and because no laws affect them and there is apparently no shame in aggression and rudeness, my daily encounters were typically highly negative and aggravating and often were frightening or disturbing.	9/24/2025 5:22 PM
441	Bismarck has amazing river access, do we utilize the river like we could? We could have nice stores, restaurants and walking pats by the river.	9/24/2025 4:16 PM
442	Stop with the roundabouts! Plan for future traffic better! You knew Costco was building, city planners should have been on top of what that would mean for traffic	9/24/2025 2:11 PM
443	I don't know	9/24/2025 2:10 PM
444	Make county commissioners more accountable	9/24/2025 11:07 AM
445	I admire these efforts.	9/24/2025 9:42 AM
446	Unsure at this time	9/24/2025 4:13 AM
447	Driving in residential areas on the west end can be hard and more areas should not allow	9/24/2025 1:55 AM

	parking. Public parking lots would probably be helpful.	
448	Protect rights to public lands	9/23/2025 11:58 PM
449	The city takes excellent care of infrastructure, like roads and water and sewage.	9/23/2025 11:33 PM
450	The Metra is still hard to use and a sub-par facility for size of market. Billings needs a larger stadium for events.	9/23/2025 10:27 PM
451	I hate all the crammed in housing/neighborhoods that are being built up all over. It looks horrible like we are turning into California city’s. It’s very sad.	9/23/2025 10:14 PM
452	There is too much crime that we do not know about. I would like to increase the safety of our city and surrounding communities	9/23/2025 9:36 PM
453	Traffic is a major problem. I feel like the city has allowed the development of many large neighborhoods on the west end with no changes to infrastructure. Some parts of town don’t have turn lanes or sidewalks. The traffic flow is very poor. There also needs to be a discussion about a road to access the rims further out on the west end. Zimmerman is being used at a higher rate than it was ever designed for.	9/23/2025 9:16 PM
454	The regard for traffic laws and speed limits does not exist in Billings. People just do as they want. Dogs not on leash that make it almost impossible to walk anywhere with out being attacked or having to carry a tick, spray or gun. Dog owners who do not pick their dog's poop.	9/23/2025 8:49 PM
455	The plowing is insane for being a city that gets this much snow. It is bad enough to convince someone to move away	9/23/2025 8:42 PM
456	While I have always loved Billings, it does not feel safe anymore, and it certainly is becoming unaffordable.	9/23/2025 6:27 PM
457	We are no longer a small town. Start planning infrastructure a little better. Don't build schools with no turn lanes. Don't build single lane roundabouts. You don't seem to have any idea the traffic. There has to be ways to help reduce traffic or provide better roads to help with traffic.	9/23/2025 6:19 PM
458	I like living in Billings but wish we thought a bit more outside the box and considered everyone not but business owners. We need to do better at providing services for everyone. There needs to be a concerted effort to address homeless issues and that starts with affordable housing. If we are going to be concerned about public safety we need to start enforcing low level laws such as traffic violations.	9/23/2025 6:14 PM
459	It is not clear what the standard is in Billings for who it is as a city outside of being a regional hub or a place where people just come and work or go to college. What is the distinction?	9/23/2025 4:52 PM
460	Billings has become a very busy city in the last ten years or so. It’s not often that you can go to a grocery store or major box store and it not be busy. Traffic is also notably heavier than it used to be. While the city and state have made improvements in and around Billings to address traffic congestion, this will continue to be an issue as Billings and the surrounding areas see population growth and expansion. Billings doesn’t offer a lot of safe activities for teenagers and young people to do outside of school activities.	9/23/2025 4:49 PM
461	Crime trends seem to receive little notice from lawmakers and city planners. Politicians make great use of the media to get vote support, but city planners, lawmakers, and others responsible for making decisions don't use the media to educate or inform the public enough to balance out the baloney. If we knew more about what was really going on, we could make better choices at the polls and hold our leaders more accountable. Fostering closer-knit neighborhoods, better schools, and respectful relationships supports a more civilized society. It doesn't come from the top down, it comes from the bottom up. We should build avenues to demand better.	9/23/2025 4:49 PM
462	I would like all public spaces that have grass/lawns to be converted to native plants and other flowers to save on water and upkeep and use every square inch for the protection of birds and insects.	9/23/2025 4:32 PM
463	question 17 answers are vague and could be interpreted to mean anything	9/23/2025 1:50 PM
464	I think Billings needs to invest in its image, create a city where business and people want to be, and invest in assistance for behavioral health of its residents.	9/23/2025 12:05 AM
465	Need more funding for policing. BPD does a great job with the resources they have but they	9/22/2025 11:47 PM

	need more resources.	
466	We love living in Billings, friendly, great restaurants, activities and churches. It's sad with the job market that our three kids had to take positions in other cities because none were available in their chosen fields. We are very concerned about the condition of Dayliss Stadium, the lack of road expansion, and the very high electricity and water costs.	9/22/2025 5:59 PM
467	Broadly, I think we're doing pretty well as a city; I'd just like to see us embrace change that would allow us to be the true metropolis that I think we deserve to be.	9/22/2025 3:25 PM
468	not sure	9/22/2025 1:15 PM
469	It's nearly impossible to live and work here without a car.	9/22/2025 12:49 PM
470	Great city that gets a bad rap sometimes	9/22/2025 11:50 AM
471	No one i speak to likes living here, they stay because of friends, family, because its their home. But the city has been abusing it for years. None of the young generation wants to stay here anymore. Invest in your citizens. In the art of community. Before Billings is another dead town of dead people on a map of millions.	9/21/2025 10:28 PM
472	No identity No vibe the Chamber of Commerce is a mess as well as BSED	9/21/2025 3:25 PM
473	Create citizen advisory committees for city council.	9/21/2025 12:25 PM
474	It is very challenging to travel or commute in Billings without a car. I would like to see public transit and infrastructure that enable people to get around efficiently. I also am afraid that new developments are contributing to this problem, as well as the economic stratification of our city. We need new housing that working families can afford.	9/21/2025 12:20 AM
475	I would like to see more community events. In a perfect world, I'd like to see a large scale concert venue built. I would love the music scene to be expanded and think it would help the economy and tourism.	9/20/2025 9:44 PM
476	Thank you for conducting this survey! I am encouraged by the questions you have chosen.	9/20/2025 8:09 PM
477	I'd love to see creative housing and retail happen in the BIRD district between downtown and Metra	9/20/2025 7:02 PM
478	It's frustrating to see vacant buildings when new ones are being built.	9/20/2025 1:28 PM
479	It's beautiful town but recently it has become very unsafe for my children and the price of living is becoming untenable	9/20/2025 1:17 PM
480	I wish I had a more clear picture of who is making the reckless decisions to allow all of these people to move in from out of state and build environmentally catastrophic single use mansions on beautiful farmland.	9/20/2025 12:43 PM
481	I do not like this rapid growth!	9/20/2025 11:51 AM
482	Billings' strength is its authenticity. It's a gritty, working-class city with character, that is literally surrounded by outdoor rec and spaces. People here value freedom, community, and a down-to-earth lifestyle. And those traits should be blended to support walkability, biking, and creative gathering spaces so that residents and visitors can connect more easily (a community plaza central to downtown). We don't need to become a polished or exclusive College city like Bozeman or Fort Collins we should lean into what makes Billings unique while making it more welcoming and accessible for everyone	9/20/2025 11:39 AM
483	We need more law enforcement so they can be proactive rather than reactive. Stop cutting police and fire budgets. Stop lumping their funding in the general fund so people will vote for more mills without the money being repurposed once in the general fund.	9/20/2025 11:37 AM
484	We need to start protecting our water and land resources. In every larger state, water becomes a important commodity in growth and development. Not just river water, but under ground water sources as well. We also need to consider our agriculture needs. Many farms and ranches are dissolving because there are no family members or employees willing to continue the work. Our schools and colleges need to create job skills education for those fields including budgeting as well and crop and herd development. Also we should consider the costs for feed, seed and equipment and take a more active role in influencing and electing our officials in	9/20/2025 9:40 AM

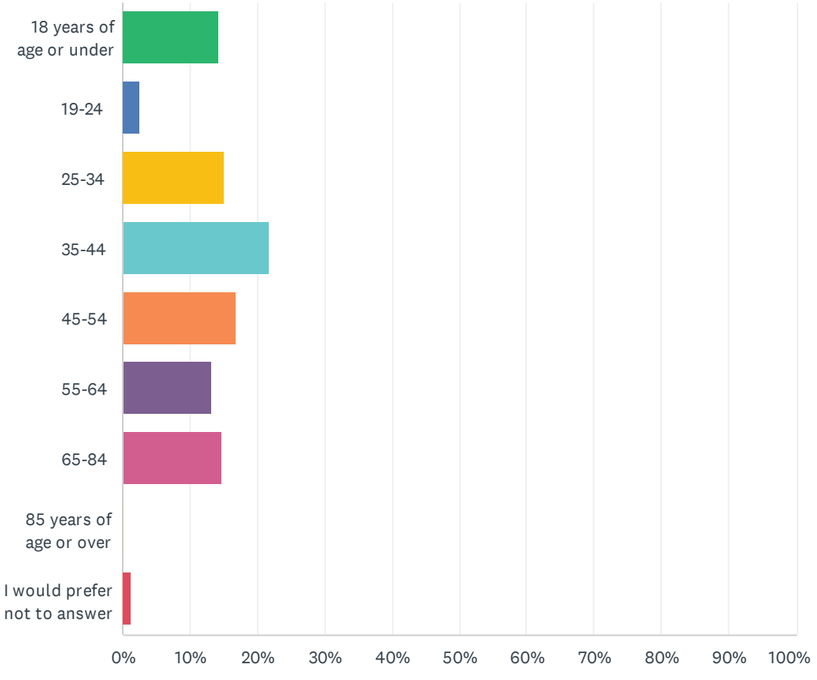
	legislative decisions, to encourage those careers. something must be done about property taxes soon.	
485	Everyone I know talks about the traffic, noise, crime and low availability of affordable housing for singles or couples.	9/19/2025 11:22 PM
486	We need more grocery shopping options specifically in the heights. Also there should be limits on property taxes based on home purchase price and the owners status as a veteran, disabled, senior/fixed income etcetera.	9/19/2025 6:00 PM
487	Billings is a victim of its own (unfounded) reputation. I really like living here.	9/19/2025 4:35 PM
488	What an absolute cesspool the local government has become, especially on the development side with the close relationships that staff maintains with Sanbell.	9/19/2025 3:58 PM
489	Traffic isn't bad at all, especially compared to where I lived before- Birmingham, Alabama	9/19/2025 2:33 PM
490	Police and other law enforcement need to increase. The out of control and lack of knowledge drivers has really gotten out of hand. We need to have people respect the most basic of laws to influence judgement on the more violent offenses.	9/19/2025 12:23 PM
491	Support the arts, public spaces, trails, safety and opportunity.	9/19/2025 11:22 AM
492	The parks, historic signage, and explanations along the paved pathways and city parks are really fabulous. Keep that coming. Whoever is doing the iron work is creating a fabulous mood for visitors I have brought to see our city. Preserve the old buildings. Get some better bands for Alive After Five and make it more appealing for local businesses to stay open for it to engage shoppers as well as concert-goers, re-work ArtWalk so it is not all hidden inside businesses--make it a festive and visible atmosphere.	9/19/2025 12:19 AM
493	I love being in Billings and being from here, though the crime has significantly increased, showing a need for more law enforcement patrols.	9/18/2025 9:04 PM
494	Safety and a beautiful place to live.	9/18/2025 5:39 PM
495	Listen to the people in the community. Be open to change. Help the people	9/18/2025 5:16 PM
496	Billings is a great place. Largest city in Montana, sure - but still a small hometown.	9/18/2025 4:03 PM
497	Income is not enough to cover the cost of living. There are not a lot of options for employers that pay a livable wage.	9/18/2025 2:57 PM
498	Urban sprawl is not the answer. It's trendy to purchase on the West End with big houses and yards and turn all the wild space into grass and cookie-cutter complexes. Now it seems like the Downtown is being abandoned to crime and homeless people who don't want to contribute to the economy or community. The focus should not be on the West End, but rather the downtown area because the hospital complex can bring good things for Billings so long as we create a habitable and safe infrastructure for it.	9/18/2025 12:58 PM
499	Billings is a shithole. We wouldn't live here if it wasn't for our jobs and the desire to not have a vehicle based commute. We prioritize riding bikes and public transportation.	9/18/2025 12:49 PM
500	I know you do amazing work, it's hard, and thank you for all you do! Not an easy task	9/18/2025 12:32 PM
501	If Billings is to grow, public safety should be the number one priority. The number of police officers in the city needs to increase. No one wants to move to a city where it is unsafe to live. The City council and the people who work for the City have never planned for growth. Billings has consistently been behind the curve and has always been playing catch up. This includes the infrastructure of the City, roads, housing, utilities, etc.	9/18/2025 12:09 PM
502	Huge opportunity if the city government can do something	9/18/2025 11:57 AM
503	parking is somewhat chaotic anywhere in town, but especially downtown	9/18/2025 11:50 AM
504	Get tough on crime, put conservative values into effect and our city will grow and prosper. Continuing along our liberal path will lead to further decay..	9/18/2025 11:23 AM
505	Bicycle paths through congested, heavily commercial areas are dangerous, make traveling, working, and shopping in those areas less desirable. Designated trails away from those areas and in residential areas are superior.	9/18/2025 11:05 AM

506	Invest in your citizens by not looking at what is shiny - and stick with decisions and maintenance of what is decided.	9/18/2025 8:25 AM
507	Mandatory background checks for rental units in order to prevent gang/drug flop houses in residential areas throughout Billings.	9/17/2025 10:45 PM
508	Fix the spending problem with our city government.	9/17/2025 9:37 PM
509	I grew up in Billings and appalled and saddened by how much people manage to get away with breaking the law and how much it is allowed. Safety should be a top priority.	9/17/2025 7:19 PM
510	I think our historic places should be protected not torn down for stupid things. I think new houses should be build outside of the center of business unless you want small places above existing or future shops. Also land should be saved for parks and wild spaces as much as possible.	9/17/2025 6:12 PM
511	lack of leadership actually helping those that can't just drive everywhere and don't support those who have to bike/bus.	9/17/2025 5:52 PM
512	Air quality needs to be improved (refineries spewing pollution should clean up their discharge), Heights Water District disbanded/eliminated, and park lands/open spaces should be protected.	9/17/2025 5:48 PM
513	Consistency would be beneficial. For example the bike lanes downtown are a different format than the rest of the bike lanes in town. The bike lanes downtown should use the same format as the rest of town.	9/17/2025 5:46 PM
514	Billings is boring. Look at missoula, so much to do.	9/17/2025 5:45 PM
515	More community support for diversity would be beneficial.	9/17/2025 5:44 PM
516	I have lived here for 49 years, most of it in the heights area. I love it up there but there just isn't much for shopping now. We used to have a Gibson's, a Kmart, etc. But I still refuse to live in the westend. it has grown so much and it's a cluster in the round abouts at shiloh crossing. I rarely will ever go out in that mess.	9/17/2025 5:42 PM
517	The traffic bottlenecks and there is a direct correlation between how walkable an area is and how much of a nightmare parking is. Besides that it is a great town to raise a young family.	9/17/2025 5:38 PM
518	Encouraging population growth and tourism is irresponsible until we ensure that our police and jail are functioning properly. The current situation is dangerous and it costs millions of unnecessary dollars to function the way we currently are.	9/17/2025 5:35 PM
519	It would be nice to have more snow removal during the winter months.	9/17/2025 5:27 PM
520	I think Billings is a unique place to live and work. It has a good balance of calm, adventure, and diverse experiences. It is a bit rugged, but also full of all types of people. I think it has a lot of potential to grow and develop in a progressive way that will still hold true to its culture overall. It needs some true investment from people who are passionate about finding ways to both preserve and create housing, culture, community, and business.	9/17/2025 5:23 PM
521	There needs to be a more efficient way to get from the westend to downtown. It is only going to get worse as the westend grows and no new roads or wider roads are being built.	9/17/2025 5:21 PM
522	Billings is a great place to live, and we need to keep that in mind when inevitable growth happens. I love the views and the clean air	9/17/2025 5:20 PM
523	Investing and improving in our green spaces and urban forest will benefit the city as a whole. I have lived in Billings my entire life - outside my time in college. I returned here due to my spouse obtaining a job here so we could be back in MT closer to home and family. Long term, I don't believe Billings will be the place we will remain. We have been pulling funding away from parks and the county recently cut funding to the arts. Things that make Billings worth living in and visiting are being devalued.	9/17/2025 5:17 PM
524	The city administrators make too much money for too little work. There is no reason the city admin needs to make four times what a regular city employee makes AND get a car allowance. The city should be cleaner than it is. The public transportation needs major improvements.	9/17/2025 5:16 PM
525	Traffic flow would be nice to address since our city is getting larger and all we have is smaller roads. I am not sure how to solve this problem. People are not going to commute to work, but	9/17/2025 5:16 PM

	that would be nice. Public transit is always not preferred because of the dirty unhoused people on it, drug use, and safety.	
526	In my opinion, a move away from western urban sprawl towards revitalization of downtown will create a city that is more attractive, efficient, and sustainable.	9/17/2025 5:15 PM
527	Billings needs to attract more good paying jobs.	9/17/2025 5:14 PM
528	Downtown is getting unsafe and has driven out businesses. Transients and crime make downtown unappealing	9/17/2025 5:14 PM
529	It used to be a really nice place to grow up. I can't say that anymore and the biggest reason for that is absolute, uncontrolled, wild-west style "anything goes" growth that seems to be encouraged. We have flat out too many people pouring in here and it hasn't done anything good.	9/17/2025 5:13 PM
530	The transient/homeless population downtown is disappointing. It negatively impacts small business, makes people feel unsafe, and tarnishes the appearance and reputation of our city.	9/17/2025 5:08 PM
531	Overall I like Billings, but mainly because my family lives here. The exponential growth can be good for our community but we have to have the infrastructure to support the growth. Our police are so stretched thin, we need to increase the police presence and pay and support those who protect us so they feel they are appreciated and continue to serve. If crime keeps increasing, the growth our town wishes to continue to experience will not happen. Skyway Drive is great - I live in the heights - but the road rage and speeding is out of hand.	9/17/2025 9:28 AM
532	The city administration uses our tax money on projects thst don’t make sense to solve our larger community issues.	9/16/2025 8:57 PM
533	More economic development in Billings Heights	9/16/2025 8:02 PM
534	Please consider the information in the Trail oriented design document here: www.indympo.org/whats-completed/regional-plans/trail-oriented-development	9/10/2025 7:03 AM
535	We need to make downtown a place of cultural vibrancy with many people and small businesses thriving there.	9/7/2025 6:22 PM
536	We lack a sense of place, pride and community.	9/4/2025 5:28 PM

Q19 What is your age?

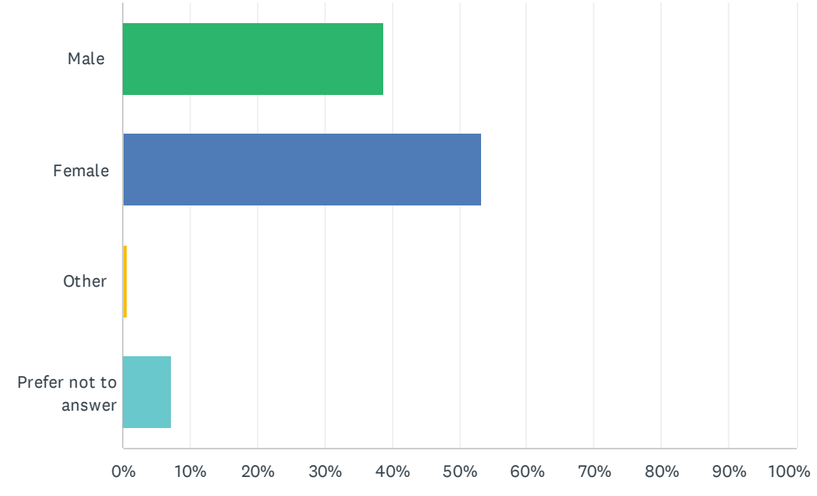
Answered: 1,051 Skipped: 118



ANSWER CHOICES	RESPONSES	
18 years of age or under	14.27%	150
19-24	2.57%	27
25-34	15.03%	158
35-44	21.69%	228
45-54	16.84%	177
55-64	13.32%	140
65-84	14.75%	155
85 years of age or over	0.29%	3
I would prefer not to answer	1.24%	13
TOTAL		1,051

Q20 What is your gender (how you identify)?

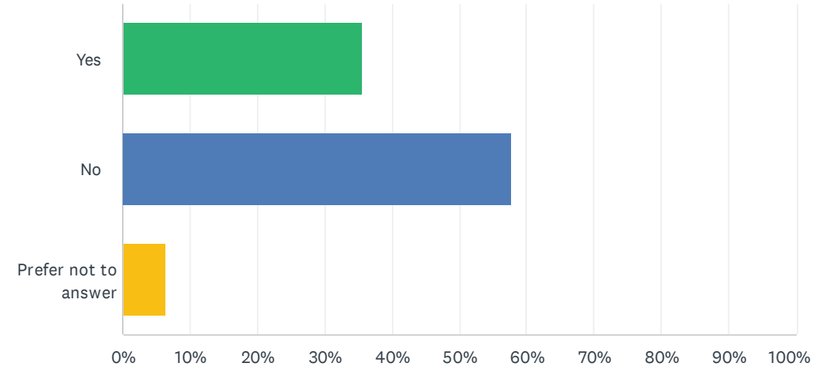
Answered: 1,047 Skipped: 122



ANSWER CHOICES	RESPONSES	
Male	38.87%	407
Female	53.30%	558
Other	0.67%	7
Prefer not to answer	7.16%	75
TOTAL		1,047

Q21 Are there children (ages 0-17) in your household?

Answered: 1,050 Skipped: 119



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