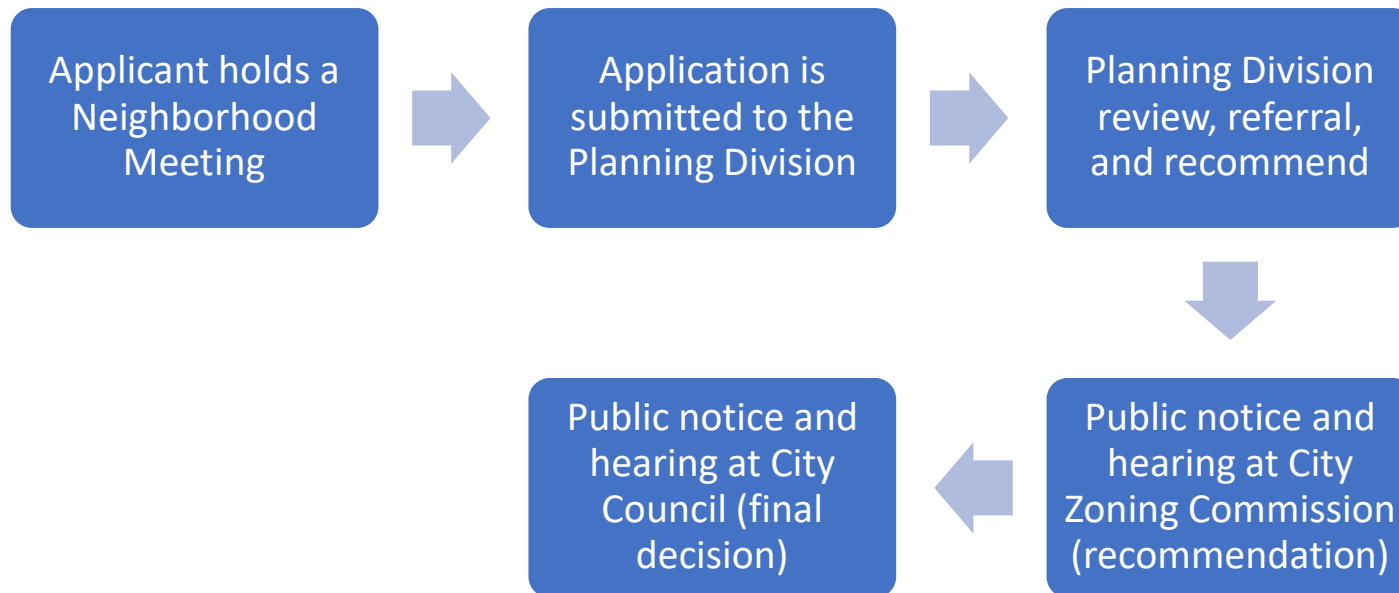


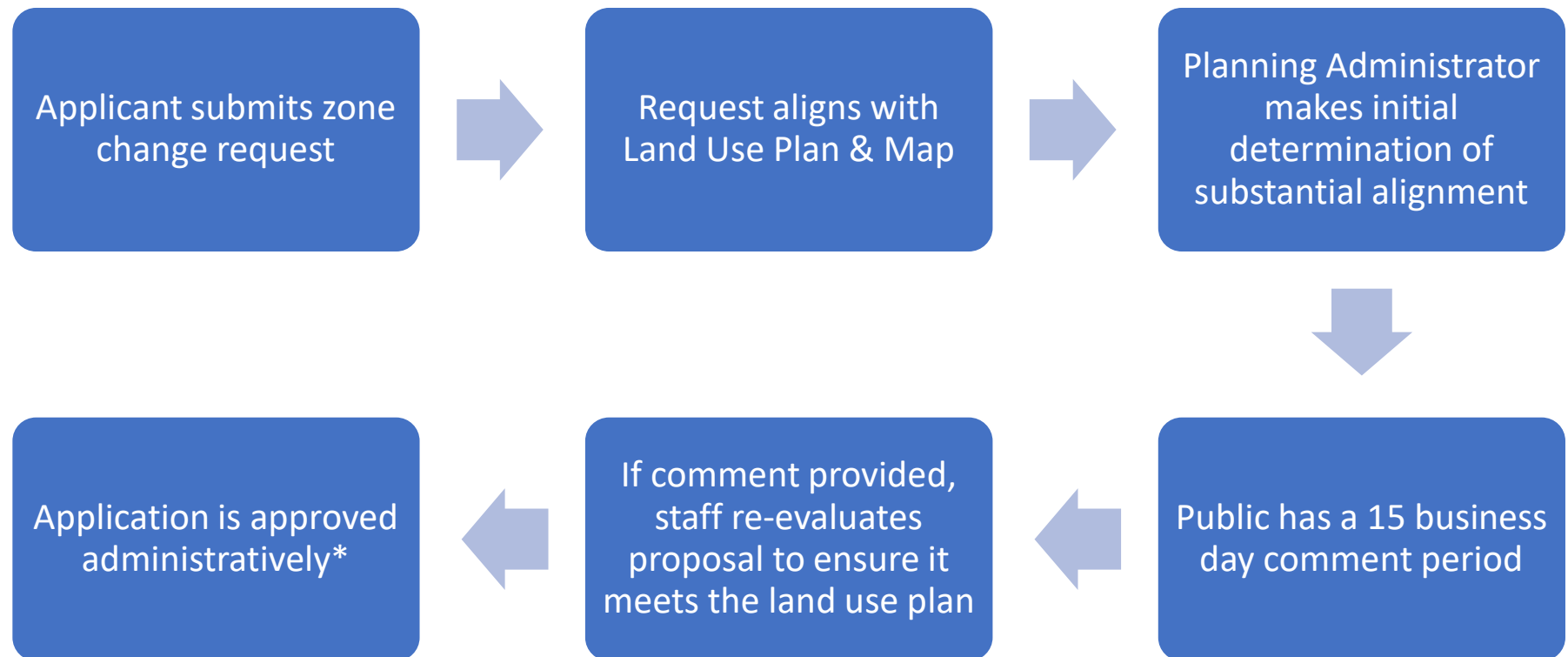
2023 Montana Land Use Planning Act

- Growth Policy – Billings 2045
 - Housing
 - Local services and facilities
 - Economic Development
 - Natural resources, environment, and hazards
- Subdivision regulations – updates following adoption of plan
- Zoning regulations – updates following adoption of plan
- **Administrative Review of Most Land Use Applications after Billings 2045 Adoption**

Zoning Applications Current Process



Process under MLUPA



* Appeal Process is Available

PROJECT TIMELINE





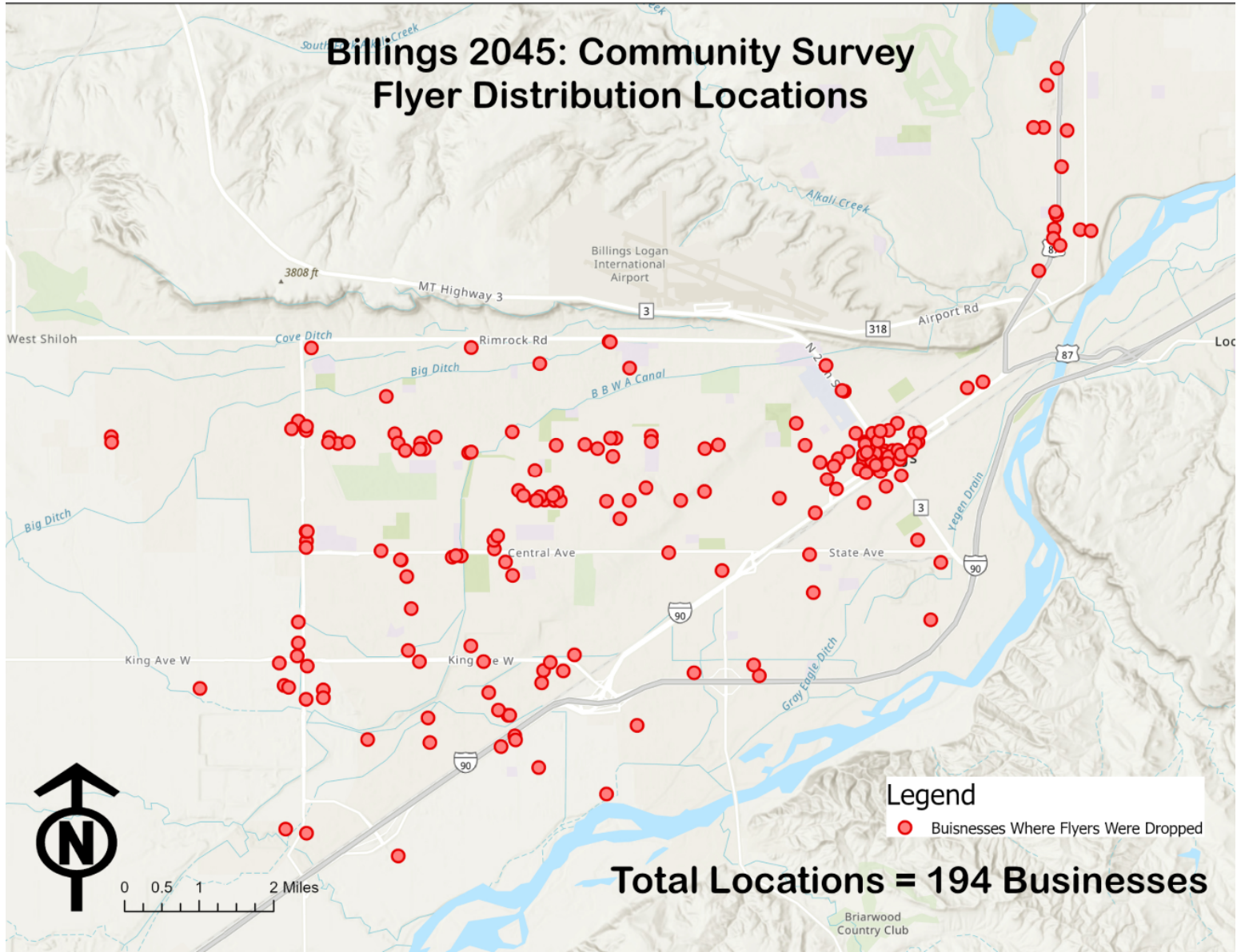
Engagement Snapshot To-Date

- Stakeholder meetings: 12
- Stakeholders engaged: 69 of 115
- Community workshops: 7
- Workshop attendees: 74
- Survey responses: 1,169
- Website visits: 4,990
- Current list serve reach: 228 recipients
- Comment cards: 25
- Online ad views: 9,094

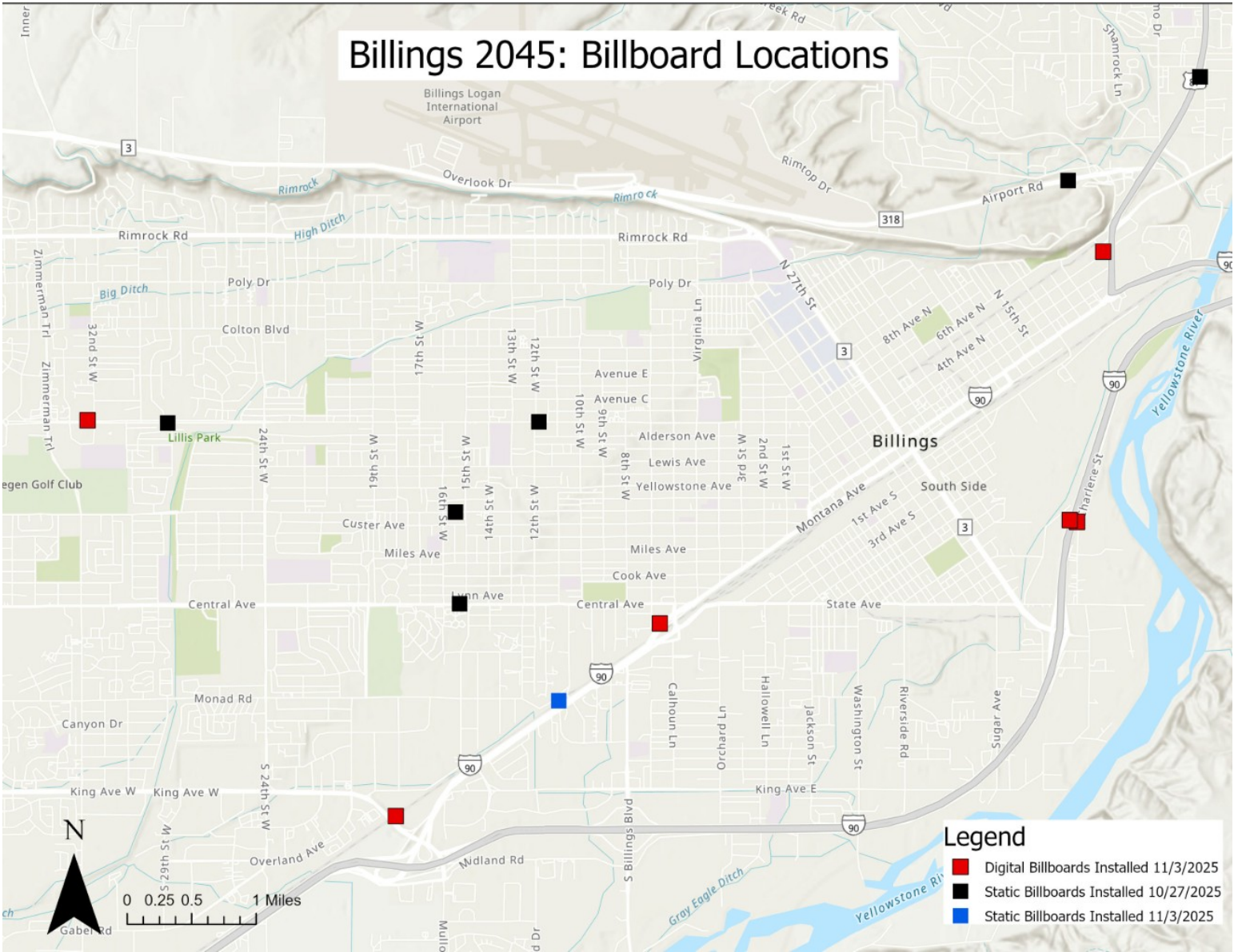
- Nextdoor, Facebook, Instagram, Bus, Radio, and Billboard Ads
- Interviews with Billings Gazette, Yellowstone Public Radio (91.7), Desert Broadcasting (98.1, 105.9, 96.3, 106.7, 105.5, 94.1), Community 7, KULR8
- Tables at Strawberry Fest, Phillips66, Harvest Fest, Building & Remodeling Expo
- Flyers dropped off to 194 businesses around town
- Flyers placed in 150-200 swag bags from the City Hall Open House
- Presentations to Brews and News, Leadership Billings, Library Food for Thought, Heights Task Force, Midtown Community Collaborative, West End Task Force, Rimrock Task Force, Southside Task Force, Pioneer Park Task Force, Realtors Training Class



Billings 2045: Community Survey Flyer Distribution Locations



Billings 2045: Billboard Locations



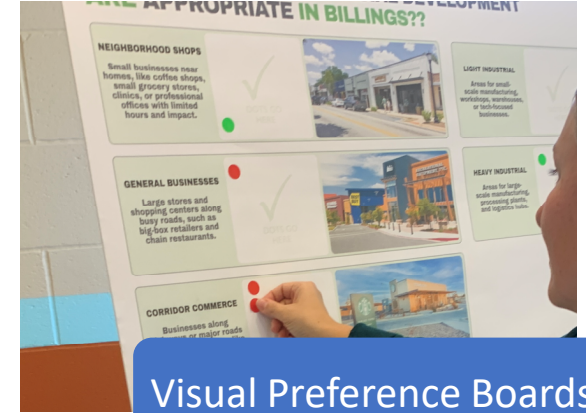
HOW WE ENGAGED: Planning Week



Survey



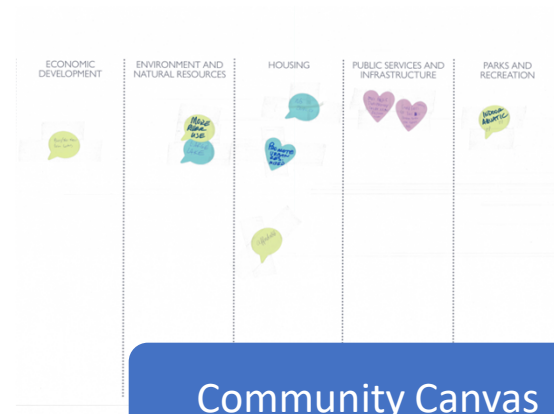
Comment Cards



Visual Preference Boards



Mapping



Community Canvas

WEST END PLAN NEIGHBORHOOD OUTREACH

- **Contract dates:**
November 2023 - Current

2 Surveys for a total of 218 respondents

2 Open houses

2 Community workshops

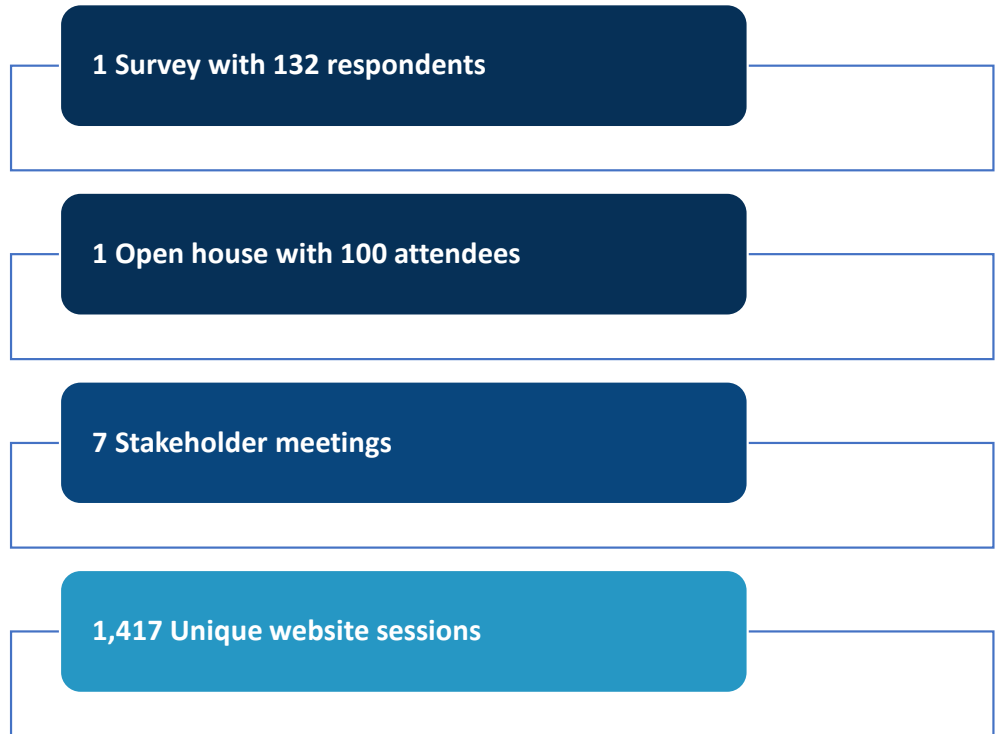
2,102 Unique website sessions

Presentation to City Council, West End Task Force, Billings Association of Realtors, and West End Rotary Club

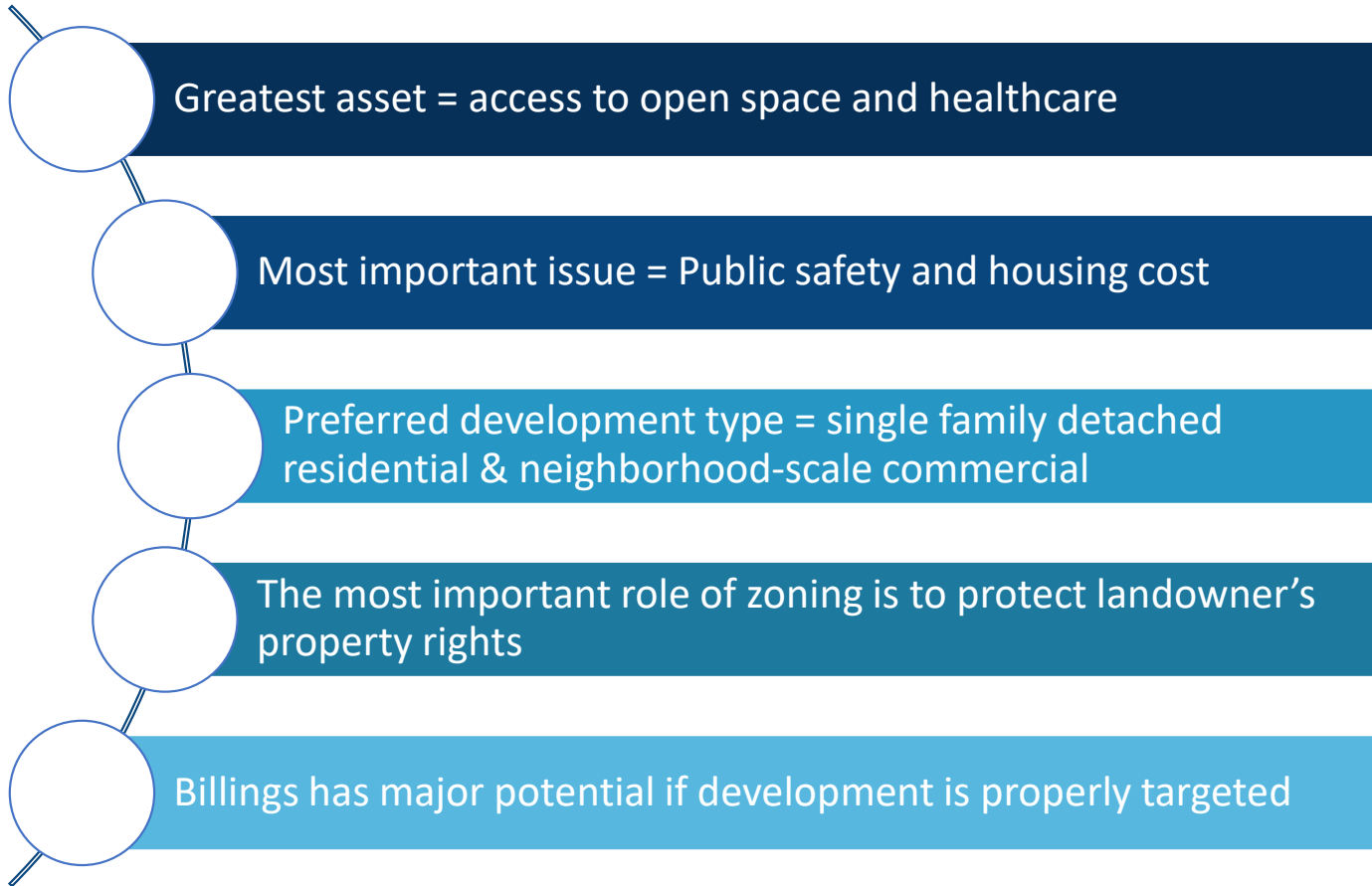
105 Draft Future Land Use Map Comments

HEIGHTS PLAN NEIGHBORHOOD OUTREACH

- **Contract dates:**
May 2024 - Current



WHAT WE'VE HEARD: Survey



OVERARCHING THEMES



1. Growth must be more intentional and coordinated



2. Infrastructure, services, and growth are inseparable



3. Housing affordability and housing choice are central concerns



4. Transportation and citywide connectivity need improvement



5. Equity and reinvestment in existing neighborhoods matter



6. Community character, downtown, and sense of place are priorities



7. Environmental stewardship and quality of life must be balanced with growth

BILLINGS GROWTH PROJECTIONS, 2025-2045

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

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

Billings Housing Unit Permits 2019-2025

Permits Issued	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Single Family	273	342	414	310	198	233	200
Two Family	80	116	80	192	56	104	236
Townhome	11	5	28	199	19	286	72
Multi-family	30	126	427	708	24	192	58
Total	394	589	949	1409	297	815	566

Average Units Per Year 2019-2025: 717

Estimated Units Per Year 2025- 2045: 810

MCA76-25-302 Encouragement of development housing (Must include five)

	IPC Recommendation	Council Direction
(a) Allow as a permitted use for at least a duplex where a single-unit dwelling is permitted	Already required - 2023 SB323	N/A
(b) Zone for higher density housing near transit stations, places of employment, higher education facilities, and other appropriate population centers, as determined by the local government.	Create an overlay in appropriate areas throughout the city	
(c) Eliminate or reduce off-street parking requirements to require no more than one parking space per dwelling unit.	Will be implemented – 2025 HB492	N/A

	IPC Recommendation	Council Direction
(d) Eliminate impact fees for accessory dwelling units or developments that include multi-unit dwellings or reduce the fees by at least 25%.	Navigate when reviewing incentives within the Infill Policy winter 2026/spring 2027	
(e) Allow, as a permitted use, for at least one internal or detached accessory dwelling unit on a lot with a single-unit dwelling occupied as a primary residence.	Already allowed within the zoning code	
(f) Allow for single-room occupancy developments.	Already allowed within the zoning code	
(g) Allow, as a permitted use, a triplex or fourplex where a single-unit dwelling is permitted.	Navigate when reviewing incentives within the Infill Policy winter 2026/spring 2027	
(h) Eliminate minimum lot sizes or reduce the existing minimum lot size required by at least 25%.	Do not implement	

	IPC Recommendation	Council Direction
(i) Eliminate aesthetic, material, shape, bulk, size, floor area, and other massing requirements for multi-unit dwellings or mixed-use developments or remove at least half of those requirements.	Do not implement	
(j) Provide for zoning that specifically allows or encourages the development of tiny houses, as defined in Appendix Q of the International Residential Code as it was printed on January 1, 2023.	Already allowed within the zoning code	
(k) Eliminate setback requirements or reduce existing setback requirements by at least 25%.	Do not implement	
(l) Increase building height limits for dwelling units by at least 25%.	Do not implement	

	IPC Recommendation	Council Direction
(m) Allow multi-unit dwellings or mixed-use development as a permitted use on all lots where office, retail, or commercial are primary permitted uses.	Already required - 2023 SB245	N/A
(n) Allow multi-unit dwellings as a permitted use on all lots where triplexes or fourplexes are permitted uses.	Still exploring	

Further Questions, Discussion and Direction