

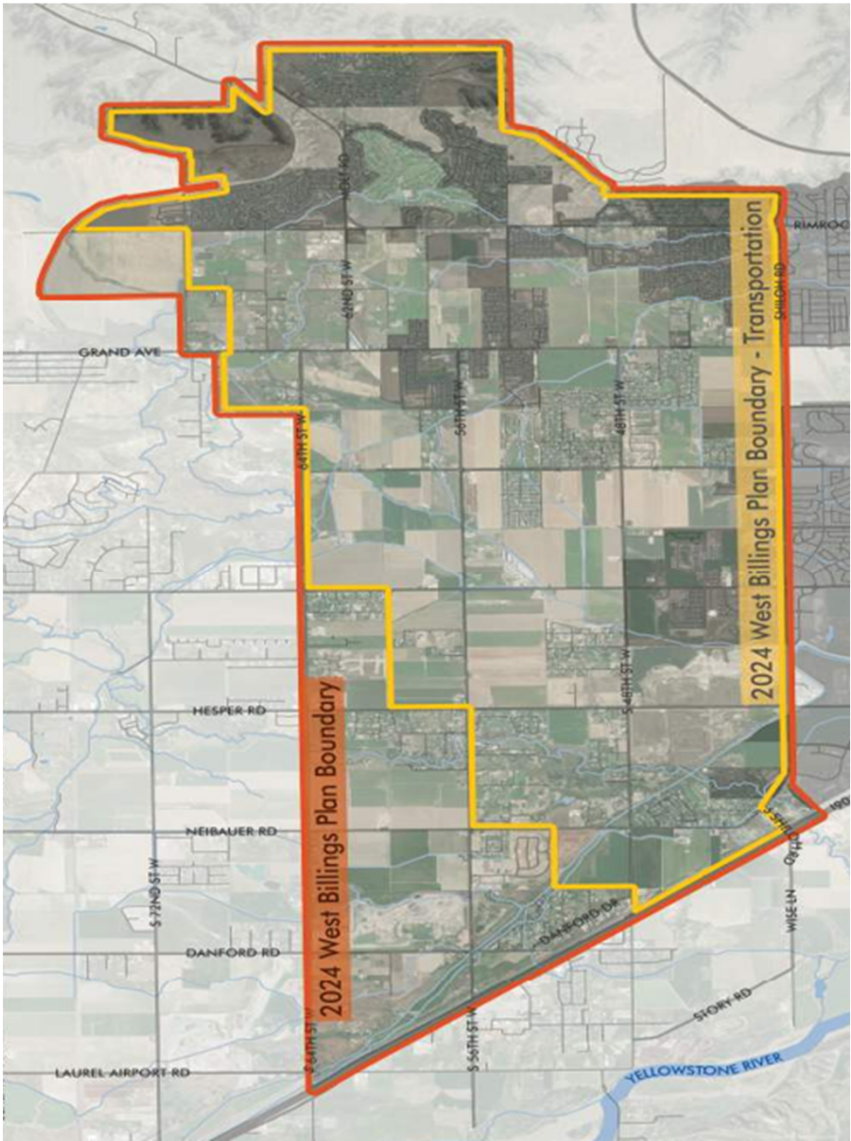


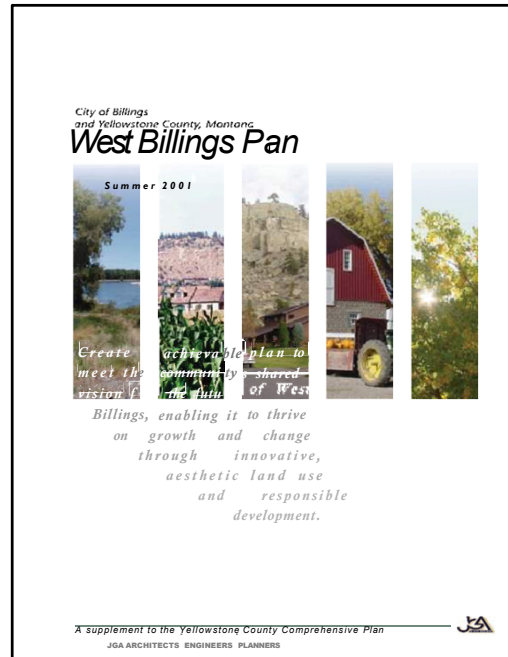
City Council
July 20, 2026



The West Billings Neighborhood Plan updates the 2001 Plan and 2016 West End Multimodal Plan

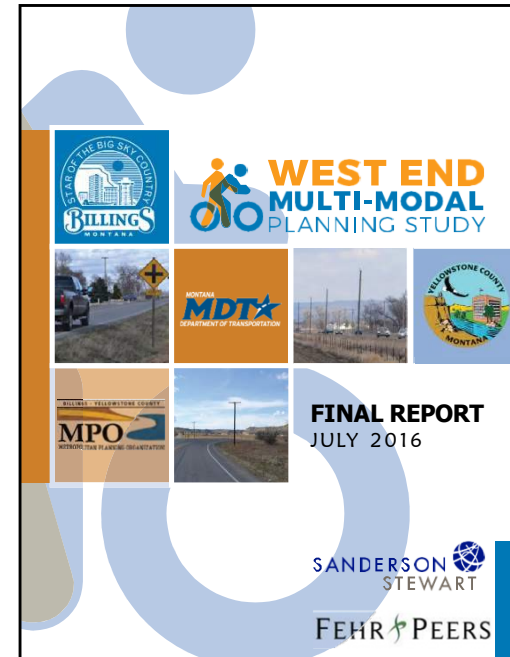
- The Plan covers approximately 15,000 acres
 - Includes developed neighborhoods, commercial areas, agricultural lands, and natural open spaces
 - Includes land within the City of Billings, unincorporated Yellowstone County, and areas outside the County's zoning jurisdiction
- The Plan recognizes and addresses authorities, responsibilities, and regulatory frameworks of the City of Billings and Yellowstone County





2001

+



2016

=



Items to note regarding application of the West Billings Neighborhood Plan in Yellowstone County

- MLUPA does not apply to Yellowstone County regarding application processes, future land use categories, or future land use map.
- The only thing that applies to Yellowstone County are current Yellowstone County Zoning Regulations, Yellowstone County Subdivision regulations, and Yellowstone County Buildings for Lease or Rent Regulations.
- There may be references within future staff reports, similar to current staff reports, to West Billings Plan objectives within this plan. Growth Policies are not regulatory within the County.

Growth in West Billings

Plan Area Statistics

Population



6,226

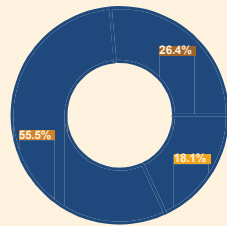
2000 Total
Population
(U.S. Census)



16,182

2020 Total
Population
(U.S. Census)

Population by Age



- 65+
- 20 - 64
- 20

Housing Units



2,155

2000 Total
Housing Units
(U.S. Census)



6,644

2020 Total
Housing Units
(U.S. Census)

Household Size



2.56

2020 Average
Household Size
(U.S. Census)

Businesses



263

2023 Total (NAICS11-
99) Businesses

Employees



1,988

2023 Total
(NAICS11-99)
Employees

Population Comparisons

WBNP Area

Total 2020 Population



16,182

2020 Total Population (U.S. Census)

Population Growth Rate



159.9 %

Population Growth Rate (2000-2020)

Yellowstone County

Total 2020 Population



164,73

2020 Total Population (U.S. Census)

Population Growth Rate



27.35 %

Population Growth Rate (2000-2020)

Montana

Total 2020 Population



1,084,225

2020 Total Population (U.S. Census)

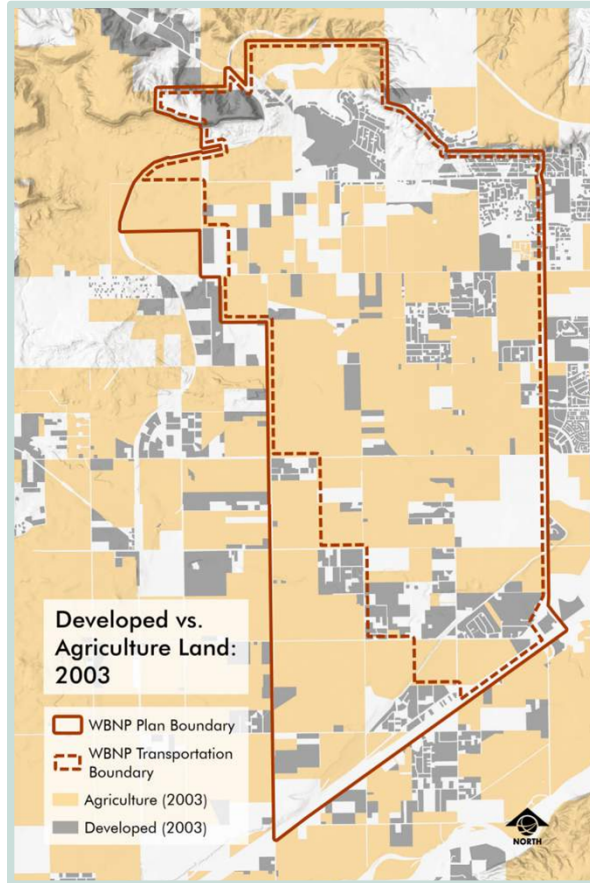
Population Growth Rate



20.18 %

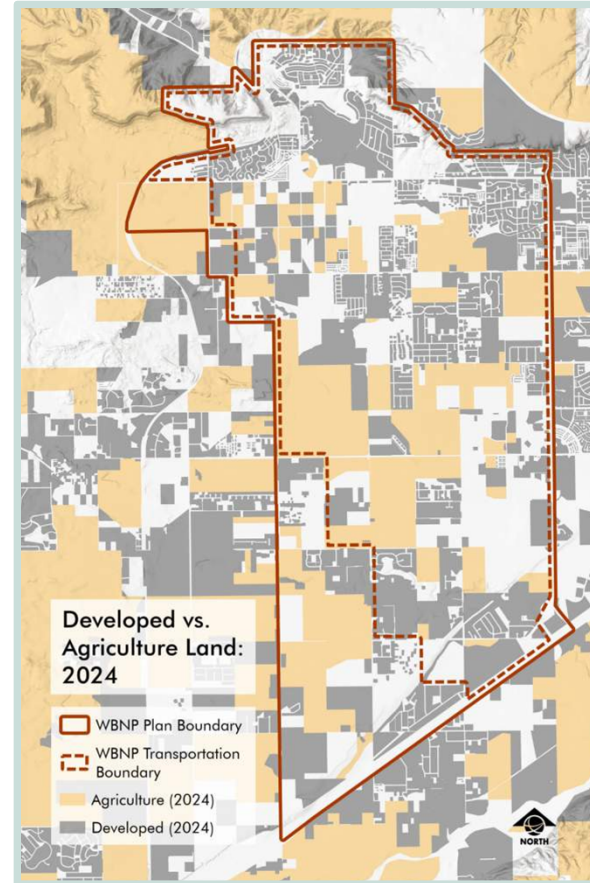
Population Growth Rate (2000-2020)

2003



^ In 2003, Agricultural land within the West Billings Plan Boundary accounted for 8,380 acres or **56%** of the total land of West Billings, while developed land accounted for 2,450 acres or **16%** of the total land.

2024 – Existing



^ In 2024, Agricultural land within the West Billings Plan Boundary accounted for 4,160 acres or **28%** of the total land of West Billings, while developed land accounted for 5,400 acres or **36%** of the total land.

The Plan builds upon the policy direction established in the 2001 West Billings Plan and the 2016 West End Multi-Modal Planning Study.

- **The 2026 Plan identifies County and City goals, policies, and strategies to guide:**
 - Future zoning decisions
 - Infrastructure investments
 - Development patterns
- **Key objectives include:**
 - Directing growth toward areas with existing infrastructure
 - Improving transportation connectivity for residences and students
 - Enhancing public safety
 - Preserving community character and open space resources



Public Work Shops



WEST END PLAN NEIGHBORHOOD OUTREACH

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

2 Surveys for a total of 218
respondents

3 Open houses

2 Community workshops

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

105 Draft Future Land Use Map
Comments

Several media interviews with KULR8,
KTVQ, and Billings Gazette along with
paid advertisements on social media



Population Growth Over Time

Population Projections				
	2000	2021	2045 Projected	2020-2045 Change
Study Area	6,226	16,182	30,770	14,588
MPO Planning Area	112,092	142,358	190,986	48,628
Housing Needs				
	2000	2021	2045 Projected	2020-2045 Change
Study Area	2,155	6,644	13,444	6,800
MPO Planning Area		58,815	78,814	20,000
Assumes a 30% capture rate of population growth and new housing units				

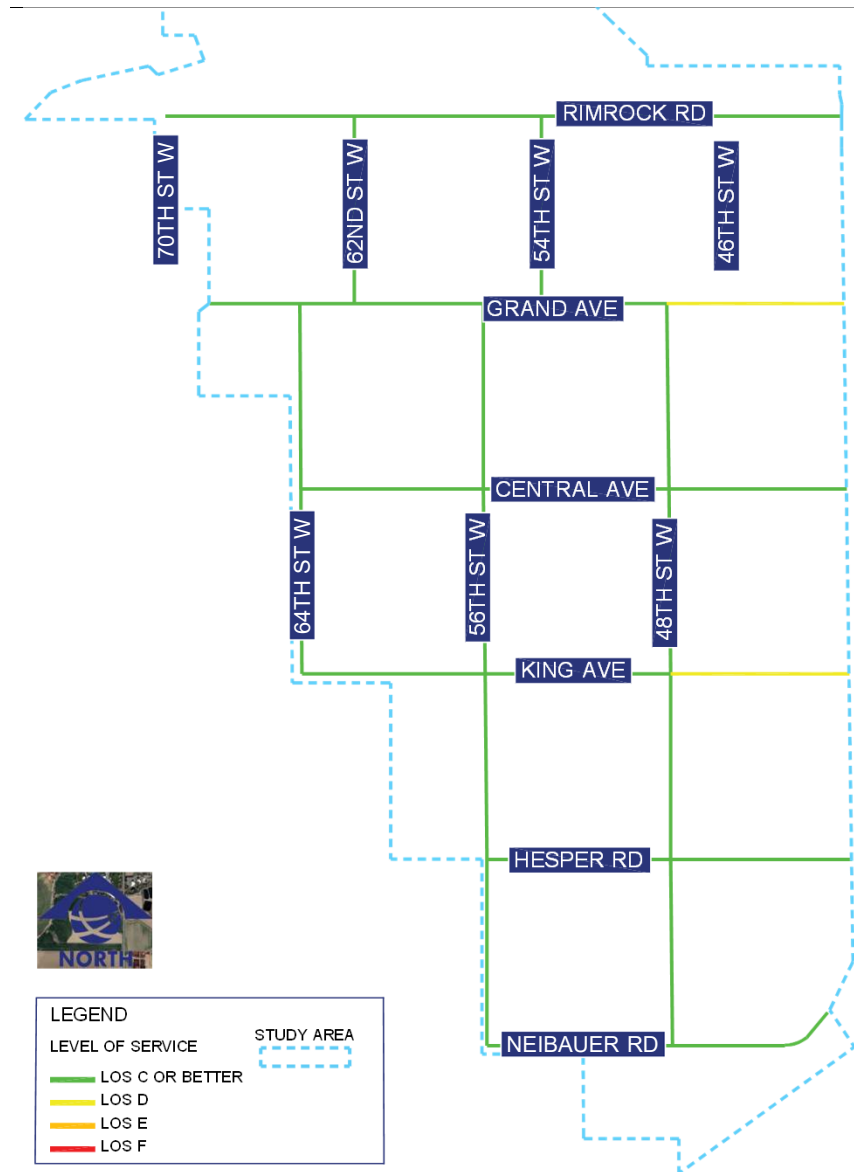
A major focus of the Plan is the **integration of land use and transportation planning** to address continued growth and increasing transportation demands in West Billings

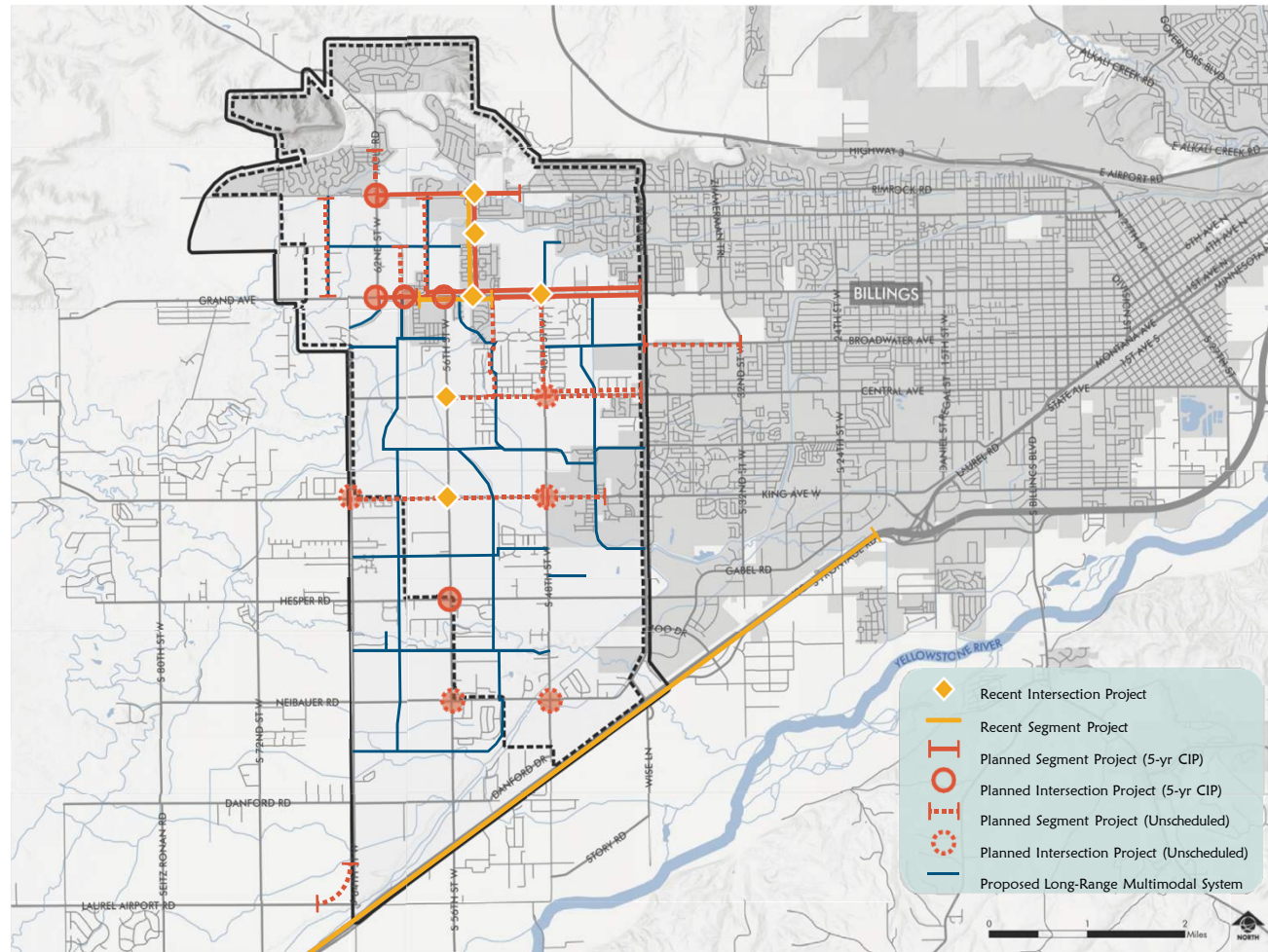
- Existing development patterns in the area are characterized by:
 - Disconnected street networks
 - Limited pedestrian connectivity
 - Constrained transit service
- Public outreach conducted throughout the planning process consistently identified traffic congestion, safety, connectivity, and multimodal transportation improvements as key priorities

West Billings: Existing Transportation

Level of Service – Measures Traffic Flow Performance

Levels of Service		
FREE FLOW Low volumes and no delays.	LOS A	
STABLE FLOW Speeds restricted by travel conditions, minor delays.	LOS B	
STABLE FLOW Speeds and maneuverability closely controlled because of higher volumes.	LOS C	
STABLE FLOW Speeds considerably affected by change in operation conditions. High density traffic restricts maneuverability; volume near capacity.	LOS D	
UNSTABLE FLOW Low speeds; considerable delay; volume at or slightly over capacity.	LOS E	
FORCED FLOW Very low speeds; volumes exceed capacity; long delays with stop-and-go traffic.	LOS F	





2026 Plan Guiding Principles

Land Use

Encourage a mix of residential, commercial, and employment uses that support the transition from rural to suburban to urban areas.

Community Vitality

Create neighborhood centers/nodes with integrated uses that are distinctive and contribute to increasing the community's vitality.

Natural and Recreation Areas

Build a safe, healthy, and adaptable community that provides quality parks and green spaces while protecting floodways and natural areas.

Transportation Network

Create a balanced and connected transportation network that supports multiple modes of travel while supporting the daily needs of residents.